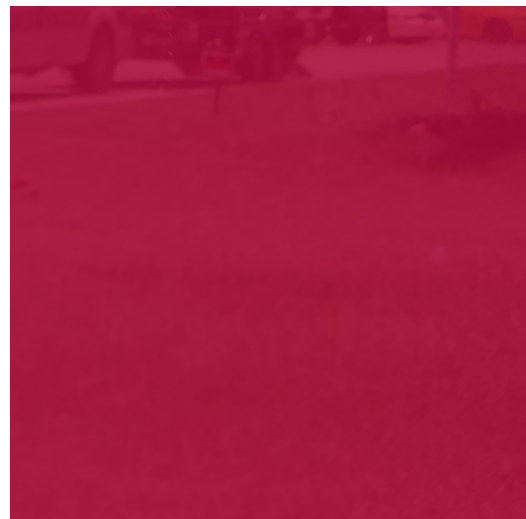


INDUSTRIAL PROPERTY FOR LEASE OR SALE

4951 E HARRISON



4951
E HARRISON
HARLINGEN, TX



Located in proximity to the new 60-Acre / 92,000 sf Cardone facility, this Freestanding 25,600 sf Warehouse with +/- 5 acres in Harlingen's Industrial District is ideal for your Growing Industrial Needs. Brand new warehouse [80' x 320'] construction in Arroyo View Industrial Park. Graduated clear height of 18.5' to 20'. Set of six (6) drive through Grade Level doors [12' x 16'] and Three (3) Dock High Doors.



Commercial Real Estate in the Rio Grande Valley

FOR LEASE
4951 E HARRISON

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,124,800
Lease Rate:	\$7.54 SF/yr [\$1.40 Nets]
MONTHLY RENT:	\$18,625.00
Building Size:	25,600 SF
Available SF:	25,600 SF
Lot Size:	5 Acres
Number of Units:	1
Year Built:	2020
Renovated:	2020
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

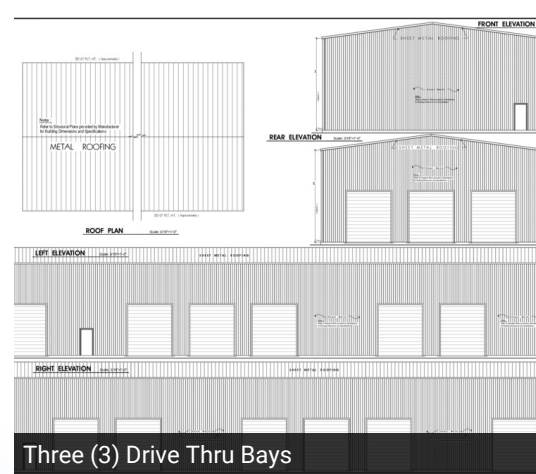
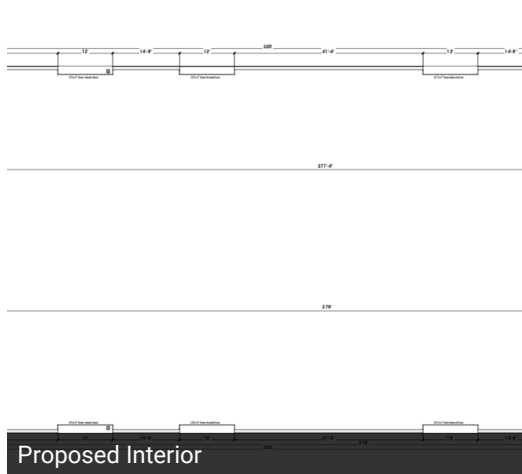
Located in proximity to the new 60-Acre / 92,000 sf Cardone facility, this Freestanding 25,600 sf Warehouse with +/- 5 acres in Harlingen's Industrial District is ideal for your Growing Industrial Needs. Former SunPro Solar warehouse [80' x 320'] in Arroyo View Industrial Park. Graduated clear height of 18.5' to 20'. Set of six (6) drive through Grade Level doors [12' x 16'] and Three (3) Dock High Doors with 12' Doorways to accommodate 75' Semi Trucks. 400 Amp/3 Phase Electrical, 6" concrete on slab, 4,480 sf Office and 21,120 sf warehouse which includes break room, conference room, open work area, reception, offices and ADA restrooms. Construction includes Sprinkler System, Circular Concrete Drives and 55 Parking Spaces.

PROPERTY HIGHLIGHTS

- Freestanding Warehouse
- Includes Office with HVAC/Restroom
- Set of Six (6) Drive Thru Grade Level Doors
- 3 Dock High Doors
- 400 AMP/3 Phase/6" concrete on base
- Sprinkler System

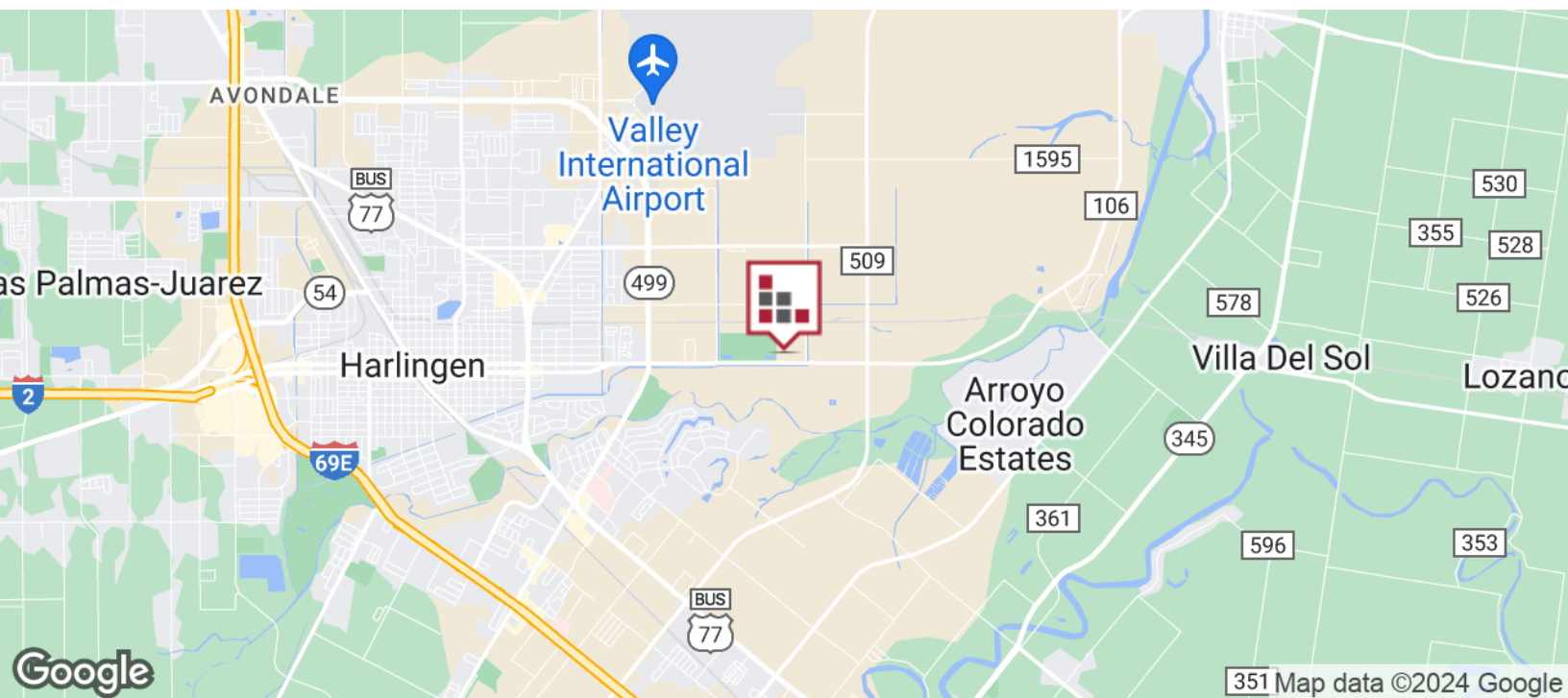
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ADDITIONAL PHOTOS



FOR LEASE OR SALE
4951 E HARRISON

LOCATION MAPS



SITE PLAN

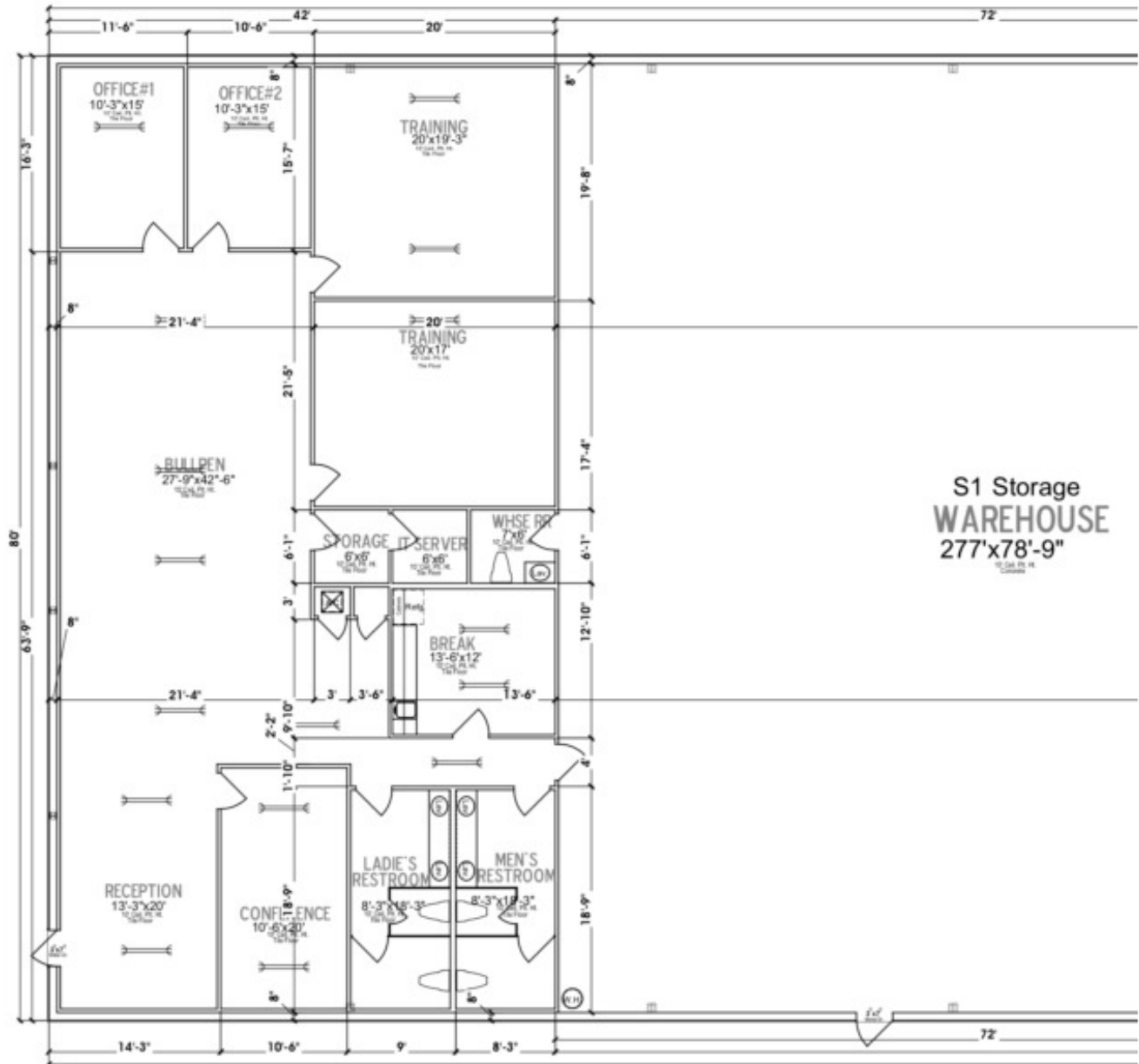


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956.778.3255 // cindy@chopkinsrealestate.com

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4951 E HARRISON

FLOOR PLANS

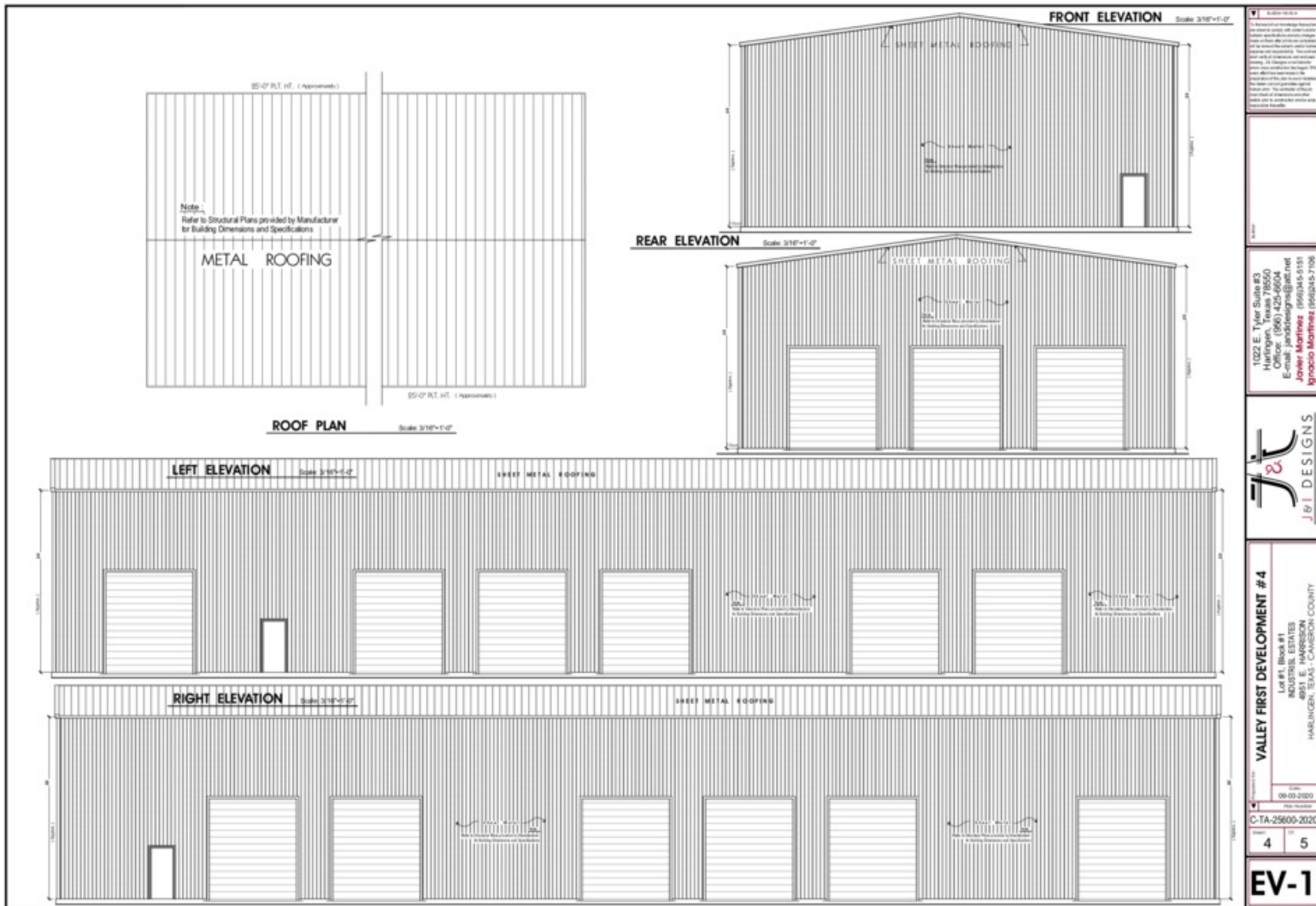
DRONE VIDEO



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ELEVATION PLANS

DRONE VIDEO



HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP

