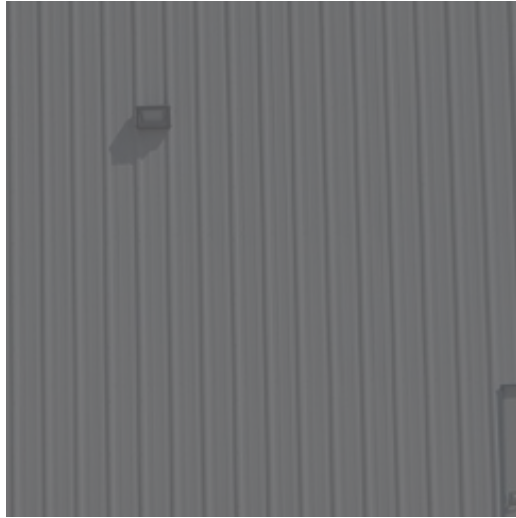


INDUSTRIAL PROPERTY FOR SALE/LEASE

# 6201 FM 106 UNIT 3



**6201**  
FM 106, UNIT 3  
HARLINGEN, TX

+/- 1.44 Acre Newly Sub-divided Industrial Lot available with four (4) 3,500 sf Warehouses with Shared access at Industrial Estates III - Unit 3 for Lease. +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse. Warehouse Dimensions are 40 x 87.5, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from FM 509 [Paseo Real] and FM 106 [E Harrison].



Commercial Real Estate in the Rio Grande Valley

FOR SALE/LEASE  
6201 FM 106, UNIT 3

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	<b>\$290,500.00</b>
Lease Rate:	\$7.45 SF/yr \$1.88 NNN <b>Monthly: \$2,721.18</b>
Building Size:	3,500 SF
Available SF:	3,500 SF
Lot Size:	1.44 Acres
Number of Units:	4
Year Built:	2023
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

+/- 1.44 Acre Newly Sub-divided Industrial Lot available with four (4) 3,500 sf Warehouses with Shared access at Industrial Estates - Unit 3 for Lease. +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse. Warehouse Dimensions are 40 x 87.5, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from FM 509 [Paseo Real] and FM 106 [E Harrison] and located in the Harlingen Industrial Park - Phase III. Approximate Lot Dimensions 211' x 295'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Water/Sewer/Trash/Mowing Included.

### PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 20" Ceiling Height
- Concrete Drive
- Two (2) Grade Level Doors - 12' x 12'
- New Construction

FOR SALE/LEASE  
6201 FM 106, UNIT 3

LEASE SPACES



#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,500	Lease Rate:	\$7.45 SF/yr + NNN

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6201 FM 106, UNIT 3A	Available	3,500 SF	[\$1.88 NNN}	\$7.45 SF/yr	6201 FM 106, Unit 3A +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse.
6201 FM 106, UNIT 3B	Available	3,500 SF	[\$1.88 NNN}	\$7.45 SF/yr	6201 FM 106, UNIT 3B +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse.
6201 FM 106, UNIT 3C	Available	3,500 SF	[\$1.88 NNN}	\$7.45 SF/yr	6201 FM 106, UNIT 3C +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse.
6201 FM 106, UNIT 3D	Available	3,500 SF	[\$1.88 NNN}	\$7.45 SF/yr	6201 FM 106, UNIT 3D +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse.



FOR SALE/LEASE  
6201 FM 106, UNIT 3

**ADDITIONAL PHOTOS**



Exterior Photo



Warehouse Interior



Interior Office



Office view from Interior Warehouse

# FOR SALE/LEASE 6201 FM 106, UNIT 3

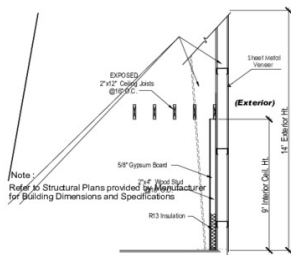
## FLOOR PLANS

### INDUSTRIAL ESTATES II - BIRD'S EYE VIEW

#### VIDEO TOUR

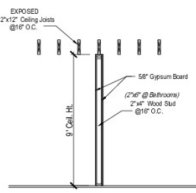
#### WALL GENERAL NOTES:

1. PLASTER OVER GYPSUM BOARD, 5/8" THICK, UPTO 4 FT.
2. GYPSUM BOARD TO BE ALL INTERIOR WET LOCATIONS
3. PROVIDE BRICKER BOARD BEHIND CERAMIC TILE
4. PROVIDE DENSGLASS GOLD REIN. GYP. BD. @ EXTERIOR SOFFIT & WHERE EXT. GYP. BD. SHEATHING IS REQUIRED OR REQUIRED.
5. PROVIDE BLOCKING AT CABINETS, TOILET ACCESSORIES & ALL SPECIALTIES AND AS REQUIRED.



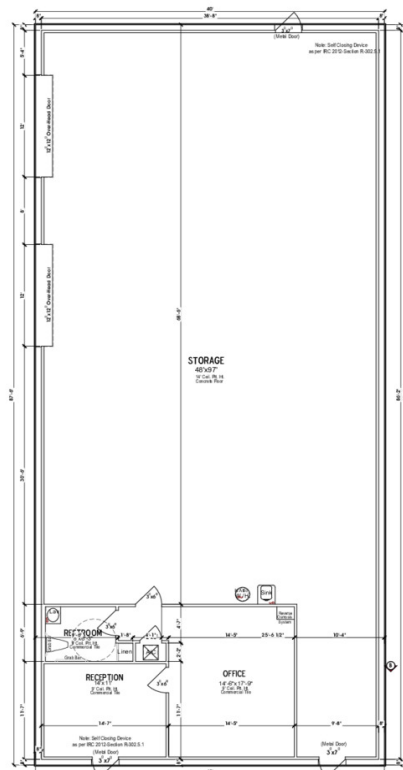
Wood Studs @ Exterior Walls

Detail "B"  
Scale : None



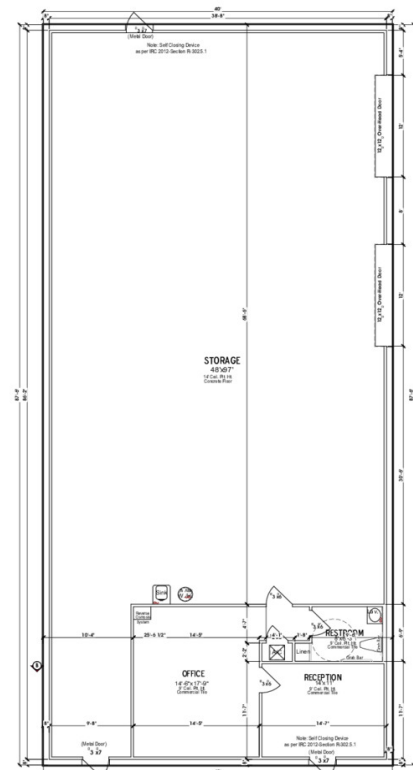
Interior Partition

Detail "A"  
Scale : None



FLOOR PLAN

Scale : 3/16"=1'-0"



1022 E. Tyler Suite #3  
Harlingen, Texas 78550  
Office: (956) 425-5604  
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Javier Martinez (956) 345-5151  
Ignacio Martinez (956) 245-7108

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FOR SALE/LEASE  
6201 FM 106, UNIT 3

**SITE PLANS**



**CINDY HOPKINS REAL ESTATE**

222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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# HARLINGEN INDUSTRIAL ESTATES

## HARLINGEN INDUSTRIAL - RETAILER MAP





FOR SALE/LEASE  
6201 FM 106, UNIT 3

## LOCATION MAP



FOR SALE/LEASE  
6201 FM 106, UNIT 3

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	15,475	72,282	143,487
Median age	29.6	32.1	32.7
Median age (Male)	29.5	31.6	32.5
Median age (Female)	31.2	34.2	34.7

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	5,553	26,741	52,396
# of persons per HH	2.8	2.7	2.7
Average HH income	\$53,414	\$45,077	\$48,499
Average house value	\$108,082	\$89,000	\$94,007

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	80.3%	85.8%	86.5%
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### RACE (%)

White	80.1%	83.4%	84.1%
Black	2.3%	1.0%	1.0%
Asian	1.0%	0.5%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	0.2%	0.2%
Other	9.6%	5.3%	4.9%

\* Demographic data derived from 2020 ACS - US Census