

INDUSTRIAL PROPERTY FOR LEASE OR SALE

6201 FM 106 UNIT 9



6201
FM 106, UNIT 9
HARLINGEN, TX

+/- 1.36 Acre Newly Sub-divided Industrial Lot available with four (4) 5,000 sf Warehouses with Shared access at Industrial Estates III - Unit 9 for Lease or Sale. +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 sf Warehouse. Graduated 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



Commercial Real Estate in the Rio Grande Valley

FOR LEASE OR SALE
6201 FM 106, UNIT 9

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$415,000.00
Monthly Rent:	\$ 3,791.67
Lease Rate:	\$7.22 SF/yr \$1.88 NNN
Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	1.36 Acres
Number of Units:	4
Year Built:	2023
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 1.36 Acre Newly Sub-divided Industrial Lot available with four (4) 5,000 sf Warehouses with Shared access at Industrial Estates III - Unit 9 for Lease or Sale. +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 sf Warehouse. Graduated 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 195' x 295'. Water. Sewer and Mowing costs are shared and billed through NNN charges. Electricity is separately metered. Seller is a General Contractor and can Build-to-Suit to your business requirements.

PROPERTY HIGHLIGHTS

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

FOR LEASE
6201 FM 106, UNIT 9

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 9A	Available	5,000 SF	[\$1.88 NNN}	\$7.22 SF/yr	6201 FM 106, Unit 9A +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 Warehouse.
6201 FM 106, UNIT 9B	Available	5,000 SF	[\$1.88 NNN}	\$7.22 SF/yr	6201 FM 106, Unit 9B +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 Warehouse.
6201 FM 106, UNIT 9C	Available	5,000 SF	[\$1.88 NNN}	\$7.22 SF/yr	6201 FM 106, Unit 9C +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 Warehouse.
6201 FM 106, UNIT 9D	Available	5,000 SF	[\$1.88 NNN}	\$7.22 SF/yr	6201 FM 106, Unit 9D +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 Warehouse.

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ADDITIONAL PHOTOS



Exterior Photo



Warehouse Interior



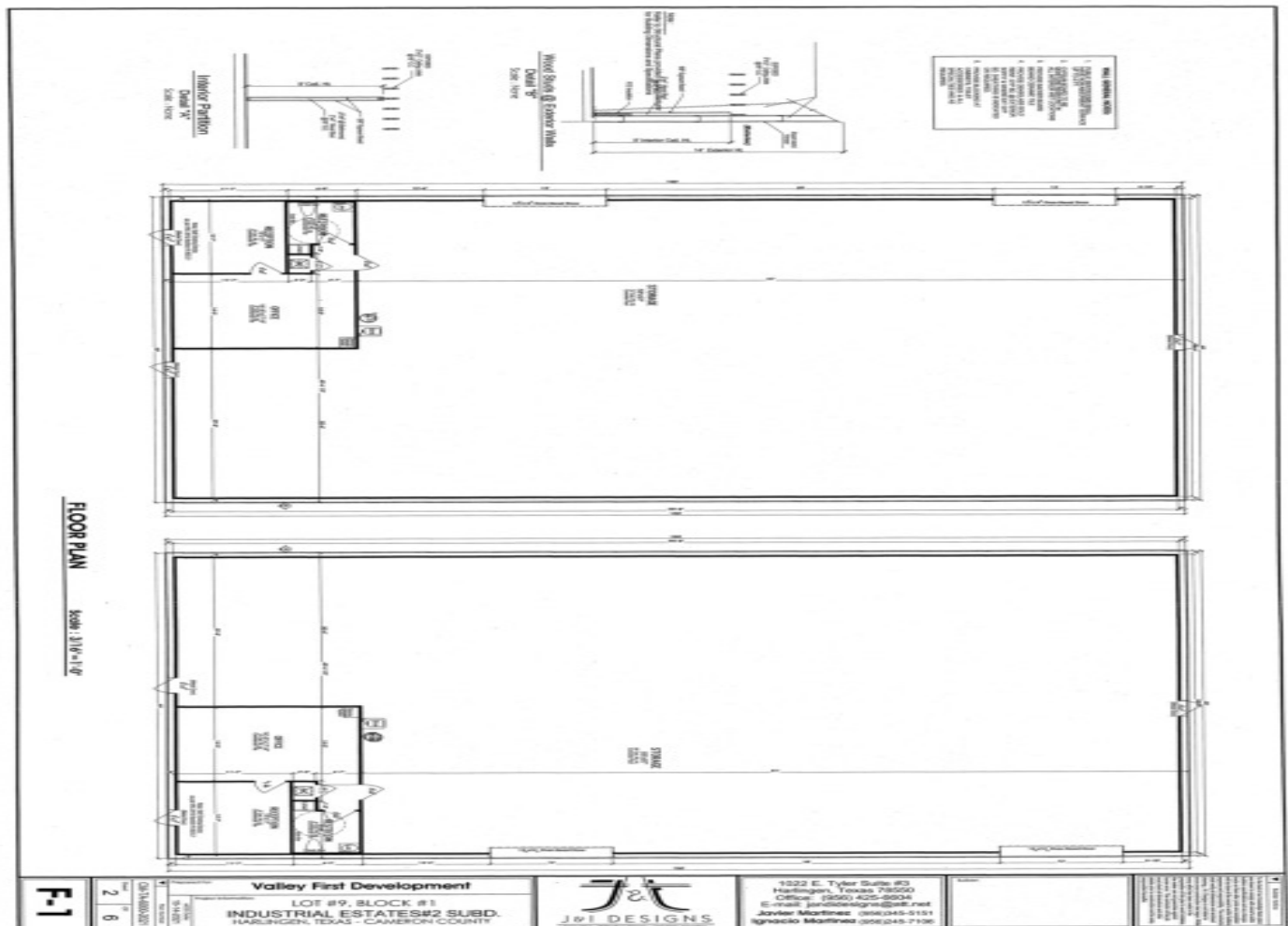
Interior Office



Office view from Interior Warehouse

FLOOR PLAN

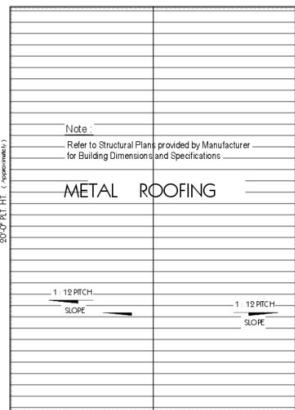
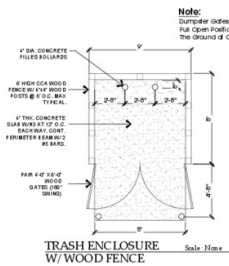
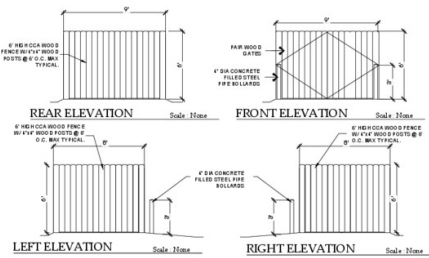
INDUSTRIAL ESTATES II - BIRD'S EYE VIEW



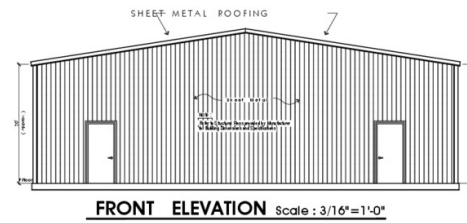
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ELEVATION PLAN

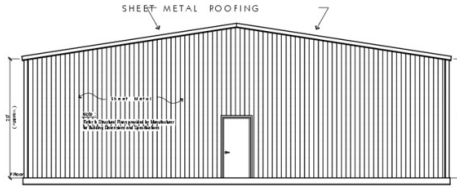
INDUSTRIAL ESTATES II - BIRD'S EYE VIEW



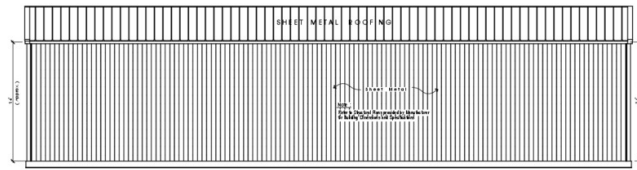
ROOF PLAN Scale: 1/8"=1'-0"



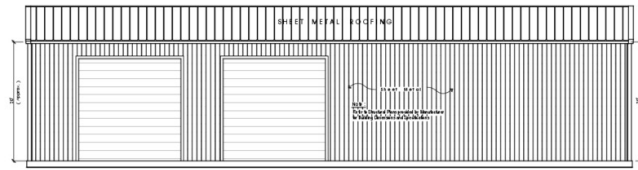
FRONT ELEVATION Scale: 3/16"=1'-0"



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



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



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

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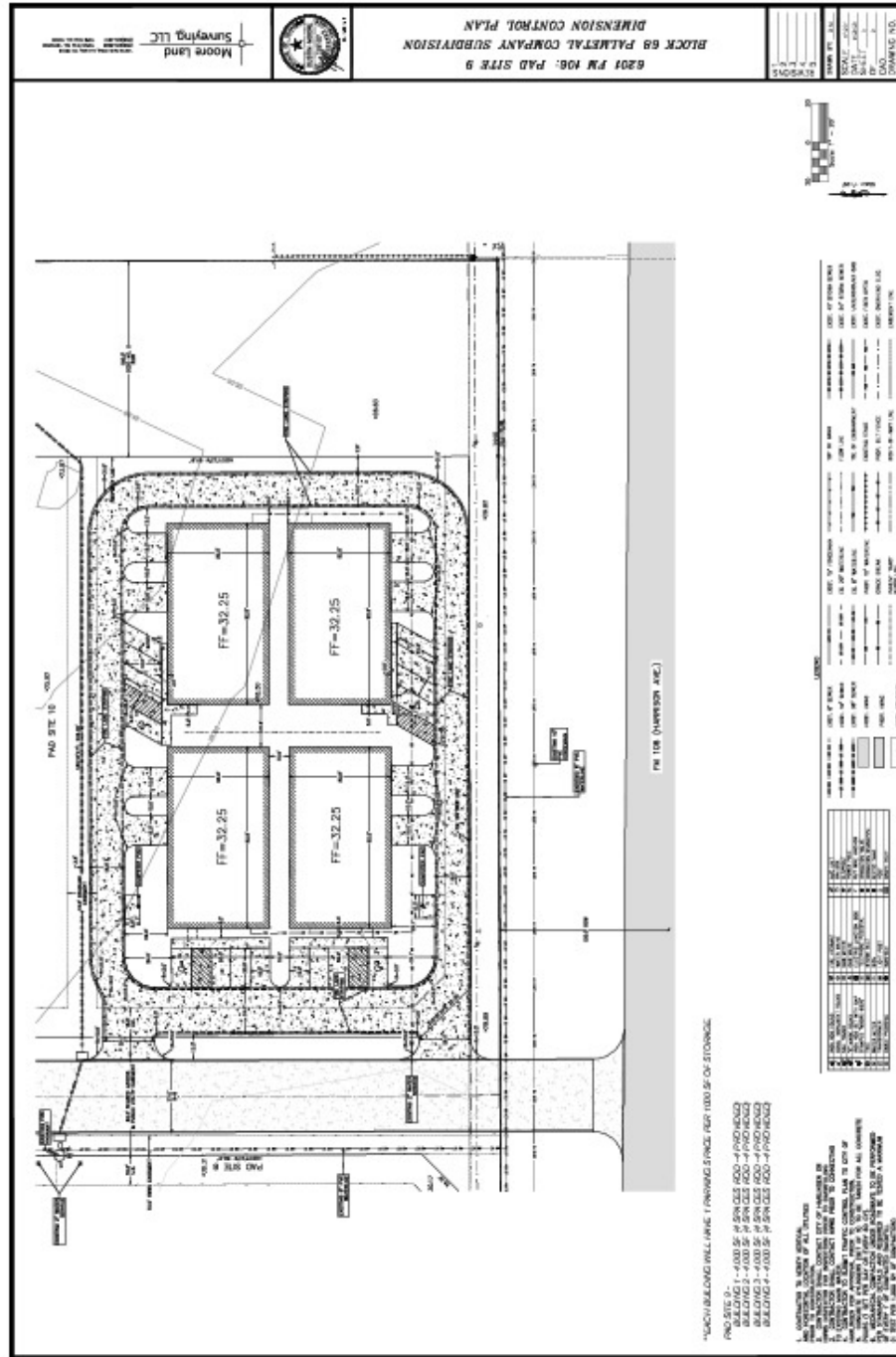
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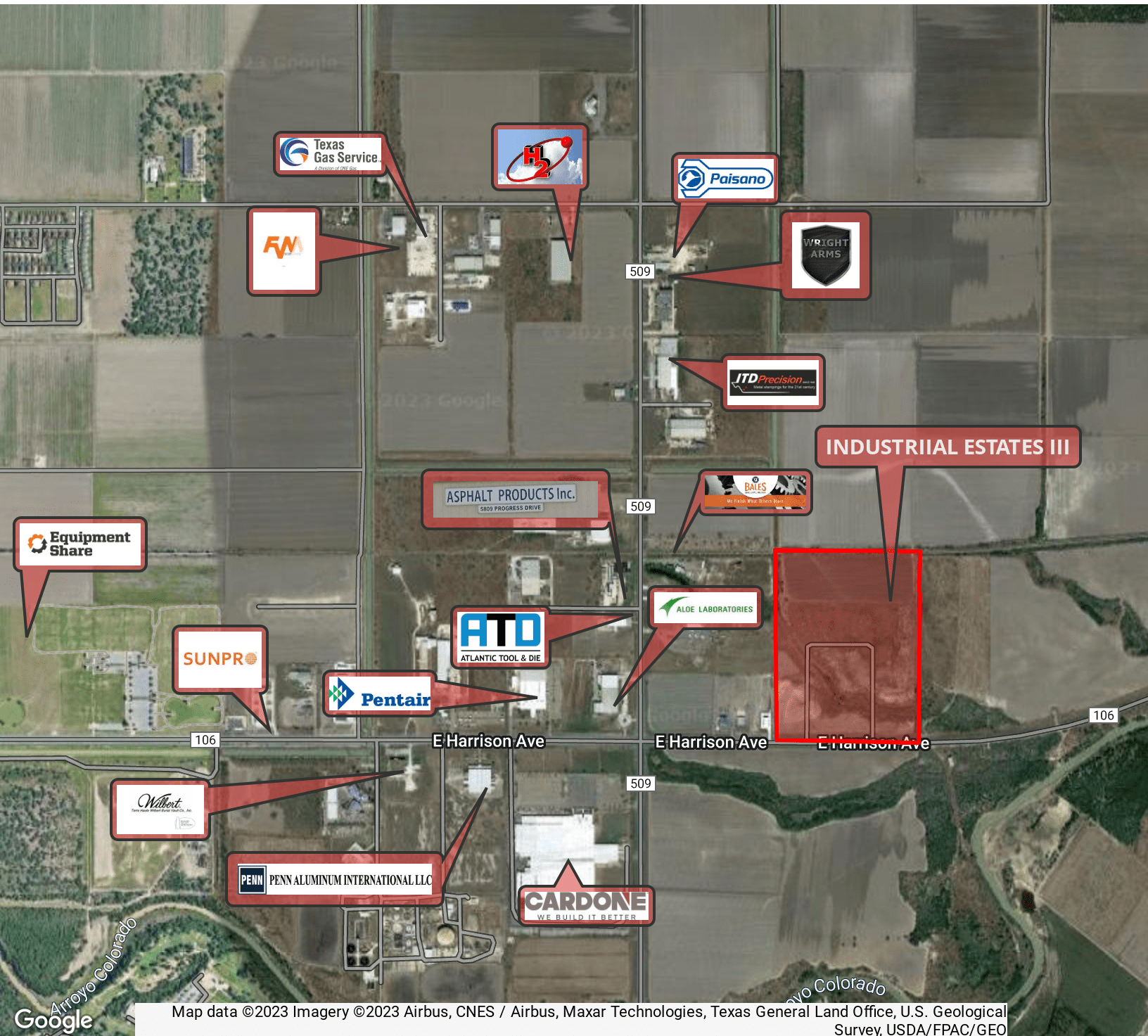
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SITE PLAN



HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



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LOCATION MAP



CINDY HOPKINS REAL ESTATE

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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