

INDUSTRIAL PROPERTY FOR LEASE

1309 Industrial Way, Harlingen, Texas 78550

29,068 – 46,168-sf Available

EXECUTIVE SUMMARY

360 MATTEPORT Photo Tour



FOR LEASE – SUMMARY

MAIN BUILDING

Building Size:	46,168-sf
Available Size:	29,068 to 46,168-sf
Lot Size:	8.92 Acres
Year Built:	1998
Renovated:	2003
Bldg. Dimensions:	170' x 171'
Clear Height:	Up to 45'
Grade Level Docks:	4 (12' x 16')
Dock High Docks:	2 (9' x 10')
Car Parking:	40 spaces
Fire Suppression:	Wet Pipe System
Electricity/Power:	3-Phase 120/480 V, 4000 KVA power

SMALL WAREHOUSE

Building Size:	4,100-sf
Year Built:	1998
Grade Level Docks:	2 (9' x 10')
Clear Height:	Up to 13'

PROPERTY OVERVIEW

29,068-sf to 46,168-sf is available for lease in this concrete/metal industrial building on +8.92 acres of land originally built as a die-casting facility. Includes 5.50 acres of excess yard / trailer parking space. The Property features MASSIVE power/electricity with 3-Phase 120/480 volts, 4000 KVA power distribution, Fire Suppression Systems, 15-Ton Overhead Crane, Eight (8) Docks (total), Four (4) are Grade Level (12' x 16') & Two (2) are Dock High, and over 40 Parking spaces. There is an additional detached 4,100-sf warehouse on the site that is also available for lease.

First floor is 29,068-sf. An additional 13,000-sf is on the 2nd floor. Office area includes reception, 3 private offices, break room, locker room, upstairs conference room and mezzanine with offices and additional storage. Recently replaced 60 Mil TPO Roof Membrane applied June 2023, includes a 10-year warranty. Full set of construction plans available upon request.



CINDY HOPKINS REAL ESTATE

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SITE PLAN

PROPERTY AREA – 8.92 ACRES

EXTRA YARD / TRAILER PARKING / STORAGE – 3.4 ACRES

MAIN WAREHOUSE

29,068-SF, 1st Story

13,000-SF, 2nd Story

42,068-SF TOTAL

115' 0"

169' 0"

Clear Heights
are up to 45'

221' 0"

126' 8"

172' 0"

Small
Warehouse
is 65' x 63'

EXTRA YARD / TRAILER PARKING / STORAGE – 2.1 ACRES

SMALL WAREHOUSE

4,100-SF, Building Size

13' Clear Heights

2 Grade Level Doors

FENCED YARD AREA – 6.0 ACRES

PROPERTY LINE

INDUSTRIAL PROPERTY FOR LEASE

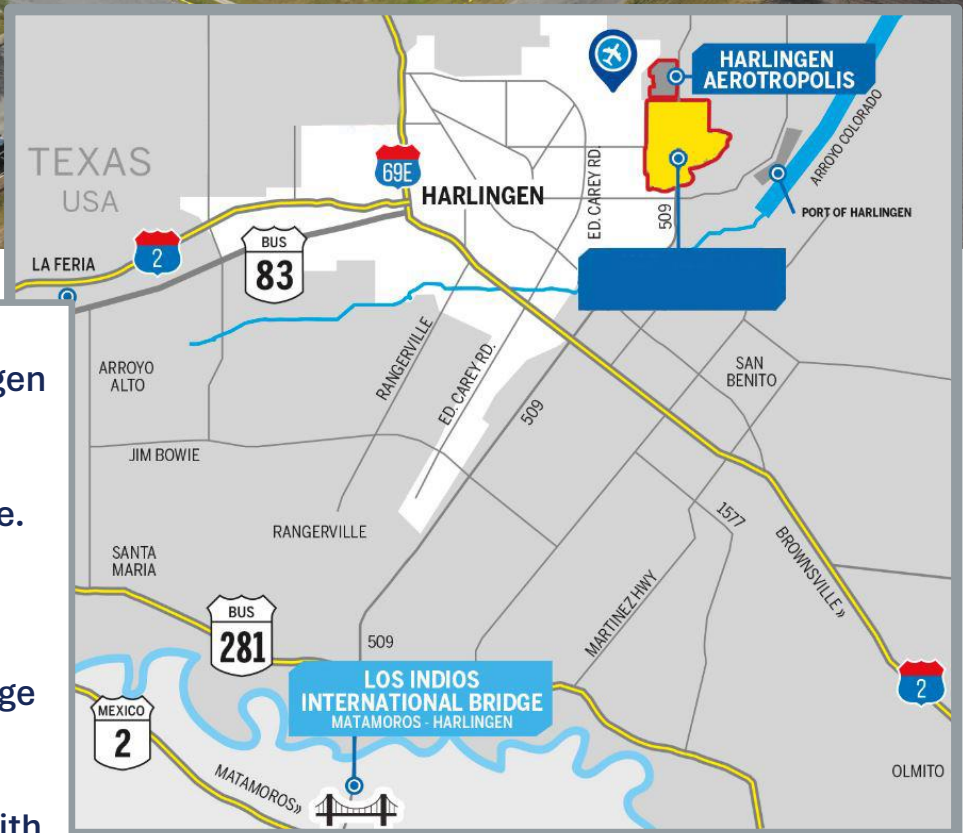
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AERIAL OF INDUSTRIAL PARK | LOCATION MAP



- Excellent mid-Rio Grande Valley location within 2 miles to Harlingen Valley International Airport,
- +/- 5.5 acres of EXCESS land for huge yard, trailer parking, storage.
- HUGE electricity/power with 3-Phase 120/480 volts, 4000 KVA power distribution,
- The Los Indios International Bridge is 17 miles to the southwest.
- Landlord owns 2 other existing industrial buildings in the park with 2.5 acres of development land.
- Tenants are Delivery Solutions of America and Stericycle Inc.



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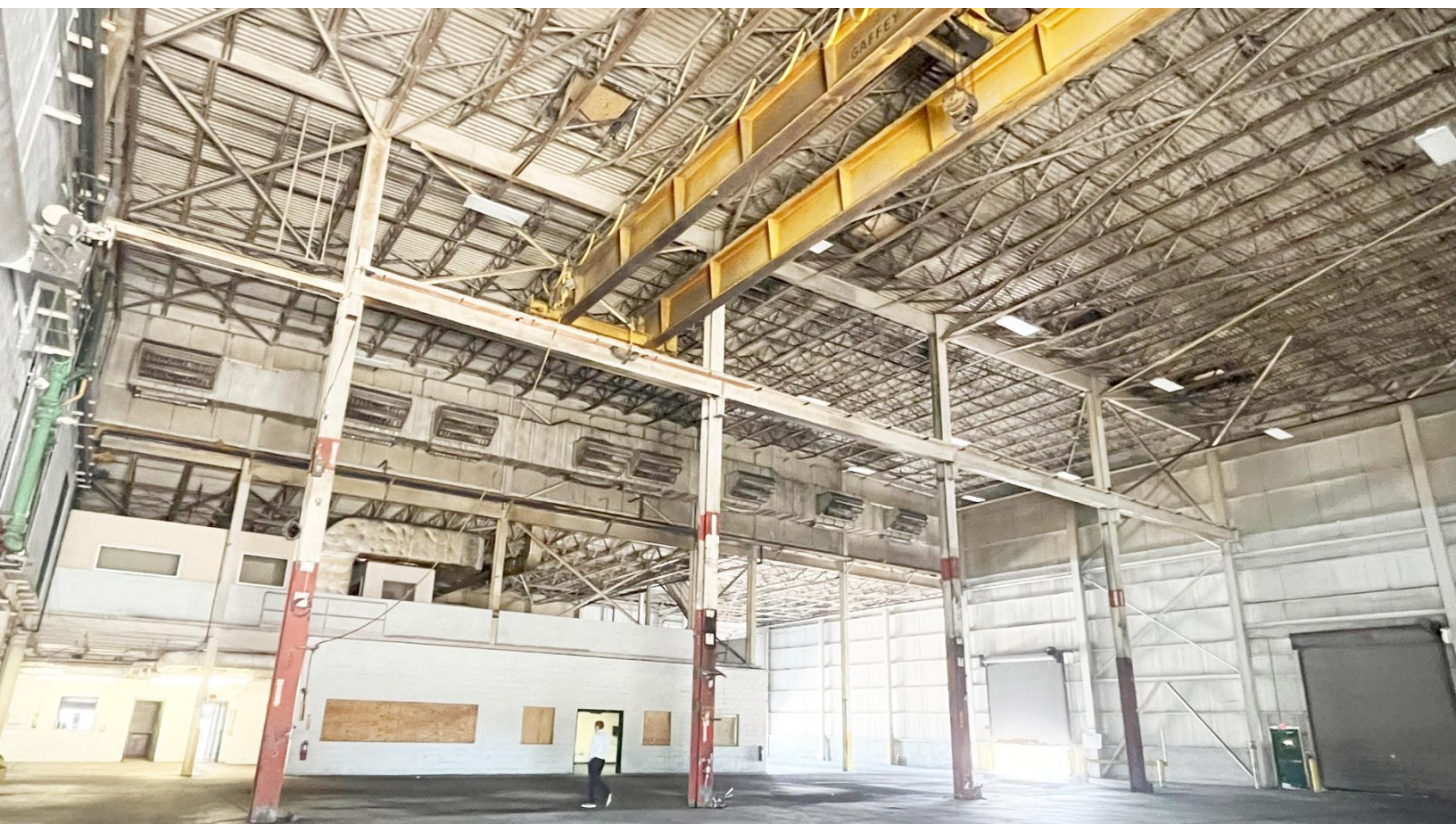
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PROPERTY PHOTOS

360 MATTEPORT Photo Tour



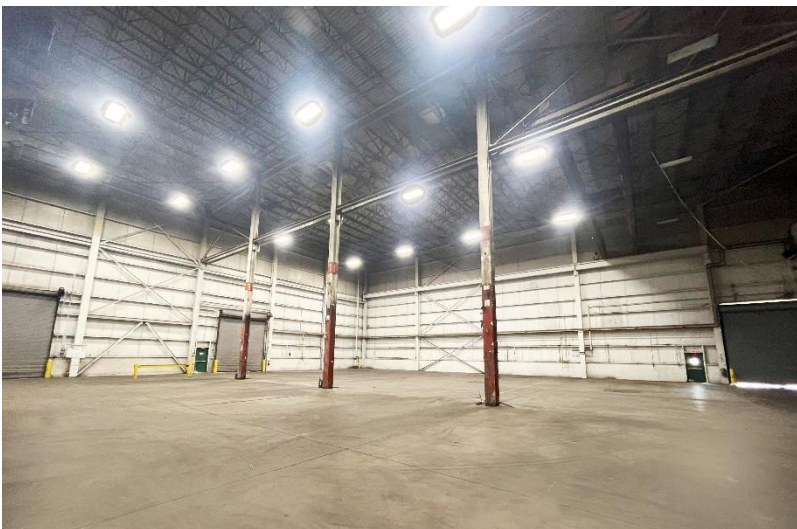
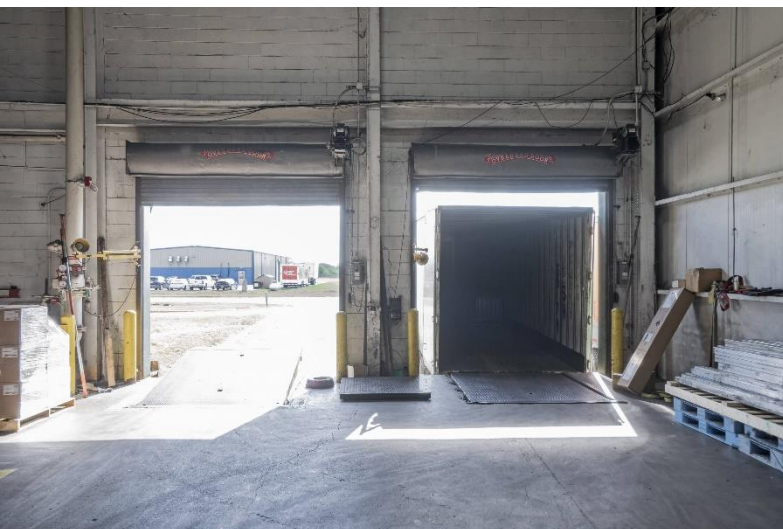
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ADDITIONAL PHOTOS

360 MATTEPORT Photo Tour



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Looking West



Looking North



Looking East



Looking South



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HARLINGEN INDUSTRIAL – USER MAP

360 MATTEPORT Photo Tour



Commercial Real Estate in the Rio Grande Valley

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