

INDUSTRIAL PROPERTY FOR LEASE

5823 MILLINEUM DRIVE



5823
MILLINEUM DRIVE
HARLINGEN, TX



JOIN ACTION GYPSUM on this +/- 3.14 Acre Industrial Lot with one (1) 30,000 sf Warehouse with Sprinkler System and 3-Phase Electric for Lease in the Harlingen Industrial Park. +/- 30,000 sf Warehouse with +/- 1,701 sf office and 28,299 sf Warehouse. Warehouse Dimensions are 120' x 250'. Graduated 22' - 25' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. One (1) 12' x 14' rear loading grade level door that can be converted into Dock High Door.



FOR LEASE 5823 MILLINEUM DRIVE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN = \$1.44 [est])
Building Size:	30,000 SF
MONTHLY RENT:	\$27,350.00
Lot Size:	3.14 Acres
Number of Units:	1
Year Built:	2026
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

JOIN ACTION GYPSUM on this +/- 3.14 Acre Industrial Lot with one (1) 30,000 sf Warehouse with Sprinkler System and 3-Phase Electric for Lease in the Harlingen Industrial Park. +/- 30,000 sf Warehouse with +/- 1,701 sf office and 28,299 sf Warehouse. Warehouse Dimensions are 120' x 250'. Graduated 22' - 25' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. One (1) 12' x 14' rear loading grade level door that can be converted into Dock High Door. Ingress/Egress from FM 509 and FM 106 and located in the Harlingen Industrial Park.

A massive, multi-billion-dollar (estimated up to \$14 billion), 1,800-acre data center campus has been proposed just outside city limits near Valley International Airport by developers RGV Property Group LLC and Eneus. Plans include a 4-million-square-foot campus featuring 16 buildings, a high-voltage 765kV transmission line, energy backup power, and the use of effluent (recycled/sewer) water rather than drinking water for operations

Seller is a General Contractor and can Build-to-Suit to your business requirements. Conveniently located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor and 10 minutes to the Los Indios International Bridge!

PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse

FOR SALE OR LEASE
5823 MILLINEUM DRIVE

ADDITIONAL PHOTOS



Exterior Entrance



Grade Level Doors - Drive Thru



Interior Photo

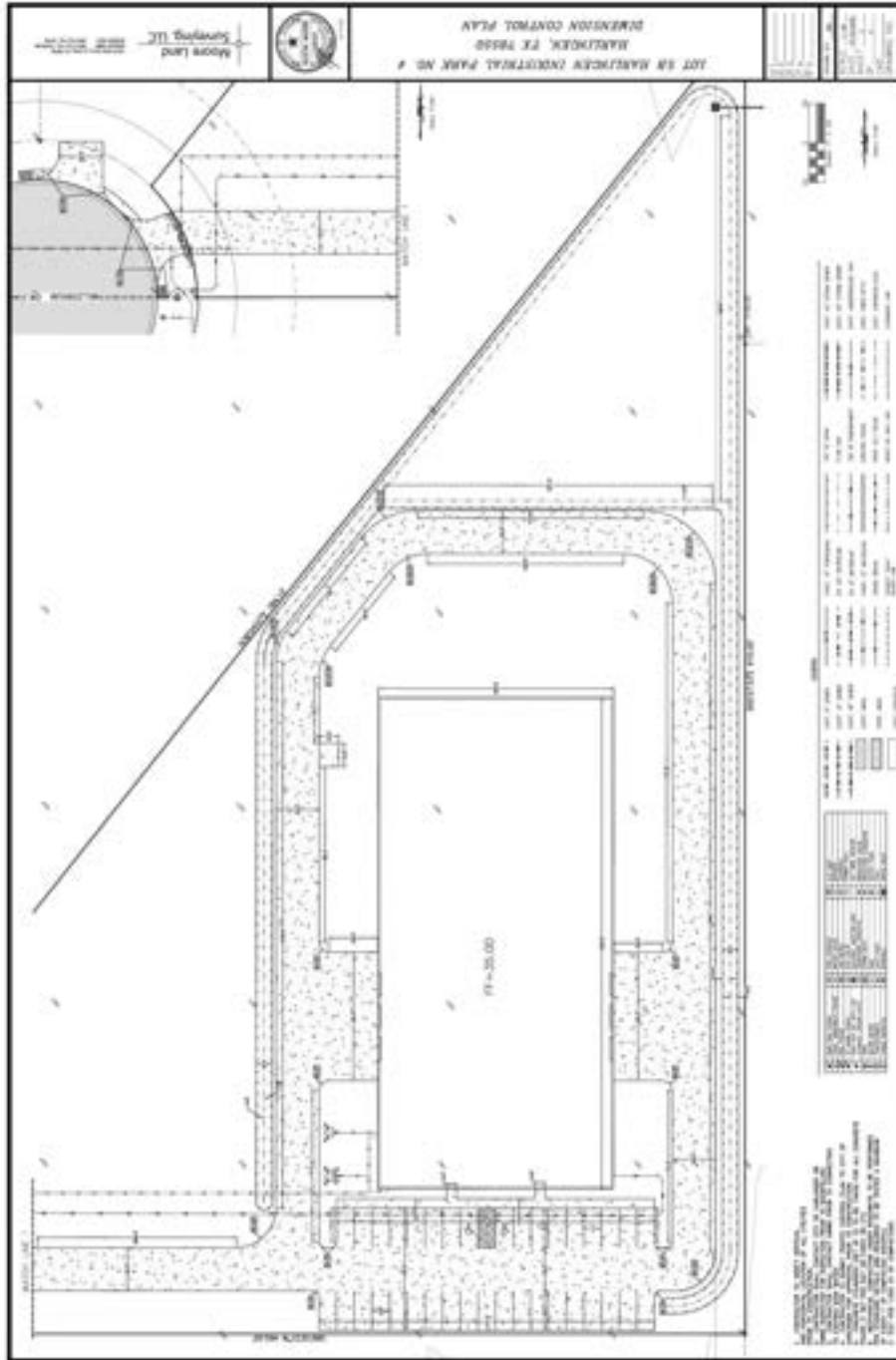


Interior Photo

FOR SALE OR LEASE
5823 MILLINEUM DRIVE

SITE PLAN

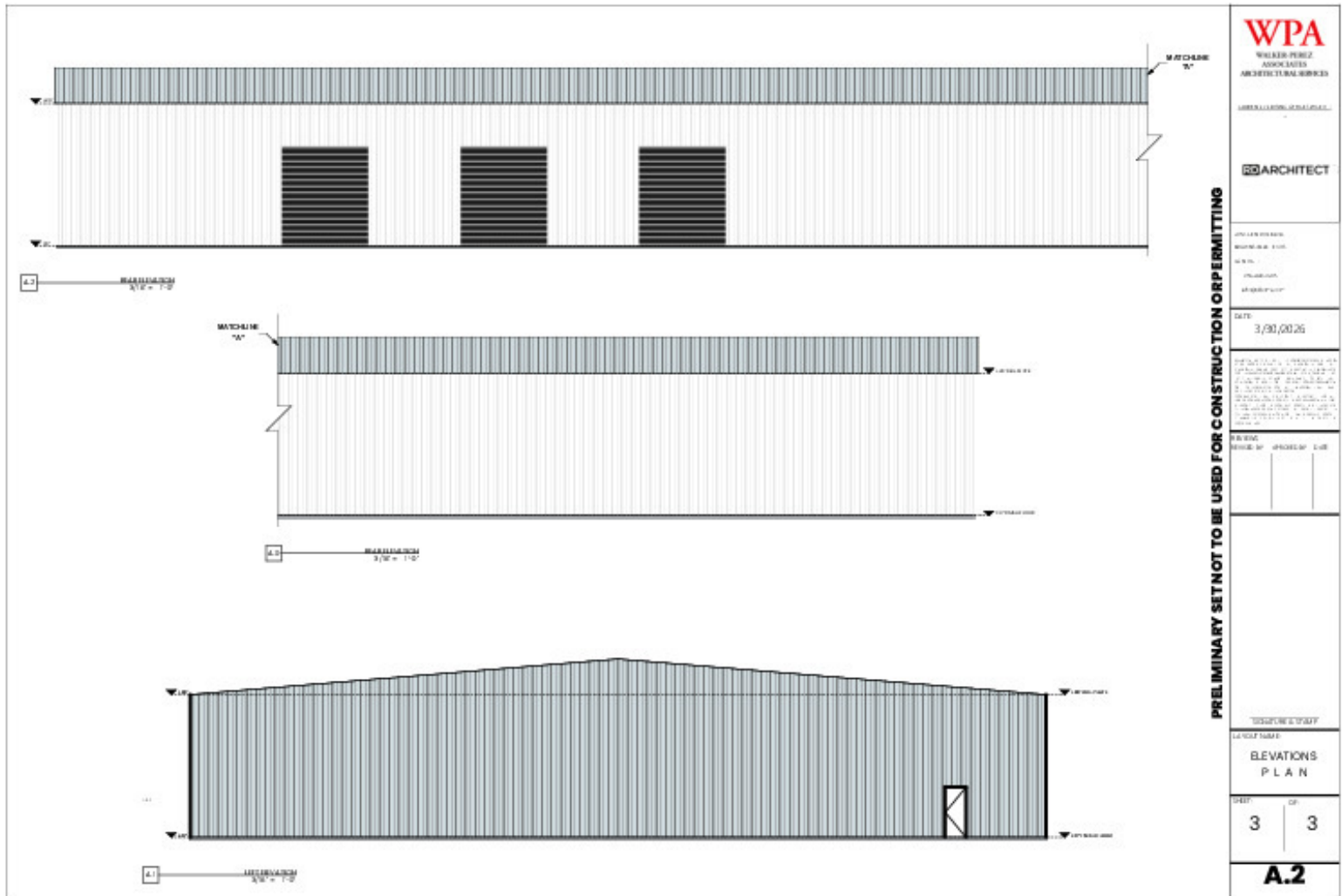
AREA DRONE VIDEO



FOR SALE OR LEASE
5823 MILLINEUM DRIVE

ELEVATION PLAN

AREA DRONE VIDEO



FOR LEASE
5823 MILLINEUM DRIVE

AERIAL MAP



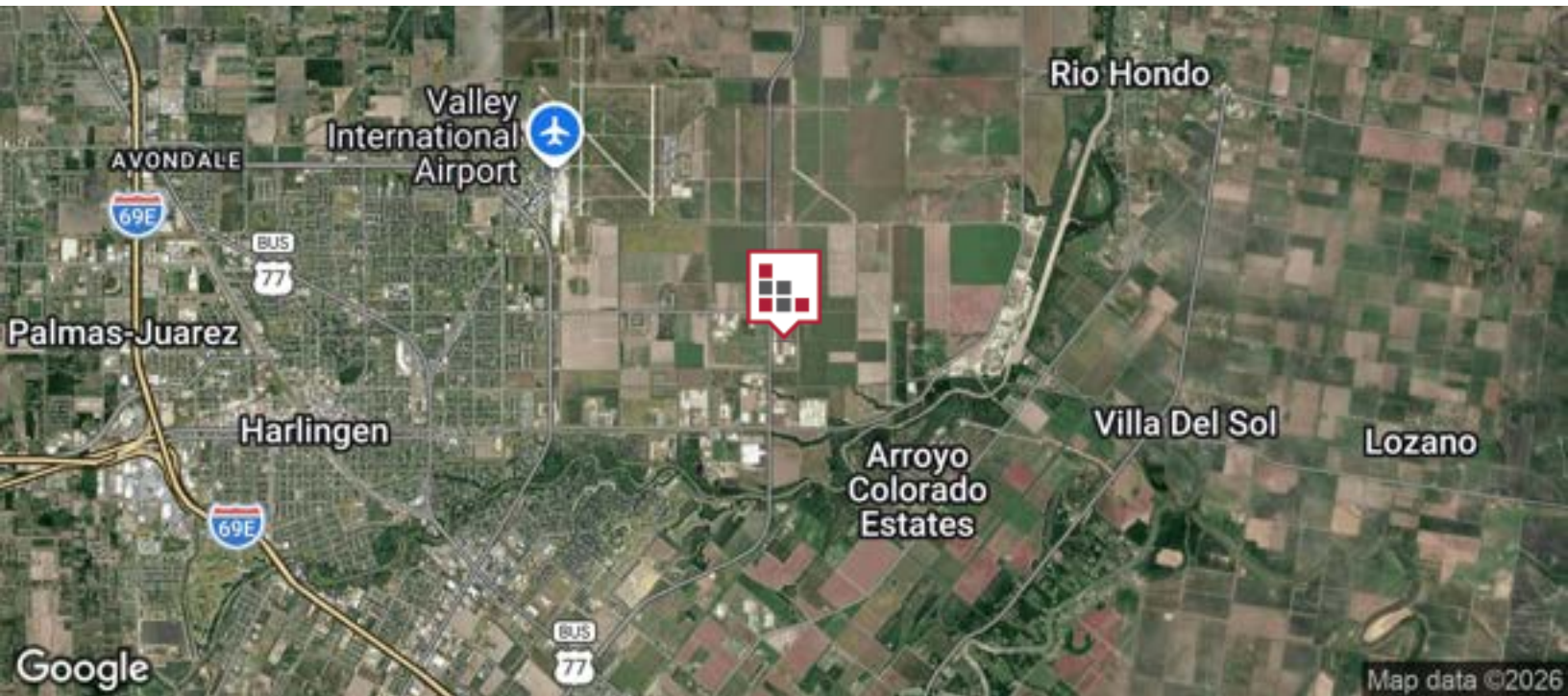
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



FOR SALE OR LEASE
5823 MILLINEUM DRIVE

LOCATION MAP



FOR SALE OR LEASE 5823 MILLINEUM DRIVE

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	17,006	70,869	142,400
Median age	32.5	34.1	34.2
Median age (Male)	31.3	32.8	33.2
Median age (Female)	32.9	36.5	36.3

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	6,024	24,607	47,432
# of persons per HH	2.8	2.9	3.0
Average HH income	\$78,349	\$65,817	\$70,405
Average house value	\$169,505	\$127,212	\$132,767

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	80.8%	85.1%	85.3%
----------	-------	-------	-------

RACE (%)

White	53.6%	53.3%	54.9%
Black	3.4%	1.7%	1.2%
Asian	0.7%	0.7%	0.8%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	0.8%	0.5%
Other	11.5%	8.9%	8.4%

* Demographic data derived from 2020 ACS - US Census