

INDUSTRIAL PROPERTY FOR LEASE

MID VALLEY WAREHOUSE



11818

W BUSINESS 83

LA FERIA, TX

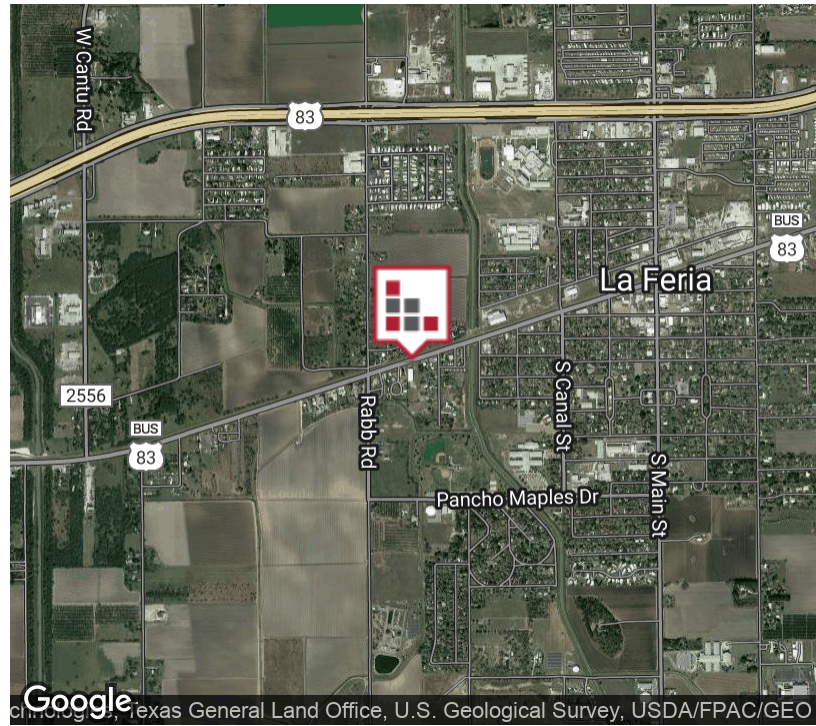


Centrally located in La Feria, Texas, this 3-unit warehouse building would be ideal for user requiring small office and warehouse space for equipment and supplies. Units have 12' Grade Level/Rolling Door and separate door for access. Unlike other Warehouses, units have Central HVAC, small office with restroom and open parking for trucks and trailers and small footprint for single use or small



FOR LEASE MID VALLEY WAREHOUSE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,100.00 per month (MG)
Building Size:	10,260 SF
Available SF:	3,000 - 6,000 SF
Lot Size:	1.82 Acres
Year Built:	2014
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	La Feria

PROPERTY OVERVIEW

Centrally located in La Feria, Texas, this 3-unit warehouse building would be ideal for user requiring small office and warehouse space for equipment and supplies. Units have 12' Grade Level/Rolling Door and separate door for access. Unlike other Warehouses, units have Central HVAC, small office with restroom and open parking for trucks and trailers and small footprint for single use or small business. Ideal for General Contractors and small business owners. Property is in new condition and located on Business 83, less than 1 Mile to Interstate 2.

PROPERTY HIGHLIGHTS

- Mid-Valley Small Warehouse
- Air-Conditioned Warehouse
- Office with private restroom
- 12' Grade Level/Rolling Door



CINDY HOPKINS REAL ESTATE

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ADDITIONAL PHOTOS



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AVAILABLE SPACES

LEASE TYPE | MG

TOTAL SPACE | 3,000 - 6,000 SF

LEASE TERM | 12 to 60 months

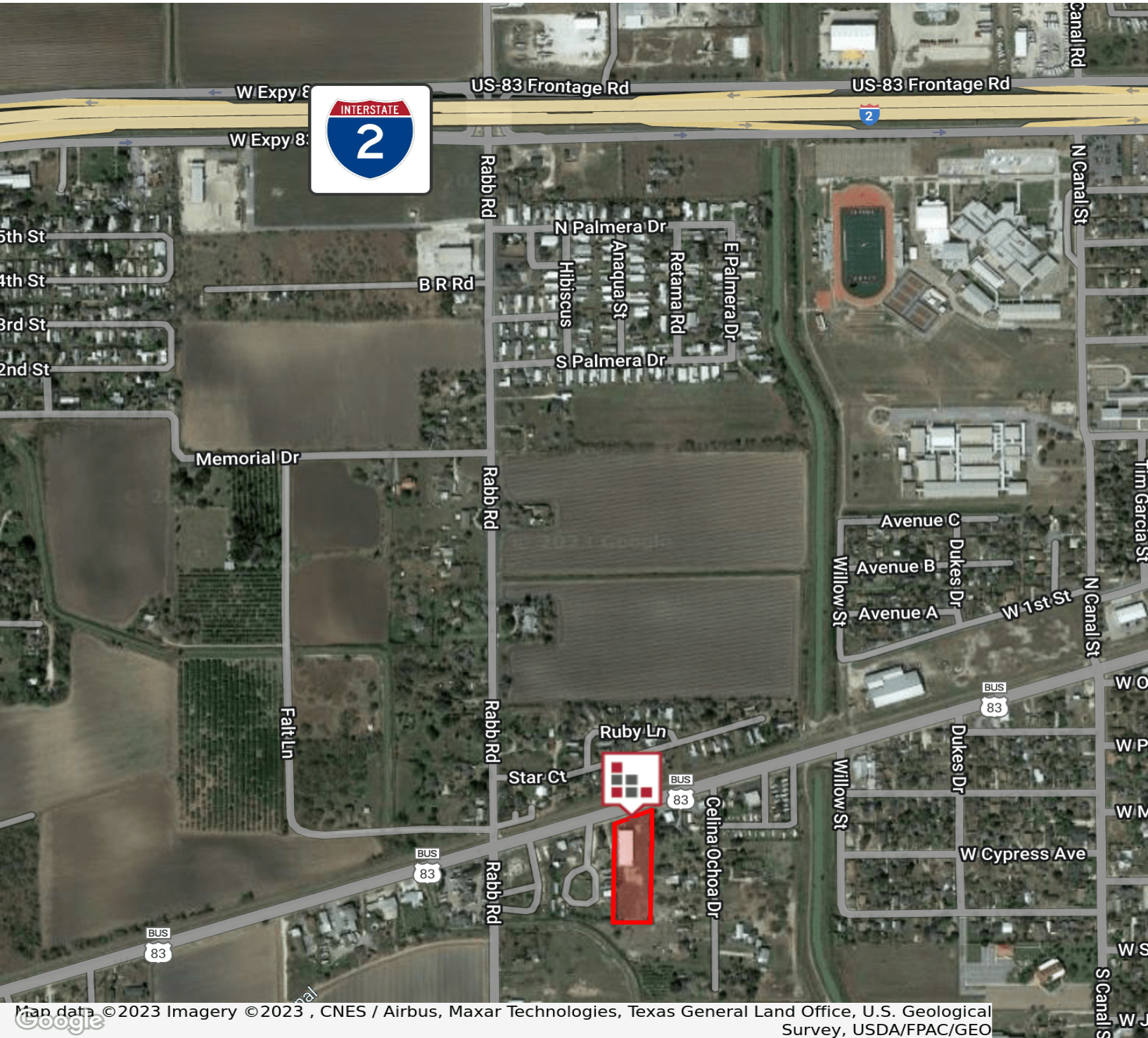
LEASE RATE | \$2,100.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1	-	4,260 - 10,260 SF	Modified Gross	\$3,000 per month
Unit 2	-	3,000 - 10,260 SF	Modified Gross	\$2,100 per month
Unit 3	Available	3,000 - 10,260 SF	Modified Gross	\$2,100 per month
Unit 4	Available	3,000 - 10,260 SF	Modified Gross	\$2,100 per month

FOR LEASE
MID VALLEY WAREHOUSE

LOCATION MAPS



Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO



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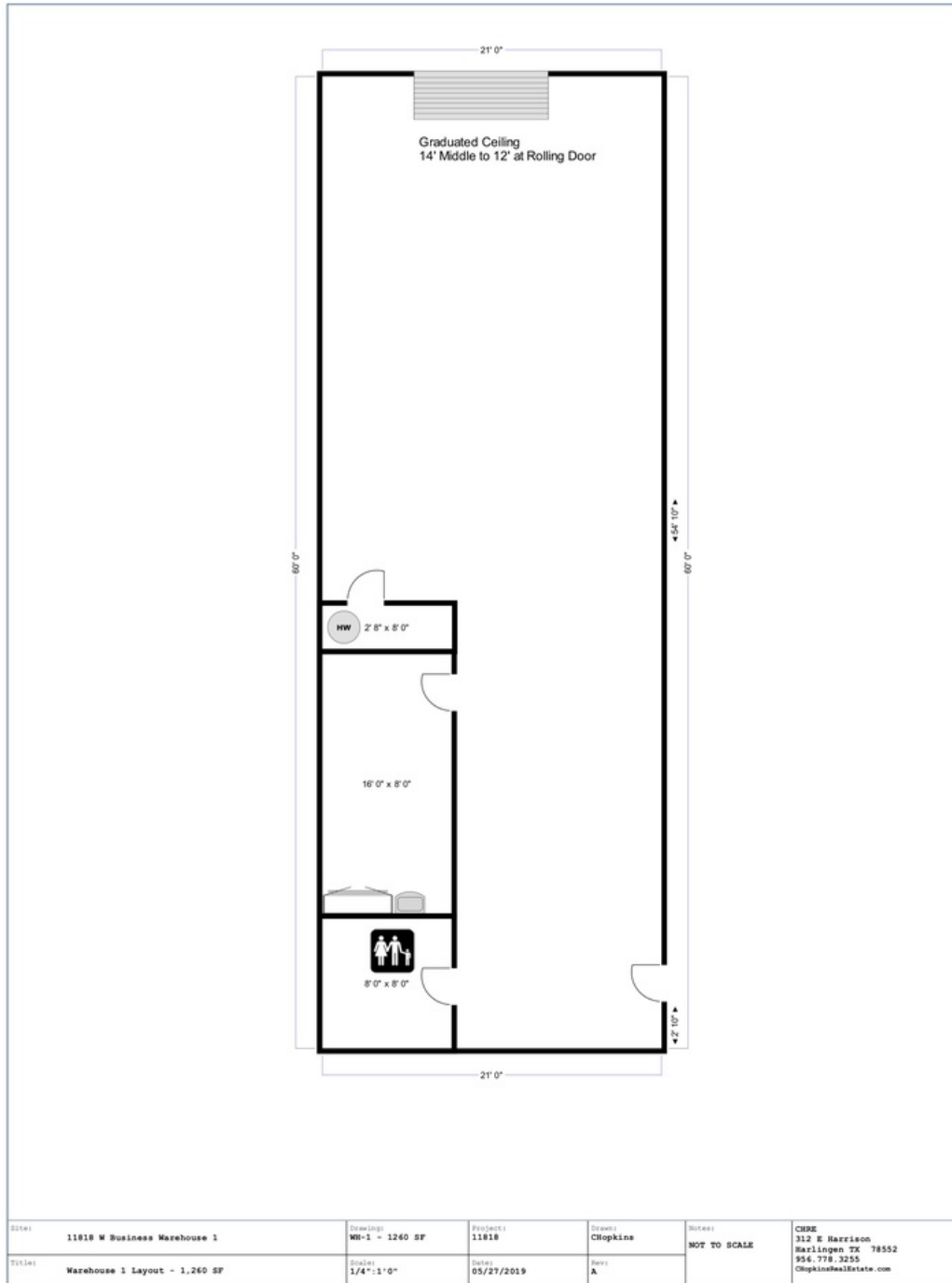
RETAILER MAP



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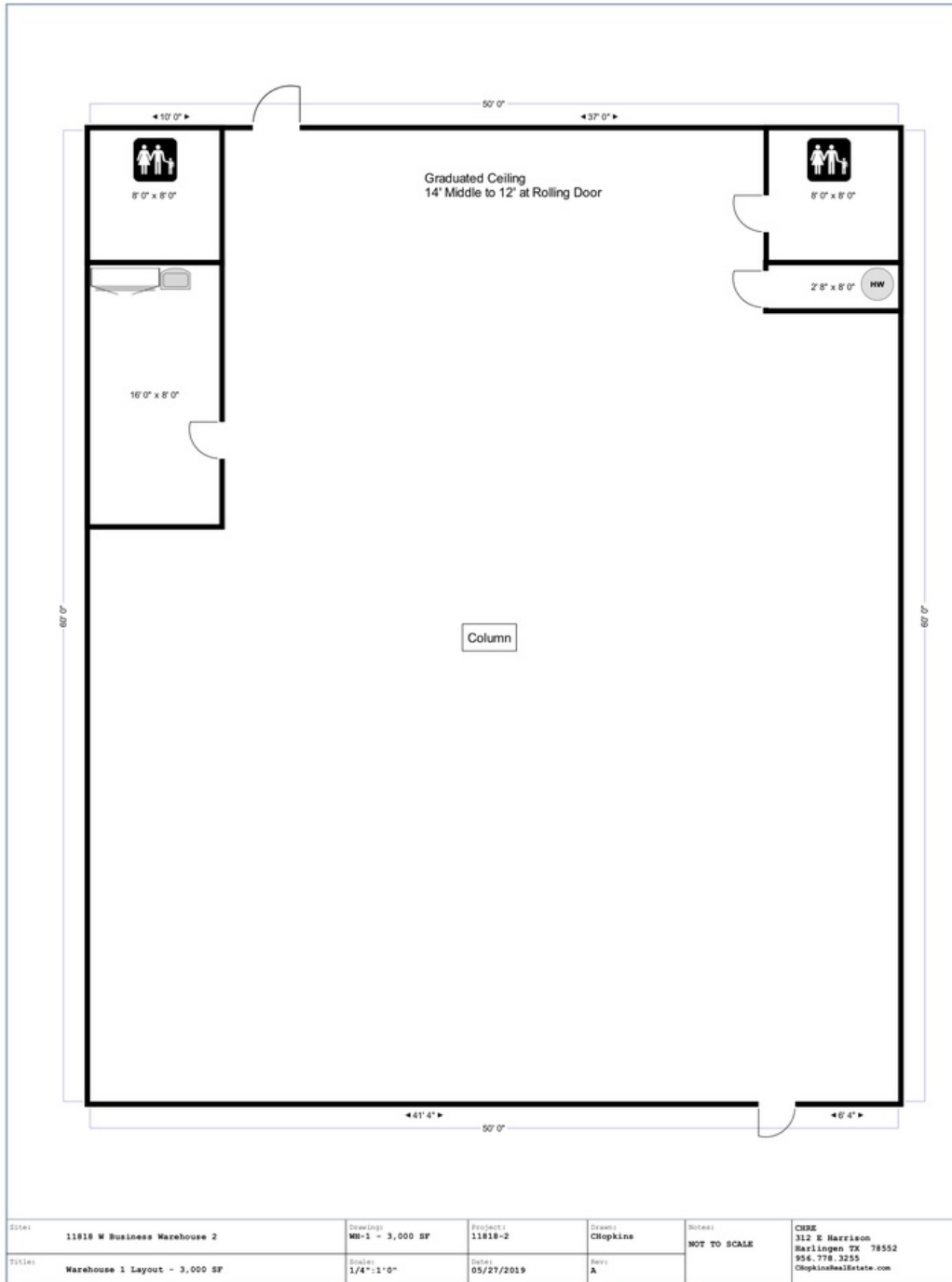
FOR LEASE MID VALLEY WAREHOUSE

FLOOR PLAN - WH UNIT 1



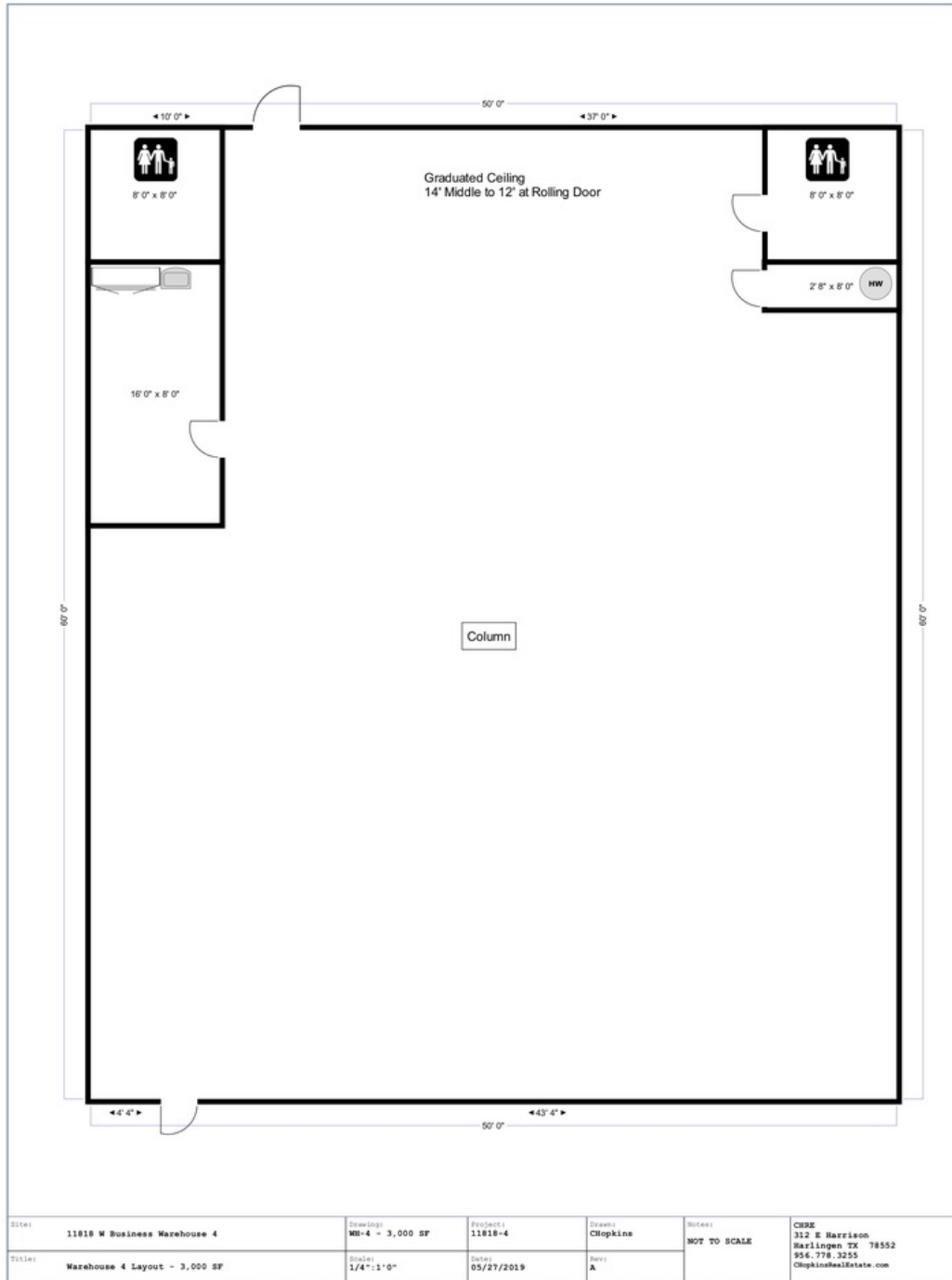
FOR LEASE MID VALLEY WAREHOUSE

FLOOR PLAN - WH UNIT 2



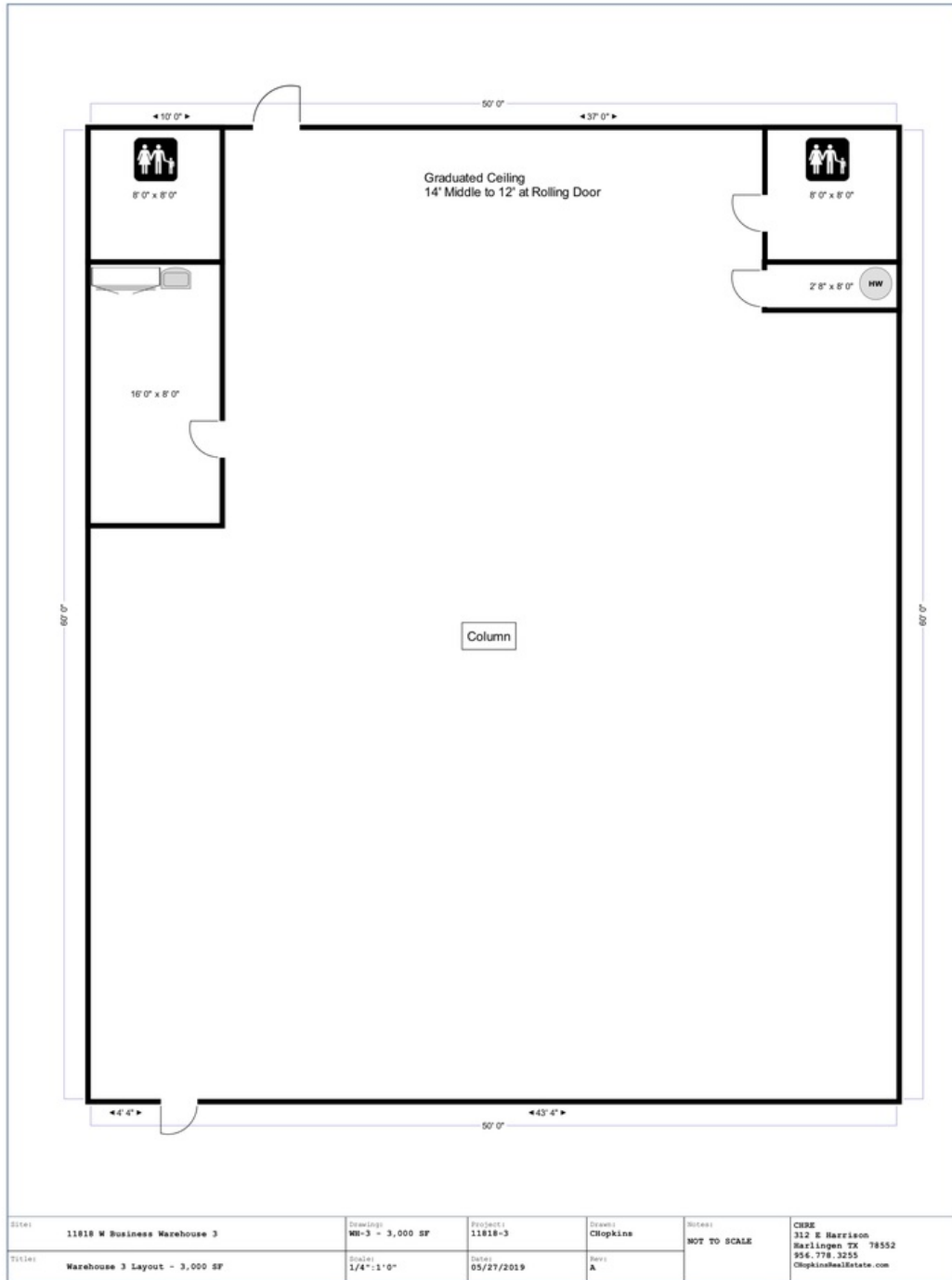
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FLOOR PLAN - WH UNIT 3



FOR LEASE MID VALLEY WAREHOUSE

FLOOR PLAN - WH UNIT 4



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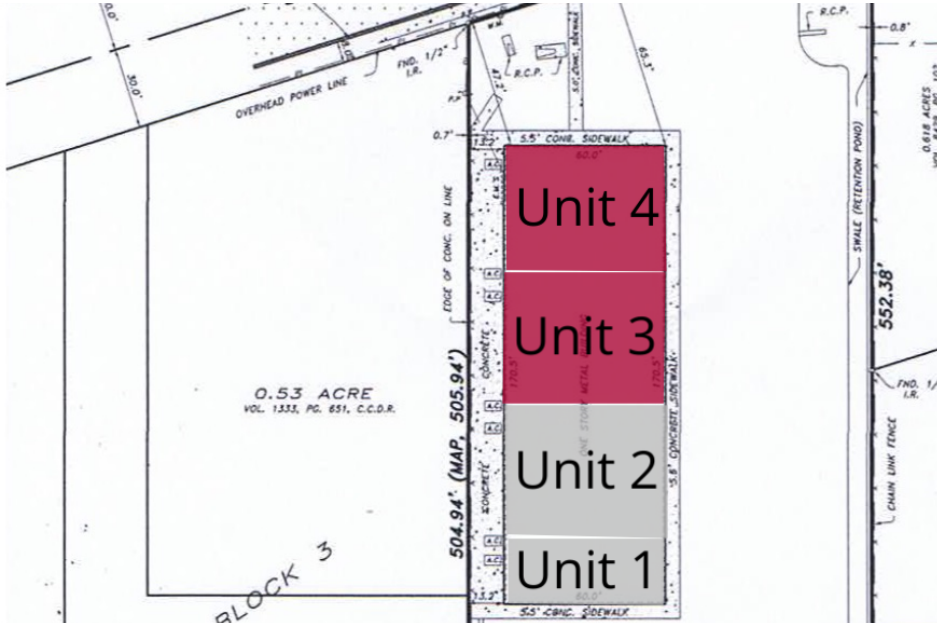
AVAILABLE SPACES

LEASE TYPE | MG

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UNAVAILABLE

AVAILABLE

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