

22,500 SF AVAILABLE

**6500 S. 35TH ST. BLD. "Y"
MCALLEN, TEXAS 78503**



BUILDING INFORMATION

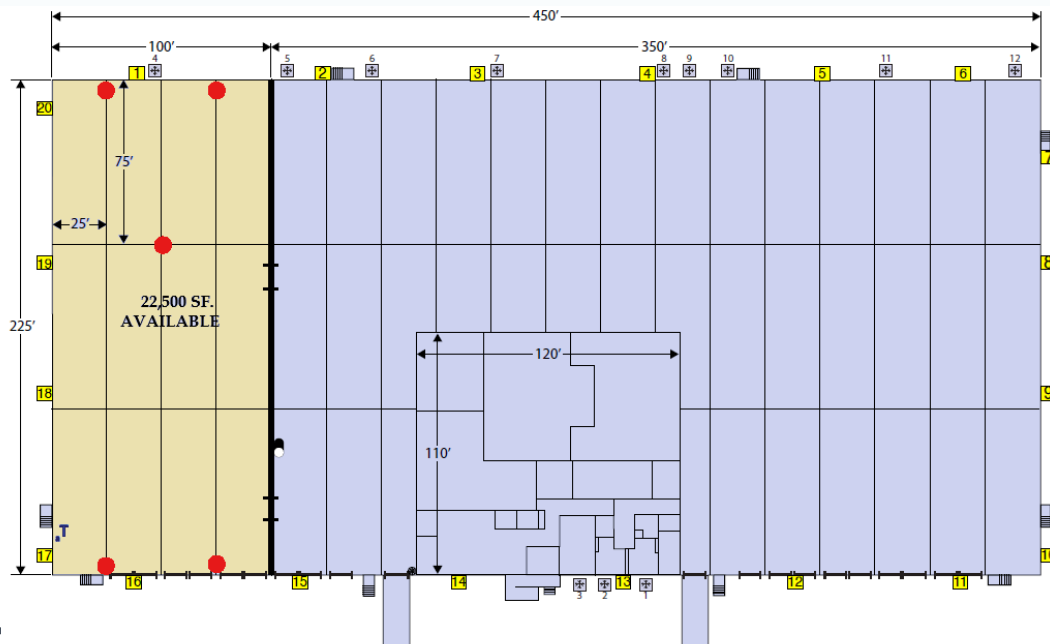
- 22,500 S.F. Industrial Space
- 2 Year Term Lease
- Multi-Tenant
- \$7.08/ S.F./Yr.
- Triple Net \$2.04 /S.F./Yr.
- 150 S.F. of Office Space
- 6 Overhead Doors
- Built in 2004

CONSTRUCTION TYPE:

- Concrete Tilt Walls
- Wet Sprinklered System
- 28' Clear Height
- Power: 480/277, 3 Phase
- Floor: 6"; 4000 P.S. I.
- Roof Type: Pre engineered Metal Galvanized

Why MFTZ's Industrial Park?

- ✓ Location, Location, Location
- ✓ At the Center of 3 International Bridges
- ✓ 24 Hour Security



Scan for Virtual Tour



For More Information:

Sandra Barbosa & Jasmine Aguirre

(956) 682-4306

sandy@mcallenftz.org

jasmine@mcallenftz.org

www.mcallenftz.org

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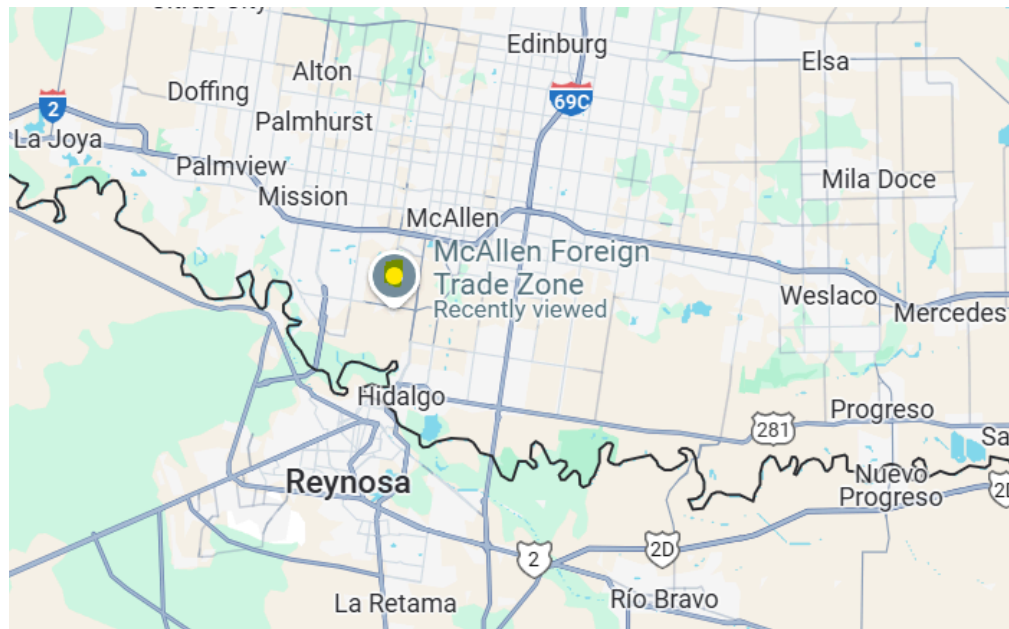
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ADDITIONAL BUILDING "Y" PHOTOS



HIGHLIGHTS

- Class "A" Building
- Ready to Move In
- 24 Hour Manned Security
- Additional Trailer Parking Available
- 24 Hour Truck Scale on Site
- Yard Management
- Dry Space
- Climate Control Available- Rate T.B. D.
- CTPAT Compliant Park
- 10 Minute Drive to McAllen International Airport
- Space in Excellent Condition
- Landlord on Site



Ask About Additional Office Space

- Flexible Lease Term
- Competitive Rates
- Move in Ready Space
- Conference Room



www.mcallenftz.org



ISO 9001-2015

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