

5000 W. MILITARY HIGHWAY

McAllen, TX 78503

OFFICE BUILDING FOR LEASE



SUSIE TORRES

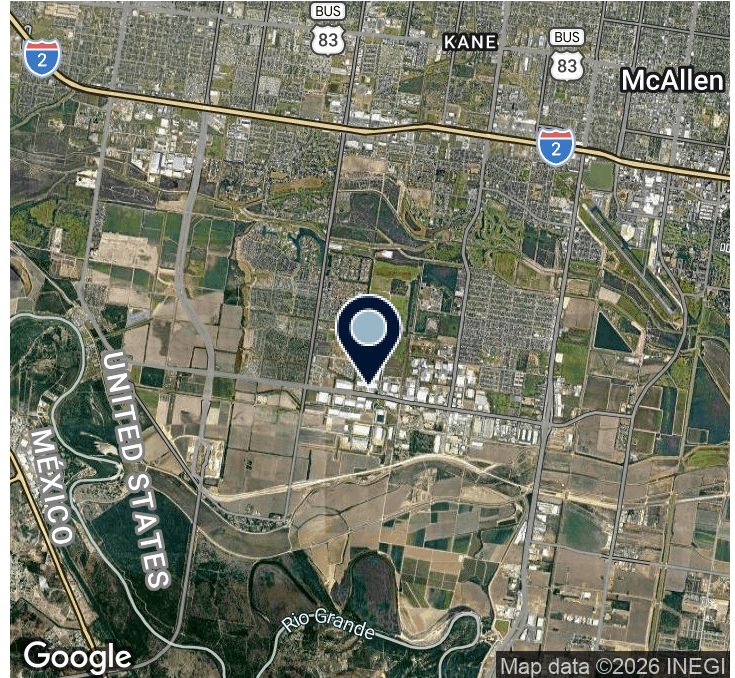
Director of Leasing & Land Sales, Rio Grande Valley
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PROPERTY DESCRIPTION

Now available for lease, this 6,802 SF flex space is located within a 27,300 SF building in the well-established Sharyland Business Park. The property offers immediate access to W. Military Highway and is strategically positioned near the Anzalduas Bridge and the McAllen-Hidalgo International Bridge, providing excellent connectivity for regional and cross-border operations.

Designed with flexibility in mind, the space can accommodate a customized office buildout and offers the option for a roll-up door, making it ideal for light storage, delivery, and operational support. This versatile flex concept is well suited for service-oriented businesses, logistics users, and industrial office tenants seeking functionality, accessibility, and a professional business park setting.

LOCATION DESCRIPTION

This flex building is located in Sharyland Business Park within the McAllen Foreign Trade Zone. It is located 6 miles from McAllen-Hidalgo International bridge, and only 3 miles from Anzalduas Bridge.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	6,802 SF
Lot Size:	3.115 Acres
Building Size:	27,300 SF

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- Prime location with high visibility in established business park
- Flexible layout allowing for customized office buildout
- Option for roll-up door for delivery or storage users
- Easy access to major highways and public transportation
- Ample parking for employees and clients
- Efficient design to support day-to-day operations
- Well-maintained and landscaped property
- On-site management and responsive maintenance team

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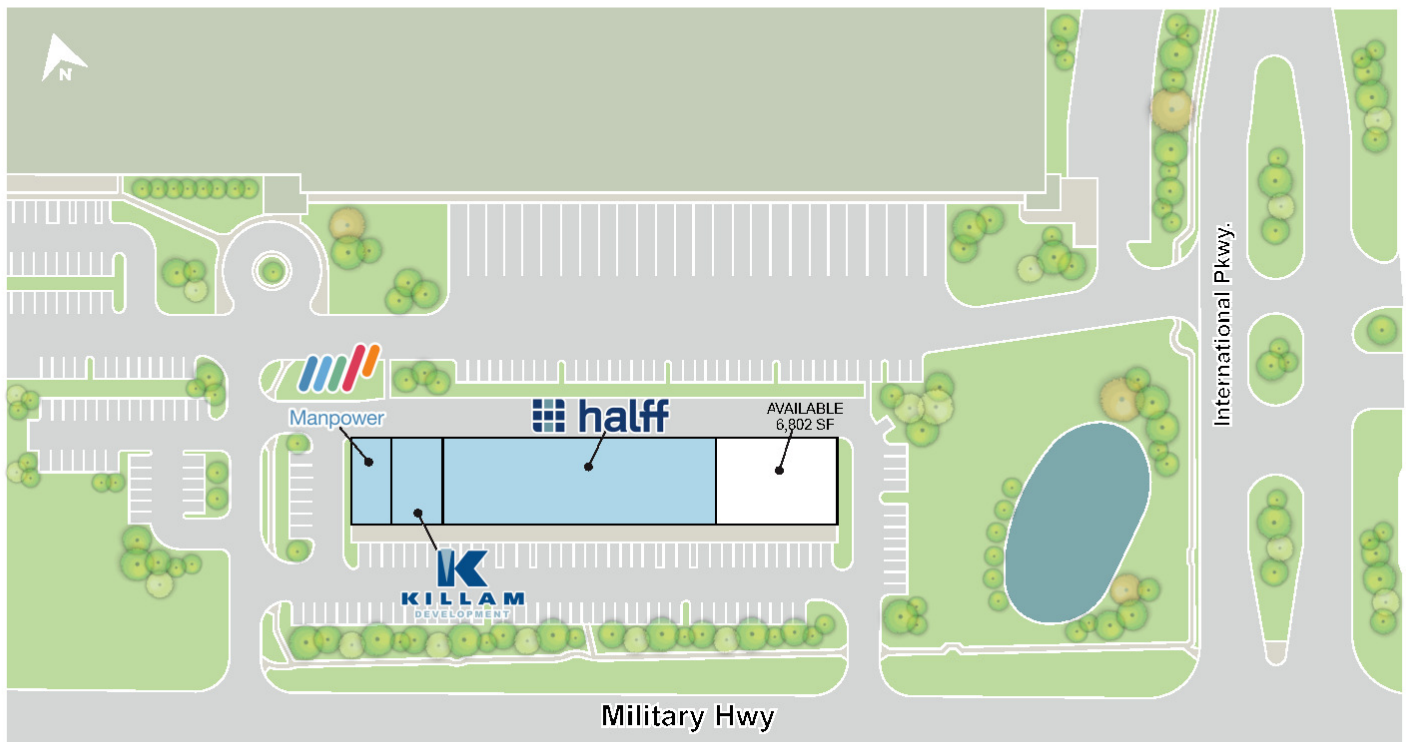
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