

INDUSTRIAL PROPERTY FOR LEASE

5151 LOGAN'S RUN

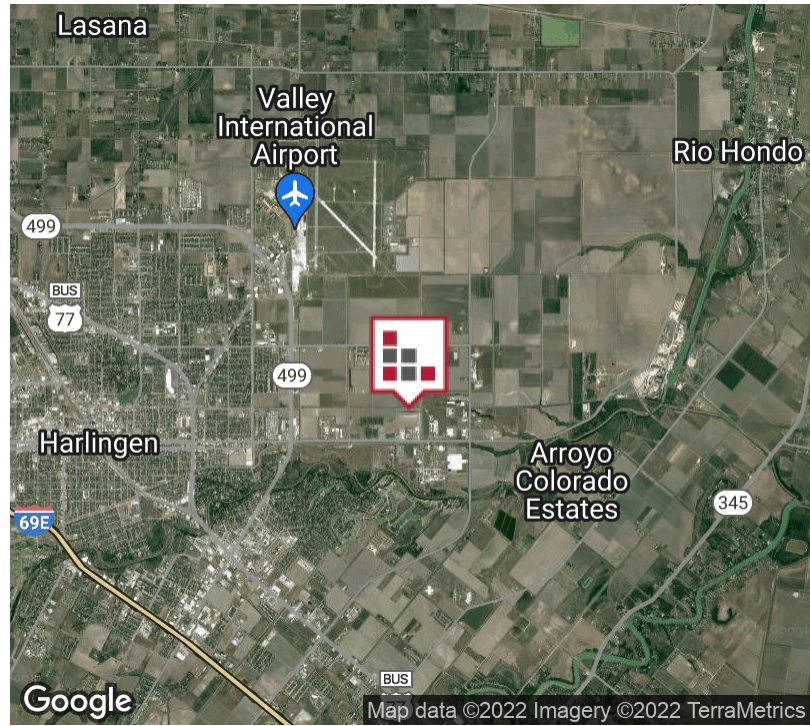


+/- 1.68 Acre Newly Sub-divided Industrial Lot available with two (2) 3,500 sf Warehouses with Shared access on Lot 12 - Block 1 for Lease. +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse. Warehouse Dimensions are 40 x 87.5, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park.



FOR LEASE 5151 LOGANS RUN

EXECUTIVE SUMMARY



OFFERING SUMMARY

	\$6.93 SF/yr
Lease Rate:	[NNN = \$1.88 Est]
	Monthly Rent \$2,569.58
Building Size:	3,500 SF
Available SF:	3,500 SF
Lot Size:	1.66 Acres
Year Built:	2021
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 1.68 Acre Newly Sub-divided Industrial Lot available with two (2) 3,500 sf Warehouses with Shared access on Lot 12 - Block 1 for Lease. +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse. Warehouse Dimensions are 40 x 87.5, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park - Phase II. Approximate Lot Dimensions 167' x 437'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Water/Sewer/Trash/Mowing Included.

PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 14" Ceiling Height
- Concrete Drive
- Two (2) Grade Level Doors - 12' x 12'
- New Construction -- Available 10/2021

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,500	Lease Rate:	\$8.00 SF/yr + NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5151-C Logans Run	Available	3,500 SF	[NNN = \$1.88 Est]	\$6.93 SF/yr	5151-C for Lease. +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse.
5151-D Logans Run	Available	3,500 SF	[NNN = \$1.88 Est]	\$6.93 SF/yr	5151-D for Lease. +/- 3,500 sf Warehouses with +/- 544 sf office and 2,956 Warehouse.

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ADDITIONAL PHOTOS



Exterior Photo



Warehouse Interior



Interior Office



Office view from Interior Warehouse



CINDY HOPKINS REAL ESTATE

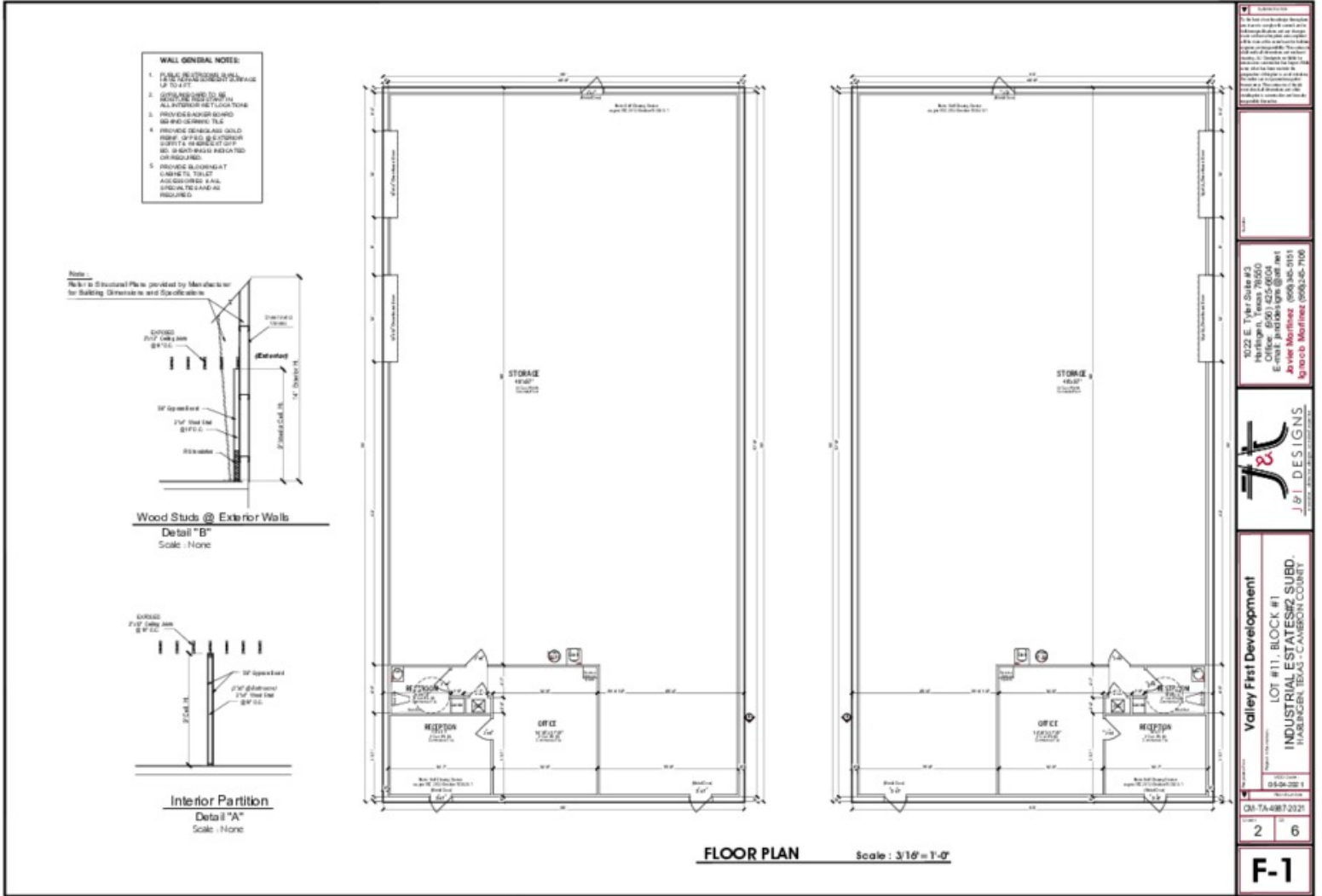
312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

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FLOOR PLANS

VIDEO TOUR

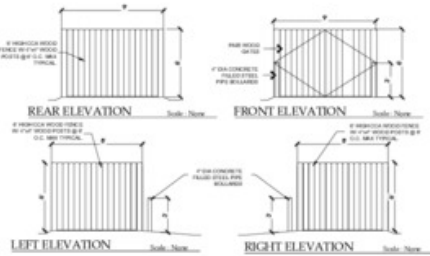


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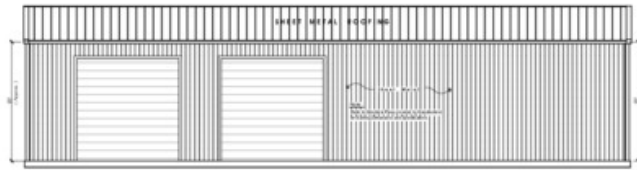
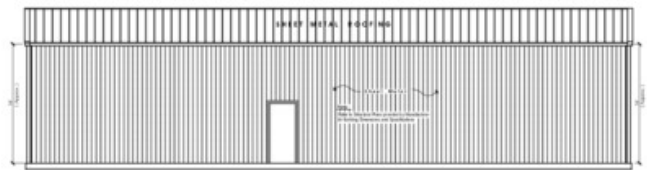
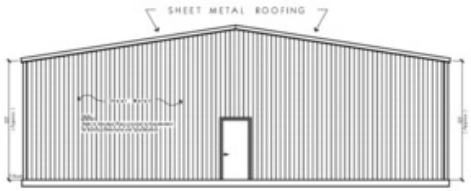
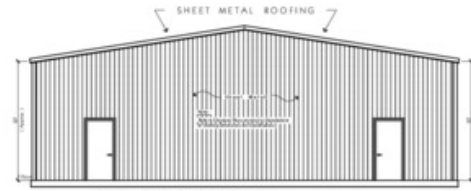
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ELEVATION PLANS

VIDEO TOUR



ROOF PLAN Scale: 1/8"=1'-0"



1022 E. Tyler Suite #3
 Harlingen, Texas 78550
 Office: (361) 425-8004
 E: Jovita@jtdesigns.com
 Jovita Martinez: (361) 963-8151
 Ignacia Martinez: (361) 963-8151

J&T DESIGNS

Valley First Development
 LOT #12, BLOCK #1
 INDUSTRIAL ESTATES#2 SUBD.
 HARLINGEN, TEXAS - CAMERON COUNTY

CM-TA-3500-2021
 SHEET NO. 4 OF 6

EV-1

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SITE PLANS



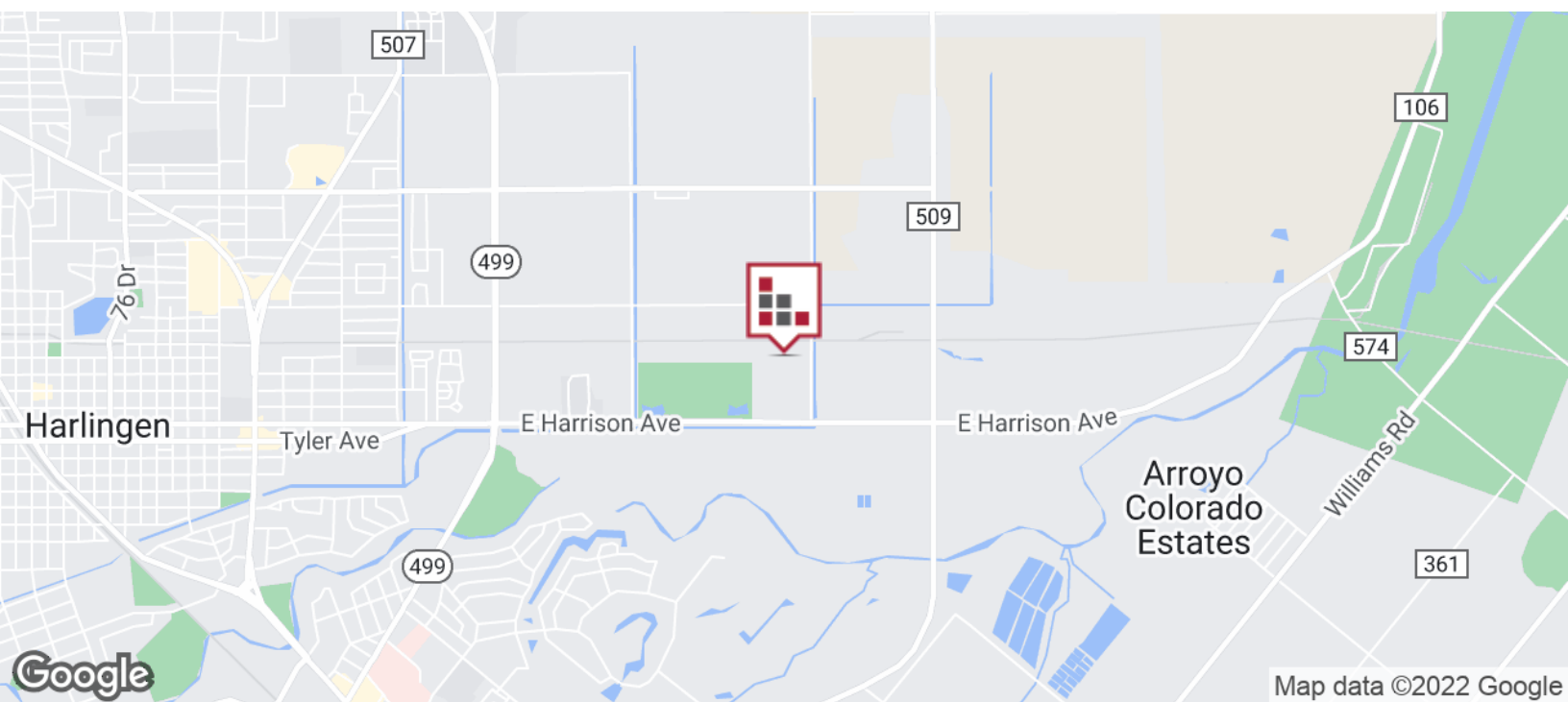
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,510	76,711	135,370
Median age	28.6	32.0	33.3
Median age (Male)	28.4	31.0	31.8
Median age (Female)	30.7	33.5	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	897	24,695	42,433
# of persons per HH	2.8	3.1	3.2
Average HH income	\$47,446	\$46,337	\$48,836
Average house value	\$110,936	\$85,819	\$85,880
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	73.0%	82.7%	82.0%
RACE (%)	1 MILE	5 MILES	10 MILES
White	86.9%	87.4%	88.7%
Black	0.6%	1.0%	0.7%
Asian	3.6%	1.3%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	5.8%	8.4%	8.0%

* Demographic data derived from 2010 US Census