

AVAILABLE FOR LEASE

2611 VO TECH DRIVE
WESLACO, TX 78596

2611 Vo Tech Drive is centrally located in the Mid-Valley city of Weslaco, just north of Interstate 2, making valley-wide transportation seamless. This $\pm 18,000$ SF building offers both cold and dry storage along with additional land for expansion or trailer staging and is completely fenced and secure. The building features include 31' clear height, sprinkler fire protection, 8 dock high doors with pit levelers at each door.

18,000 SF
AVAILABLE SPACE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

NAI RIO GRANDE VALLEY

956.994.8900 | 800 W Dallas Ave, McAllen, TX 78501

www.nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

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2611 VO TECH DRIVE

BUILDING OVERVIEW

BUILDING SPECIFICATIONS

Building Size (SF):	±18,000 SF
Available (SF):	±18,000 SF
Office (SF):	±2,842 SF / 2 Story
Cold Storage (SF):	±6,900 SF
Dry Storage (SF):	±9,680 SF
Clear Height:	31'
Dock Doors:	8 Dock High Doors
Dock Levelers:	Pit Levelers at each Door
Drive in Door:	1 Ramp
Trailer Parking:	Yes
Car Parking:	25 Car Parking Spaces
Truck Court:	120'
Fire Protection:	Sprinkler
Roof:	Metal
Lightning:	LED



PROPERTY FEATURES

- Stand Alone/ Single Tenant
- 31' Clear Height
- Fire Protection
- Dry Storage
- Cold Storage
- Secured Truck Court
- Expansion Potential
- Trailer Parking on Site



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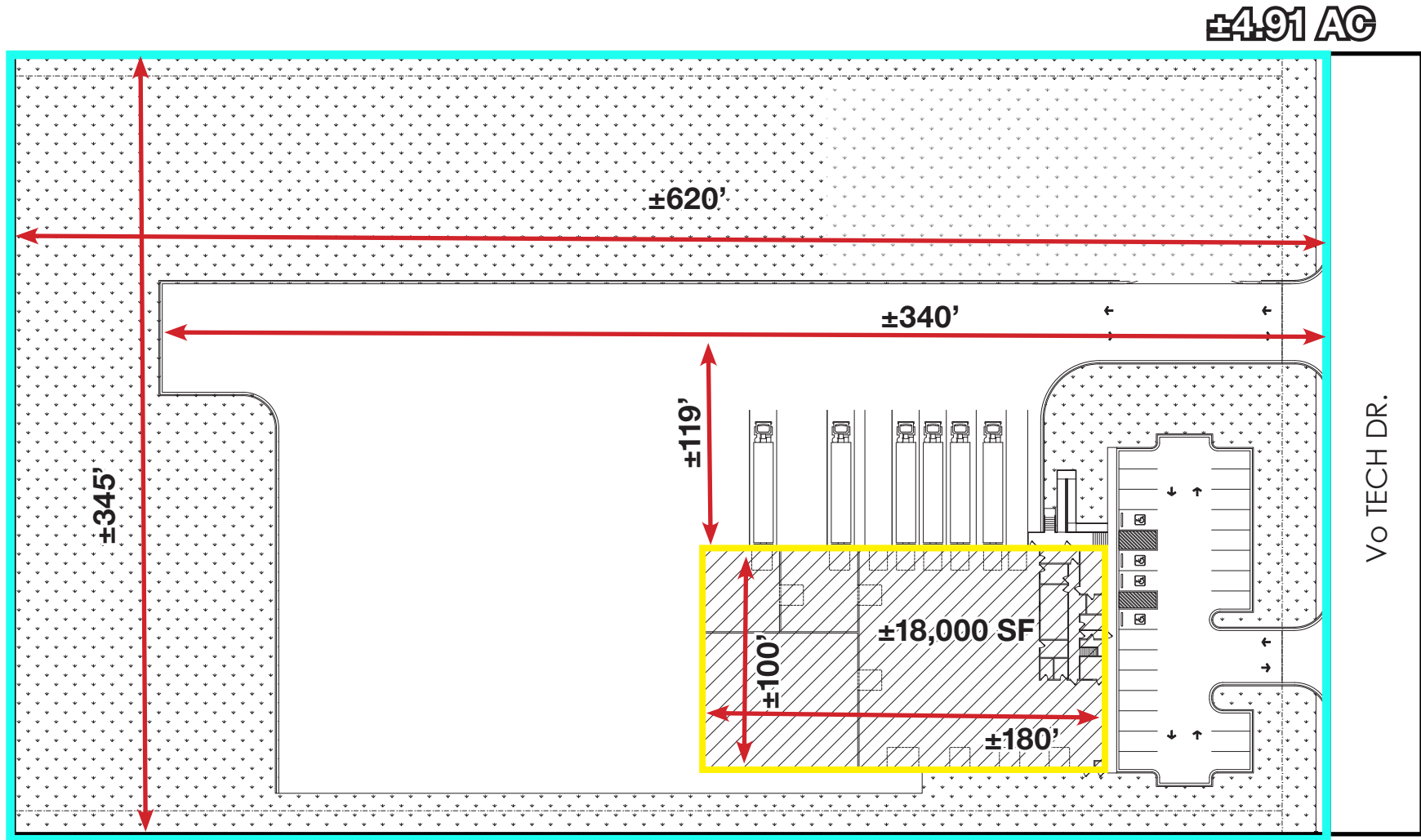
INTERIOR PHOTOS



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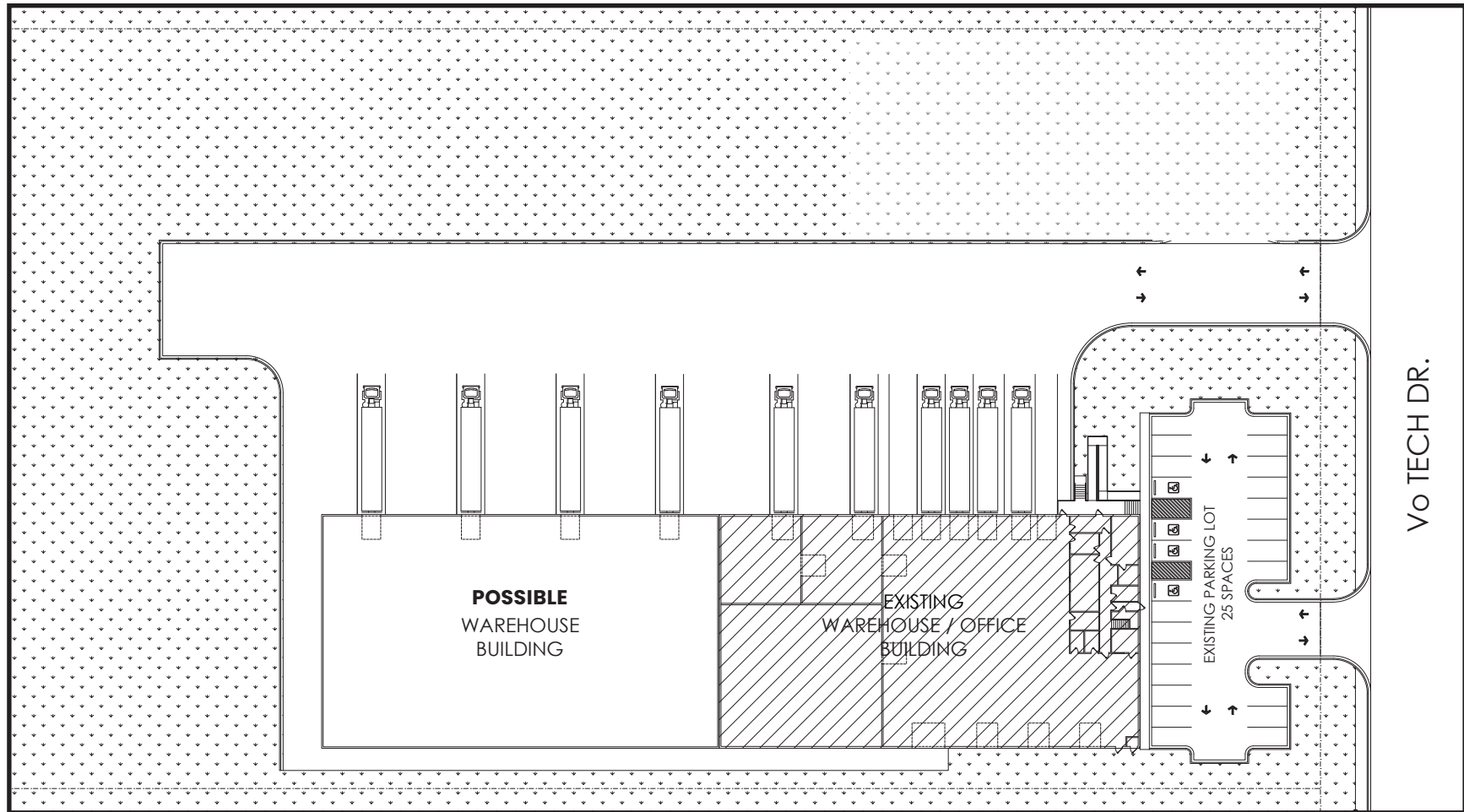
SITE PLAN



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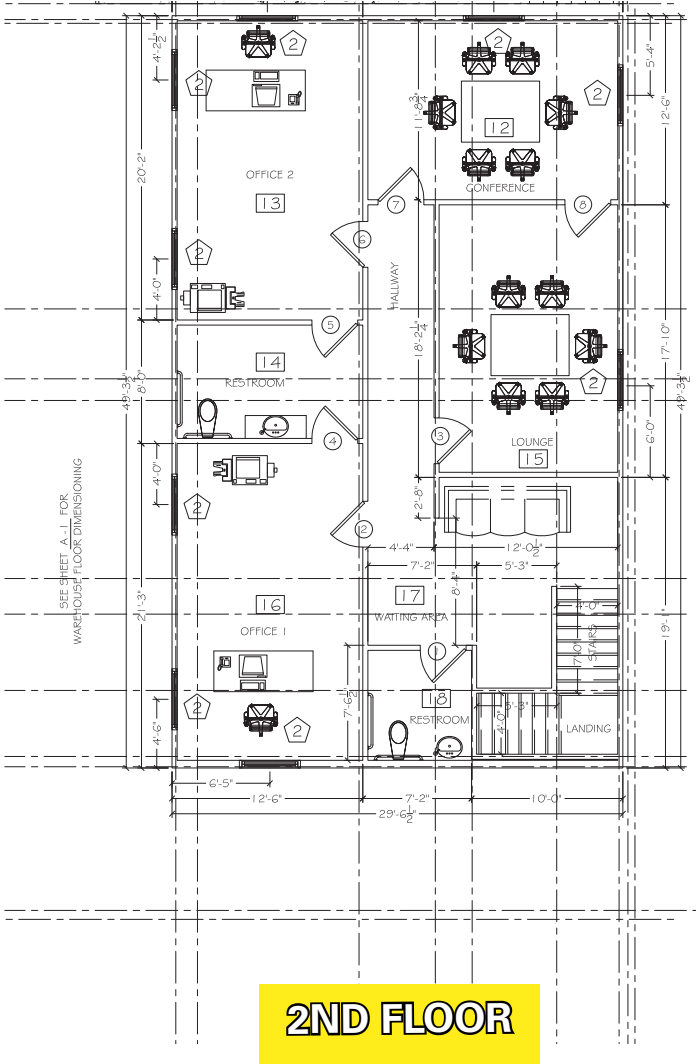
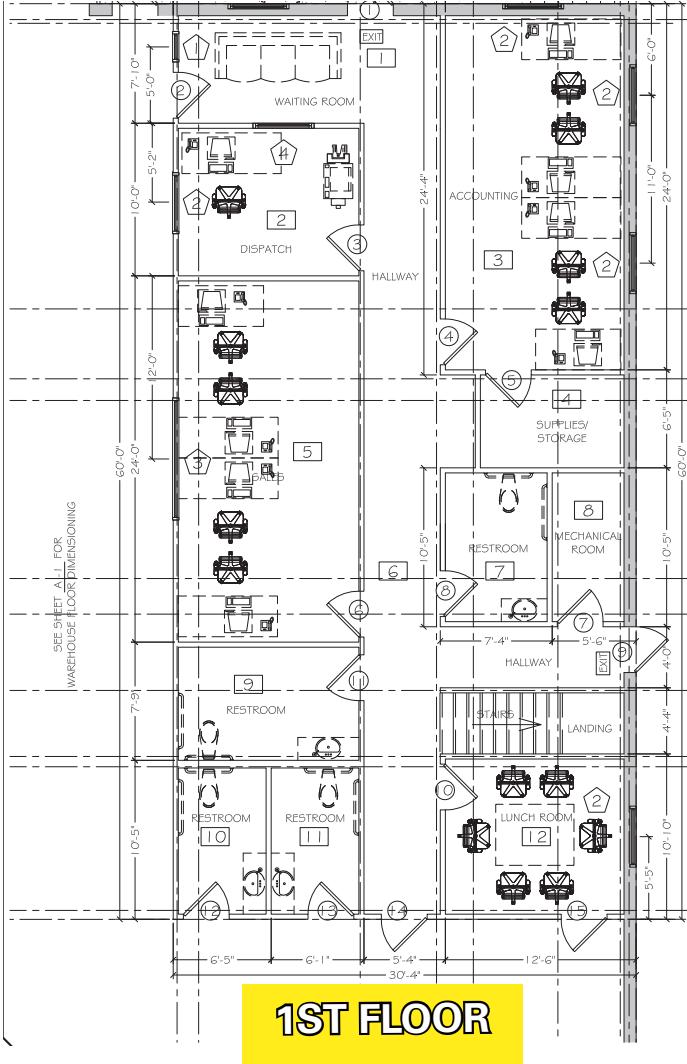
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EXPANSION PLAN



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FLOOR PLAN



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date