

5901 SOUTH 23RD ST, UNIT R5
MCALLEN, TX 78503

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ
Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

JABONEY RODRIGUEZ, CCIM
Real Estate Agent
956.731.4430 | jrodriguez@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

OVERVIEW SUMMARY

5901 SOUTH 23RD STREET, UNIT R5 | MCALLEN, TX 78503

PROPERTY SUMMARY

Located in McAllen in the Warehouse Kingdom Phase 2 Industrial Park on the Northeast corner of Military Highway and South 23rd Street, 9.3 miles from the Pharr International Bridge (main commercial crossing for the McAllen MSA), 4.5 miles to Interstate 2, and 10 miles from Anzalduas International Bridge, This +/- 5,700 SF warehouse suite that is new construction and in shell condition. The building features include a 28' clear height and 3 dock-high doors with pit levelers.

PROPERTY SPECIFICATIONS

Building Size (SF):	5,700 SF
Available (SF):	5,700 SF
Clear Height:	28'
Dock Doors:	3 Dock Doors
Dock Equipment:	Pit Levelers
Car Parking:	11 (Surface) 1.9/1,000 SF
Truck Court:	130' Minimum
Fire Protection:	Sprinkler
Roof:	Standing Steam
Lighting:	LED
Sale Price:	\$1,111,500
Lease Rate:	\$16.80 SF/yr + NNN (\$2.40 SF/yr)
Taxes 2025:	\$21,191



PROPERTY HIGHLIGHTS

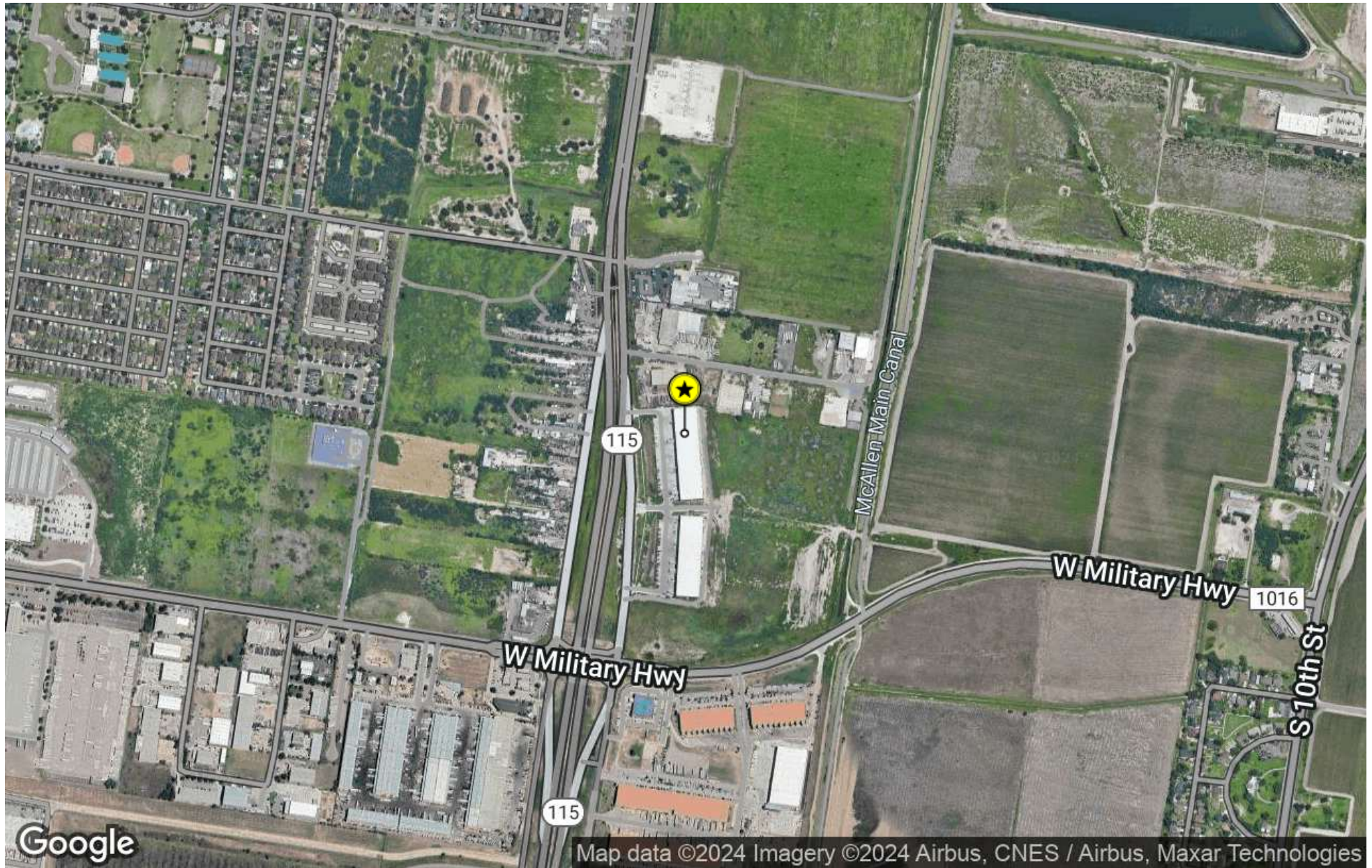
- Inline Space
- 28' Clear Height
- Fire Protection
- Trailer Parking on Site
- Built in 2021

FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

5901 SOUTH 23RD STREET, UNIT R5 | MCALLEN, TX 78503



FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

ADDITIONAL PHOTOS

5901 SOUTH 23RD STREET, UNIT R5 | MCALLEN, TX 78503



FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ

NAI RIO GRANDE VALLEY

Partner | Co-Managing Broker

laurap@nairgv.com

956.227.8000

JABONEY RODRIGUEZ, CCIM

NAI RIO GRANDE VALLEY

Real Estate Agent

jrodriguez@nairgv.com

956.731.4430



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.