

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

INDUSTRIAL PROPERTY FOR SALE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY SUMMARY

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



PROPERTY DESCRIPTION

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, TPO Roof with R-30 Insulation and includes a 28' clear height and 3 dock-high doors with pit levelers.

PROPERTY HIGHLIGHTS

- 28' Clear Height
- Fire Protection: Sprinkler
- 3 Dock Doors
- 3 Dock High Doors
- Shell Space

OFFERING SUMMARY

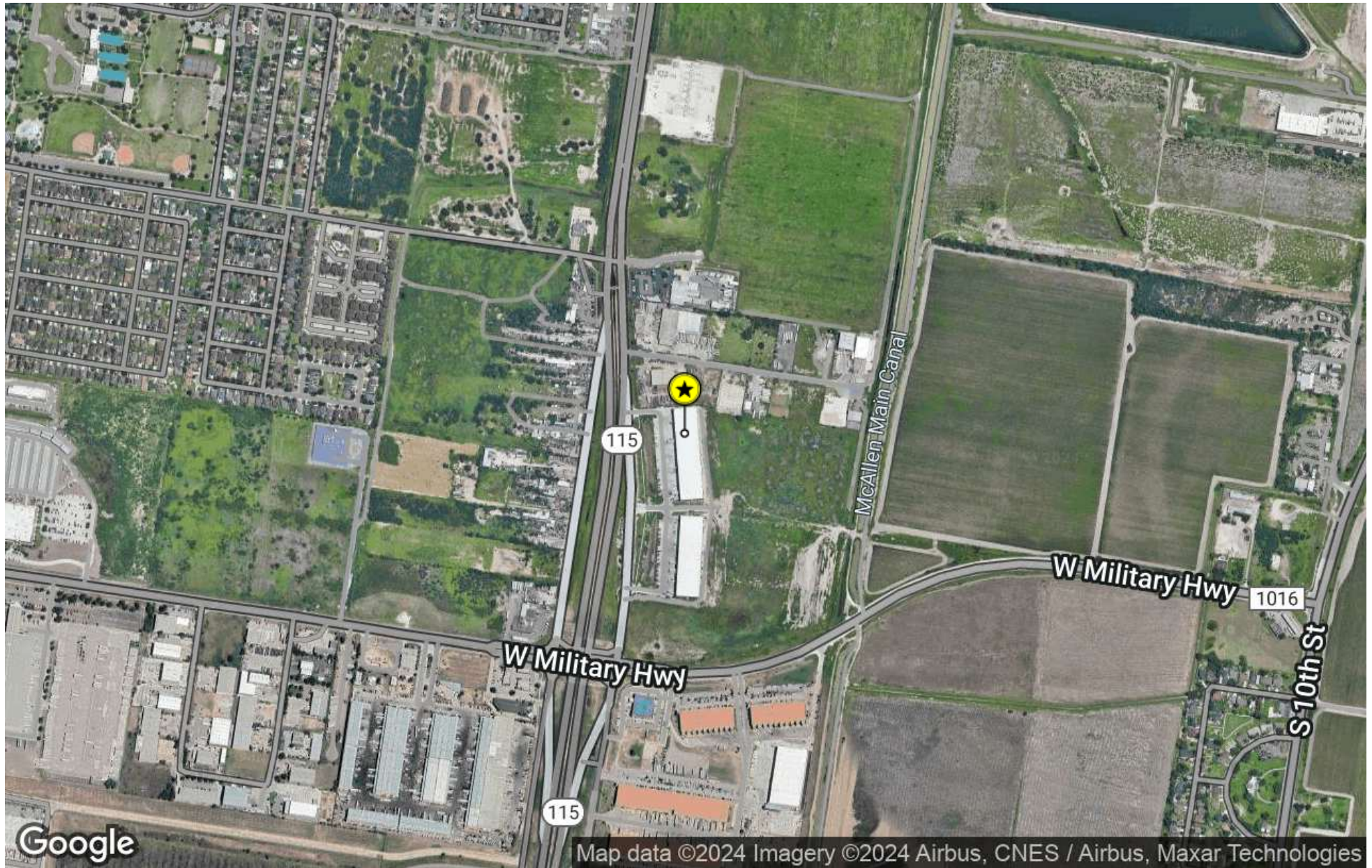
Sale Price:	\$1,111,500
Lease Rate:	\$16.80 SF/yr (2.40 Yearly)
Year Built:	2021
Available SF:	5,700 SF
Building Size:	5,700 SF
Lot Size:	.40 Acres
Parking Spaces:	54
Zoning:	I1-Light Industrial
Taxes 2025:	21 101

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AERIAL MAP

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ADDITIONAL PHOTOS

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