

6900 S INTERNATIONAL PKWY | MCALLEN TX 78503
INDUSTRIAL WAREHOUSE FOR LEASE



NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR MORE INFORMATION & SITE TOURS, PLEASE CONTACT:

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LOCATION SUMMARY

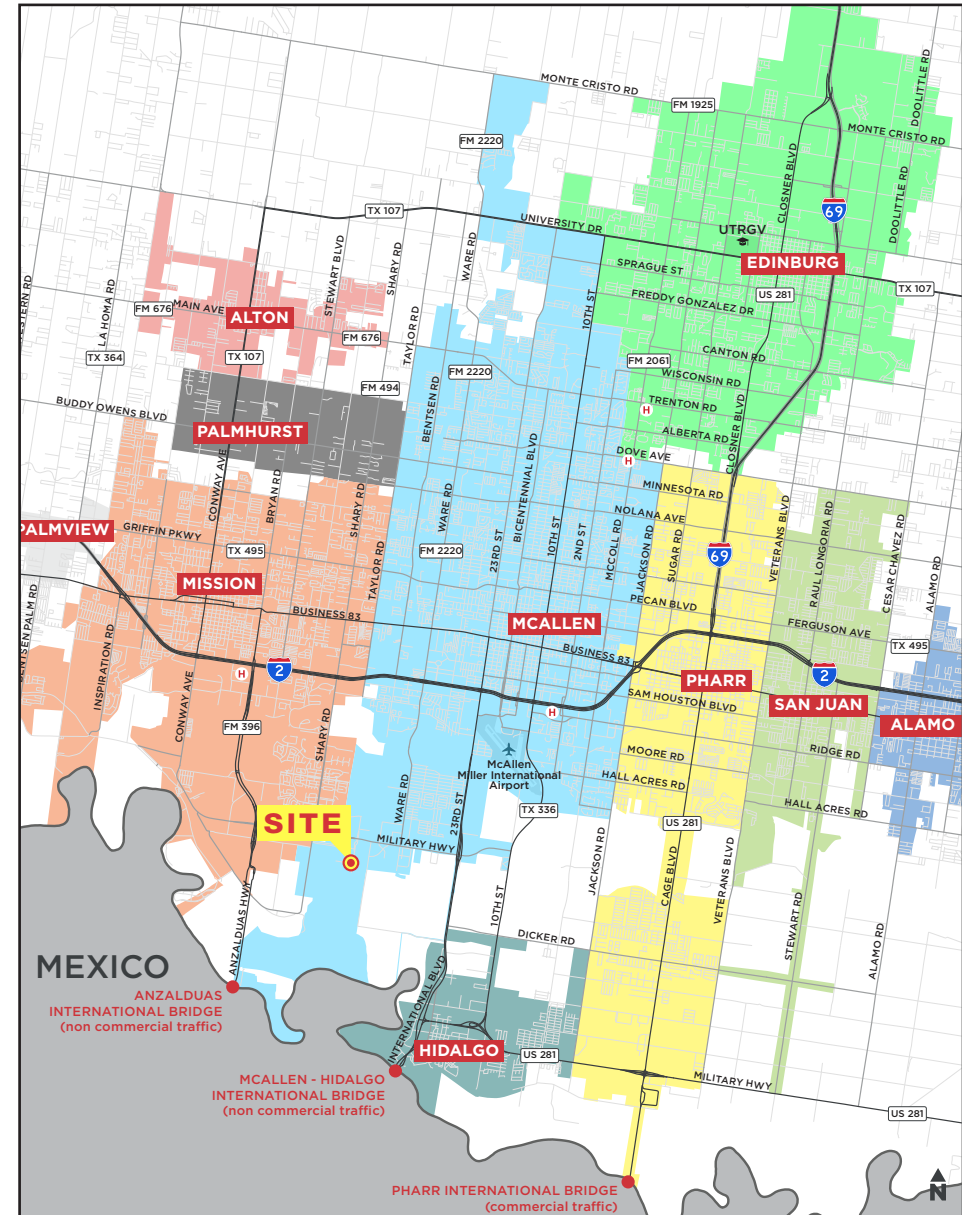
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IDEAL LOCATION

McAllen, situated in deep south Texas, stands out for its robust economy and flourishing business ecosystem. As the largest city in Hidalgo County, it serves as a pivotal hub for commerce, tourism, and healthcare in the Rio Grande Valley region. Its strategic location along the US-Mexico border has solidified its position as a prominent trading center, attracting businesses from various sectors. 6900 S International Parkway is nestled in the heart of McAllen's commercial epicenter, offering unparalleled convenience and accessibility. With close proximity to major transportation arteries such as Interstate 2 (I-2), US Route 83 (US-83), and Texas State Highway 336 (TX-336), the property provides seamless connectivity for commuters and visitors. This prime location, surrounded by a diverse array of amenities, makes it an ideal choice for businesses seeking a strategic base in the thriving city of McAllen.

LOCATION FEATURES

- Located in prestigious Sharyland Industrial Park
- Located in Foreign Trade Zone
- Located in Opportunity Zone
- Prime location for maquiladoras from Northeast Mexico
- Located in the 5th largest MSA in Texas (behind Houston, Dallas - Fort Worth, San Antonio and Austin)



PROPERTY FEATURES

6900 S INTERNATIONAL PKWY

PROPERTY DESCRIPTION

6900 South International Parkway is a single tenant Class A industrial warehouse totaling approximately 353,602 square feet on 18 acres. The facility is a concrete tilt industrial warehouse with 28' to 32' clear height, cross dock and optimal column spacing. A new roof was installed in January of 2017 and is warrantied through 2037.



SQUARE FOOTAGE

Total Building Size (SF):	353,602 SF
Main Office (SF):	6,000 SF
Shipping Office (SF):	2,000 SF

BUILDING FEATURES

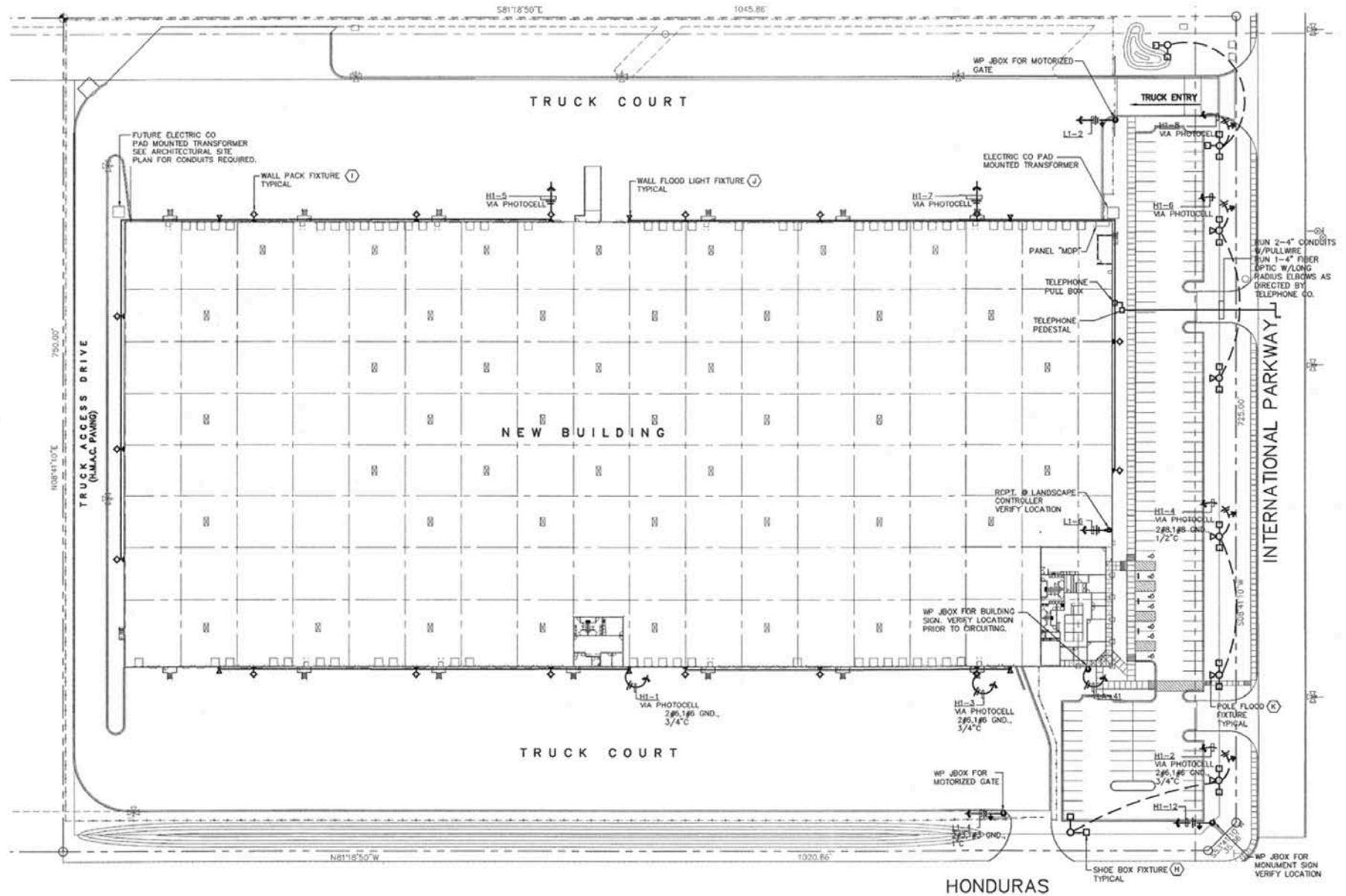
Clear Height:	28' to 32'
Column Spacing (in speed bays):	50' X 60'
Column Spacing (interior bays):	50' X 46.6'
Auto Parking:	151 Car Parks
Dock Doors:	60 Total (Expandable)
Dock Equipment:	20 Pit Levelers 40 Edge of Dock Levelers Dock Locks/Dock Seals on all doors
Grade Level Access:	1 Ramp
Trailer Parking Spaces:	10 (Expandable to 88)

CONSTRUCTION OVERVIEW

Building Construction Type:	Concrete-Tilt Wall
Construction Age (Year):	2005
Warehouse Lighting:	Metal Halide/LED / Skylights Throughout
Warehouse Ventilation:	19 Extraction Fans

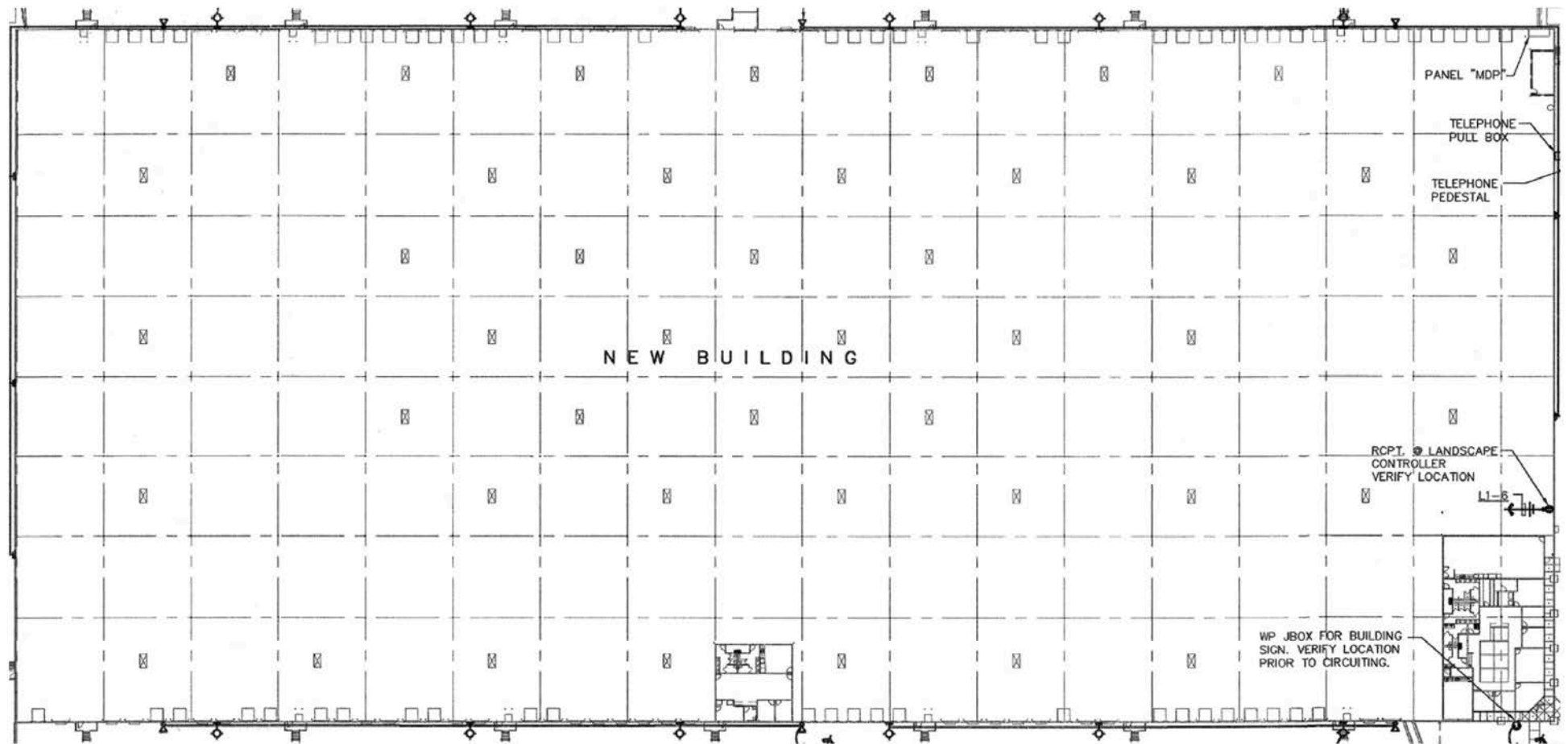
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FLOOR PLAN

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INTERIOR PHOTOS

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date