

1060 MACKINTOSH DR

BROWNSVILLE, TX 78521

OFFICE BUILDING FOR SALE
18,320 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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



PROPERTY SUMMARY

1060 MACKINTOSH DR | BROWNSVILLE, TX 78521



PROPERTY DESCRIPTION

Discover an exceptional opportunity on Mackintosh Drive in Brownsville, with convenient access to the frontage road and US Highway 83. This impressive 18,320-square-foot free-standing office building sits on 2.25 acres and offers 115 parking spaces and 77 offices/rooms. The building features a spacious lobby, reception area, file room, break room, and mechanical room. For added security, an electric gate provides secured parking for office personnel on the left side of the property.

With its versatility, this property is ideal for a training school, call center, government office, or professional facility. The expansive layout offers endless possibilities to suit a variety of professional needs.

OFFERING SUMMARY

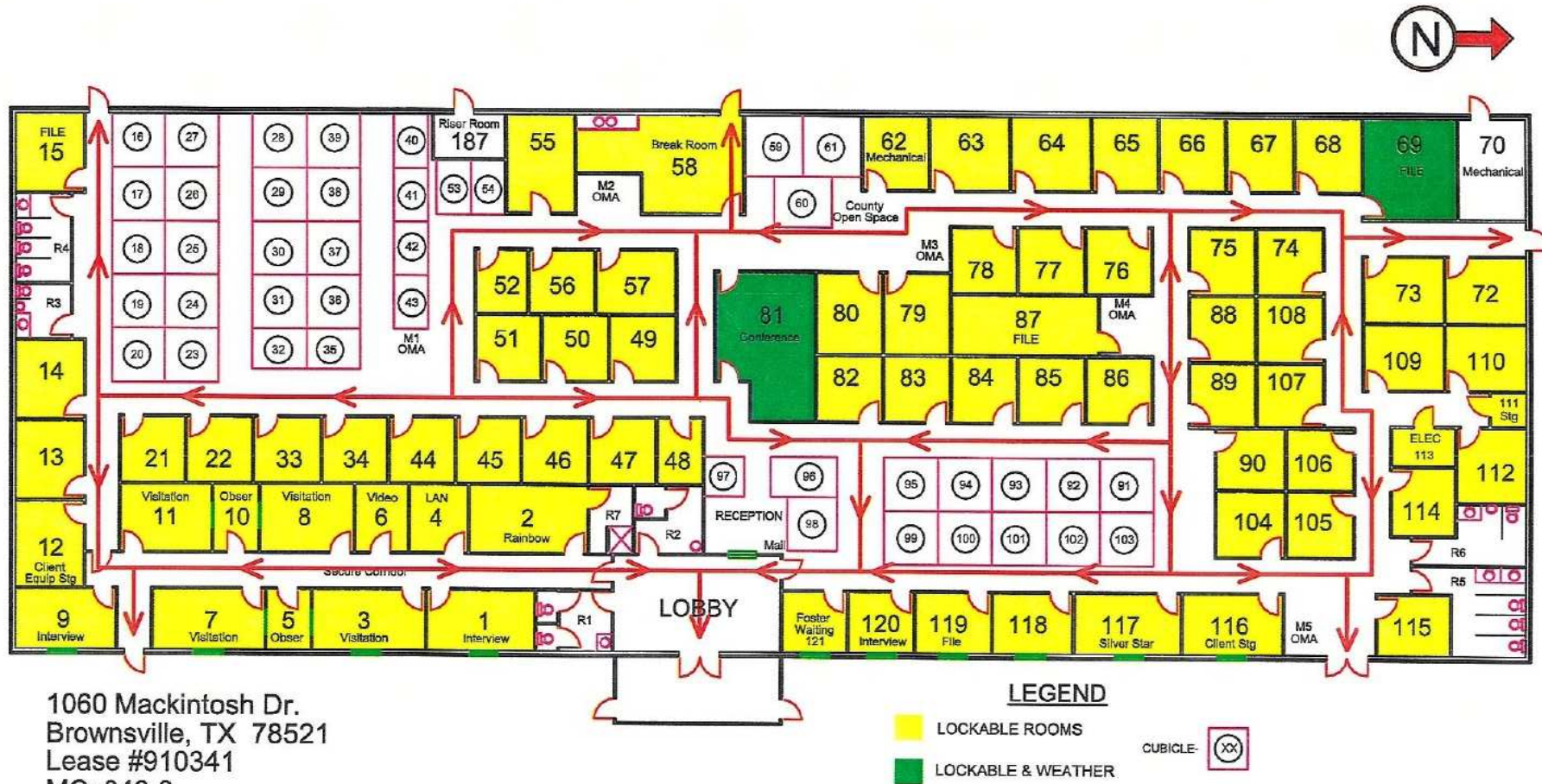
Sale Price:	\$1,999,000
Taxes:	\$22,254
Lot Size:	2.25 Acres
Building Size:	18,320 SF
Year Built:	2009
Parking Spaces:	115 Spaces
Zoning:	Corridor Commercial

FOR SALE / LEASE | OFFICE BUILDING

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.

FLOOR PLAN

1060 MACKINTOSH DR | BROWNSVILLE, TX 78521



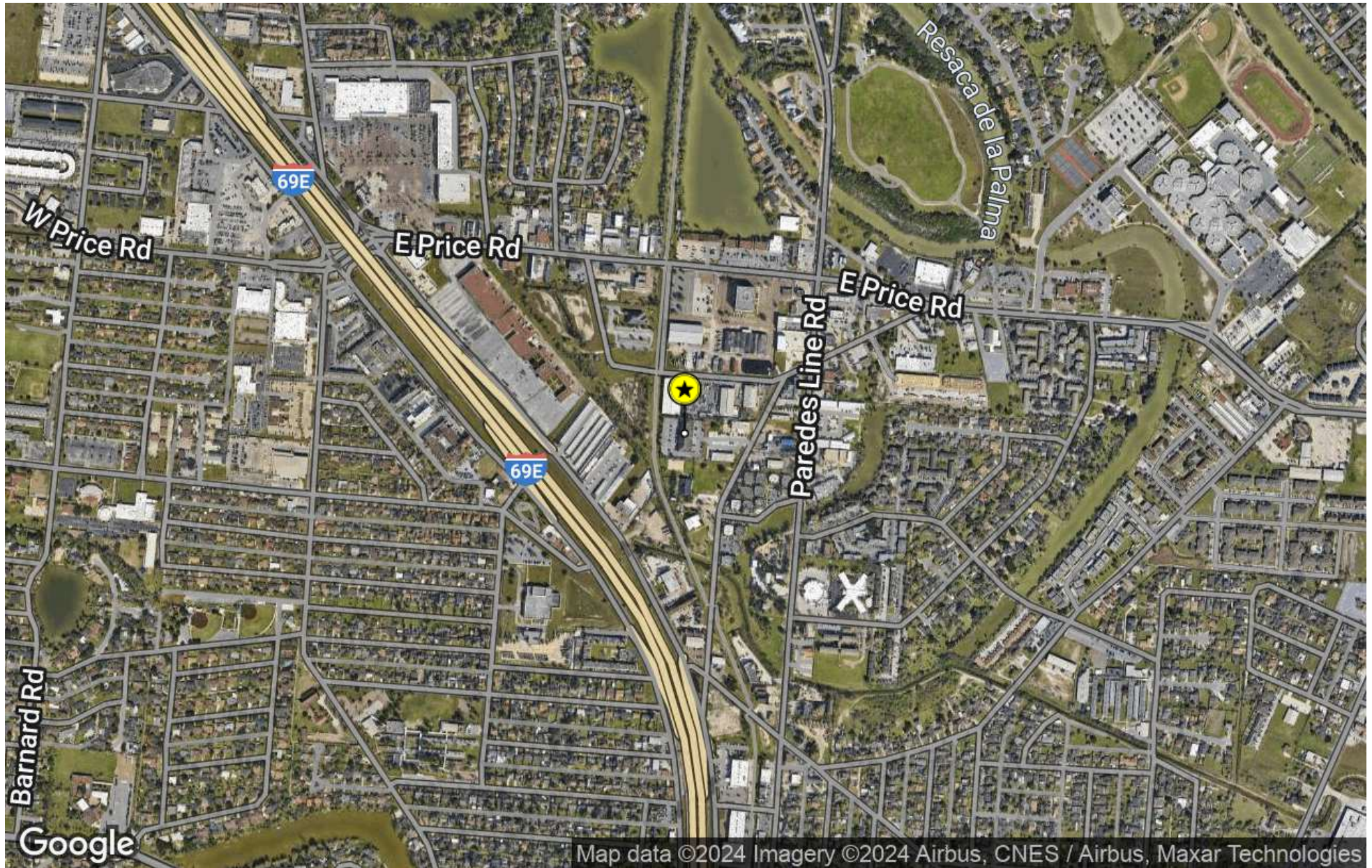
1060 Mackintosh Dr.
Brownsville, TX 78521
Lease #910341
MC: 046-8
FID: 3128

FOR SALE / LEASE | OFFICE BUILDING

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

1060 MACKINTOSH DR | BROWNSVILLE, TX 78521

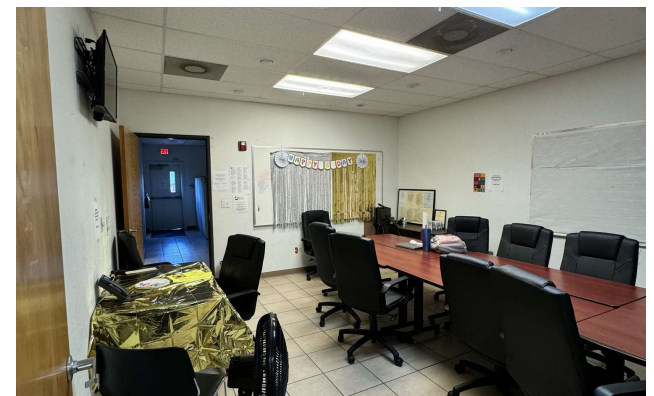
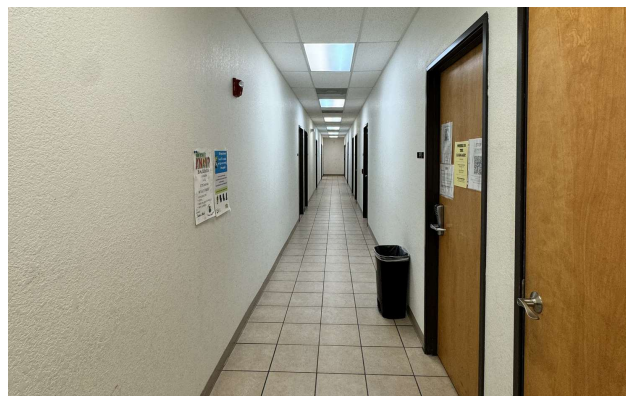


FOR SALE / LEASE | OFFICE BUILDING

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

1060 MACKINTOSH DR | BROWNSVILLE, TX 78521



FOR SALE / LEASE | OFFICE BUILDING

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



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.