

FOR LEASE

A **Varco** REAL ESTATE PROJECT

HIGHLIGHTS

- ▶ Strong visibility with direct frontage along Shary Road
- ▶ Dual access points for convenient ingress and egress
- ▶ Located minutes from major highways and cities
- ▶ In close proximity to a large concentration of homes



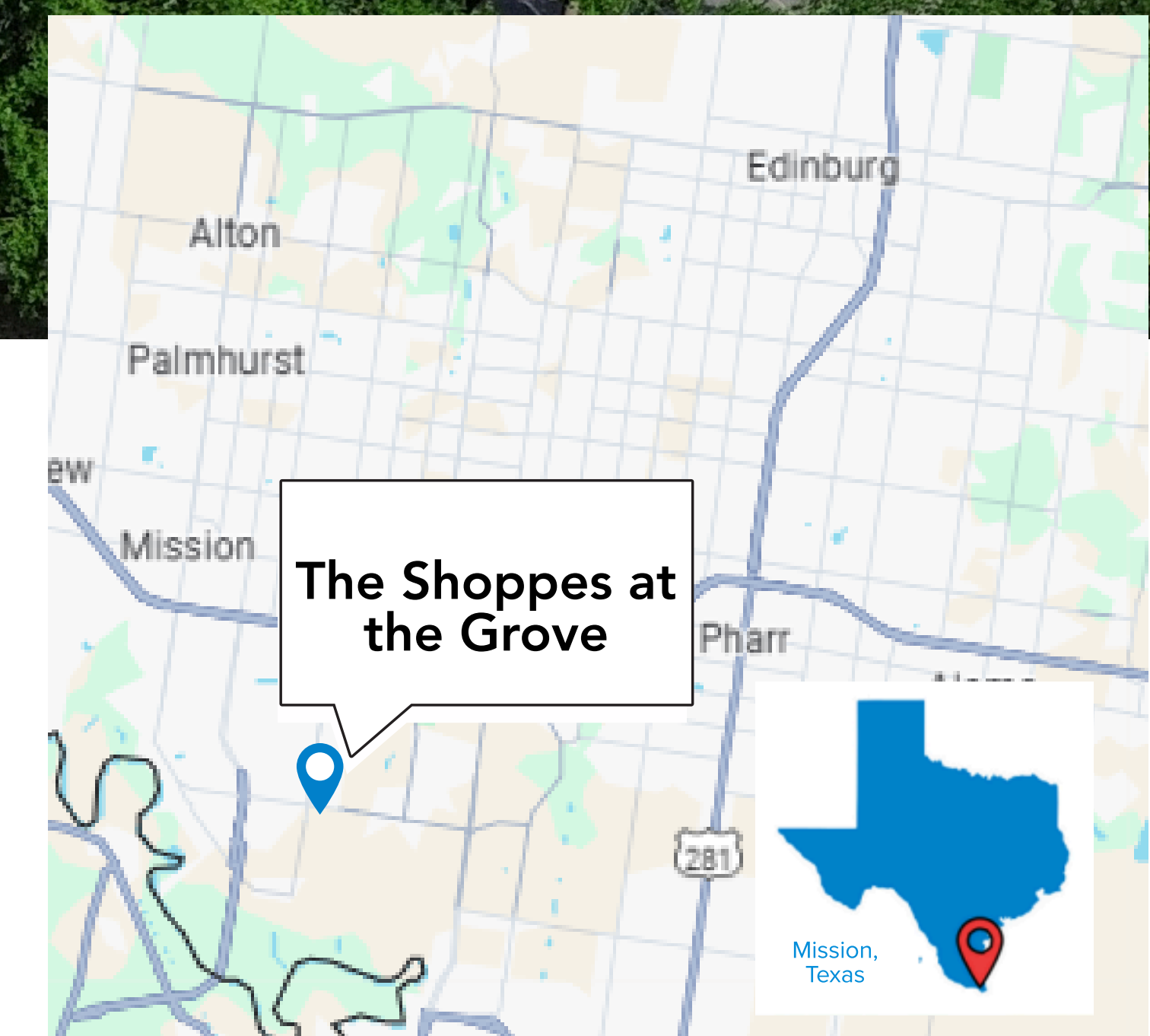
3 min
0.6 mi



9 min
4.6 mi



11 min
5.8 mi



4001 S Shary Rd Mission, TX 78572

Coordinates: 26.1627, -98.2931

Available Space: 839 - 1,567 SQ. FT

TRAFFIC COUNT

Shary Rd: 29,872 VPD

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956 388 1007

FOR LEASE

GROSS LEASABLE AREA
25,019 SQ.FT.



A **Varco** REAL ESTATE PROJECT

4001 S Shary Rd Mission, TX 78572
Coordinates: 26.1627, -98.2931
Available Space: 839 - 1,567 SQ. FT

AVAILABLE SPACE

| | | |
|-----|-------|--------|
| 200 | 1,133 | SQ. FT |
| 250 | 1,576 | SQ. FT |
| 300 | 1,538 | SQ. FT |
| 325 | 839 | SQ. FT |
| 350 | 1,570 | SQ. FT |
| 450 | 1,466 | SQ. FT |
| 600 | 1,200 | SQ. FT |
| 700 | 1,197 | SQ. FT |



CURRENT TENANTS

| | | | |
|-----------|---------------------------|-------|--------|
| 100 | Lada 52 Bar & Grill | 3,627 | SQ. FT |
| 150 | Gym Studio | 2,026 | SQ. FT |
| 400 & 425 | The Gardens | 2,444 | SQ. FT |
| 500 | Fitness Camp | 1,583 | SQ. FT |
| 550 | International Post Office | 1,217 | SQ. FT |
| 650 | Duck's Pizza | 1,200 | SQ. FT |
| 800 | Meat Market | 2,403 | SQ. FT |

REACH OUT FOR MORE INFO

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