

7801 S. JACKSON RD
PHARR, TX 78577

**NEW CONSTRUCTION
INDUSTRIAL PROPERTY AVAILABLE**



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

JABONEY RODRIGUEZ, CCIM

Real Estate Agent

956.994.8900 | jrodriguez@nairgv.com

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.



NAI RIO GRANDE VALLEY

800 W Dallas Ave McAllen, TX 78504

956.994.8900 | nairgv.com

OVERVIEW SUMMARY

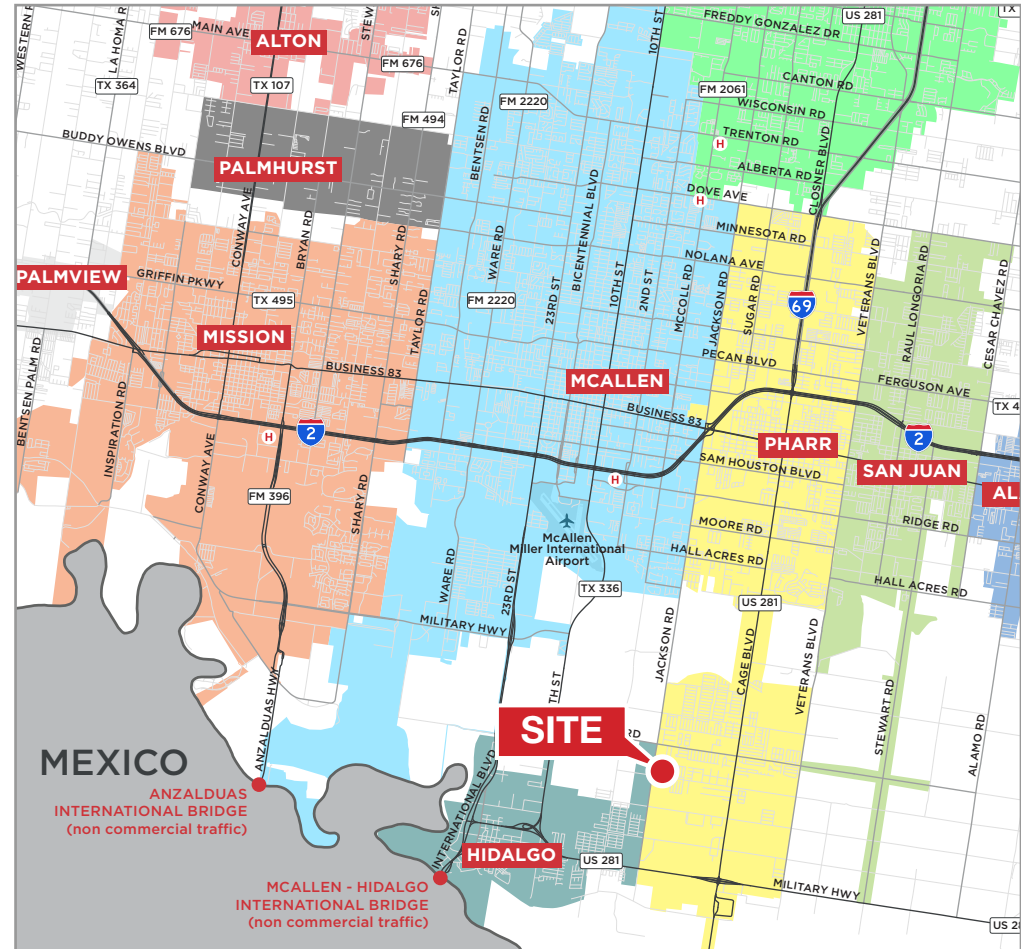
7801 S. JACKSON RD | PHARR, TX

PROPERTY SUMMARY

Located in Pharr just north of Keystone Industrial Park, 5 miles from the Pharr International Bridge (main commercial crossing for the McAllen MSA), 6.8 miles to Interstate 2, and 13.2 miles from Anzalduas International Bridge, This new construction building and has additional land for expansion or trailer staging and is completely concrete paved, fenced and secure. The building features include 25' clear height, fire protection, 8 dock high doors with pit levelers, and edge of docks and 1 ramp.

PROPERTY SPECIFICATIONS

Available (SF):	±20,000 SF
Office/Showroom (SF):	±427 SF
Clear Height:	25'
Dock Doors:	8
Dock Equipment:	2 Pit Levelers 6 Edge of Dock
Drive in Door:	1 Ramp
Trailer Parking:	±45 Spaces
Car Parking:	±20
Truck Court:	±150'
Fire Protection:	Sprinkler
Roof / Lighting:	Metal / LED
Total Building Size (SF):	±129,000 SF



PROPERTY HIGHLIGHTS

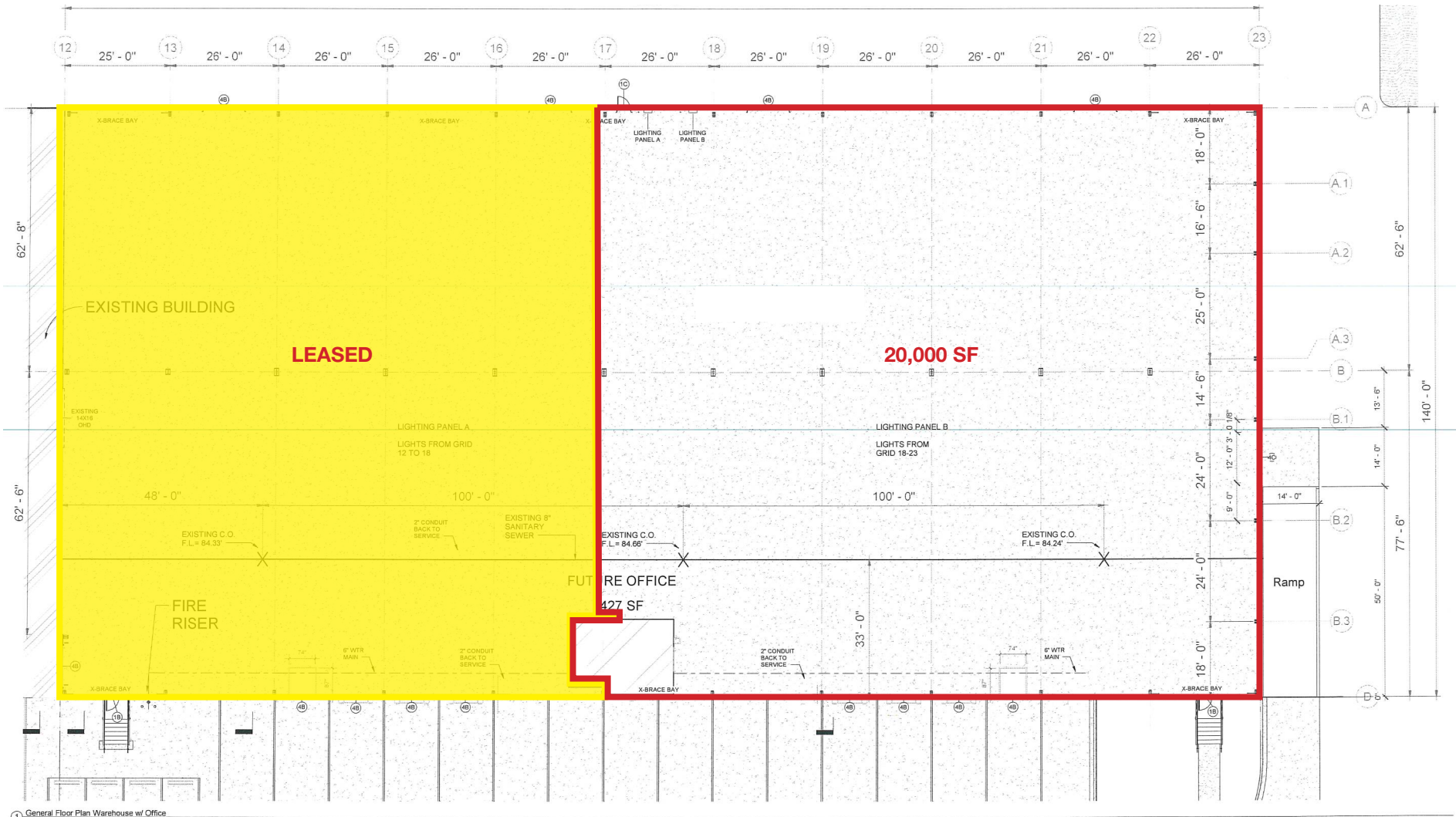
- End Cap
- 25' Clear Height
- Fire Protection
- Secured Truck Court
- Expansion Potential
- Trailer Parking on Site

AVAILABLE | 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.

FLOOR PLAN

7801 S. JACKSON RD | PHARR, TX



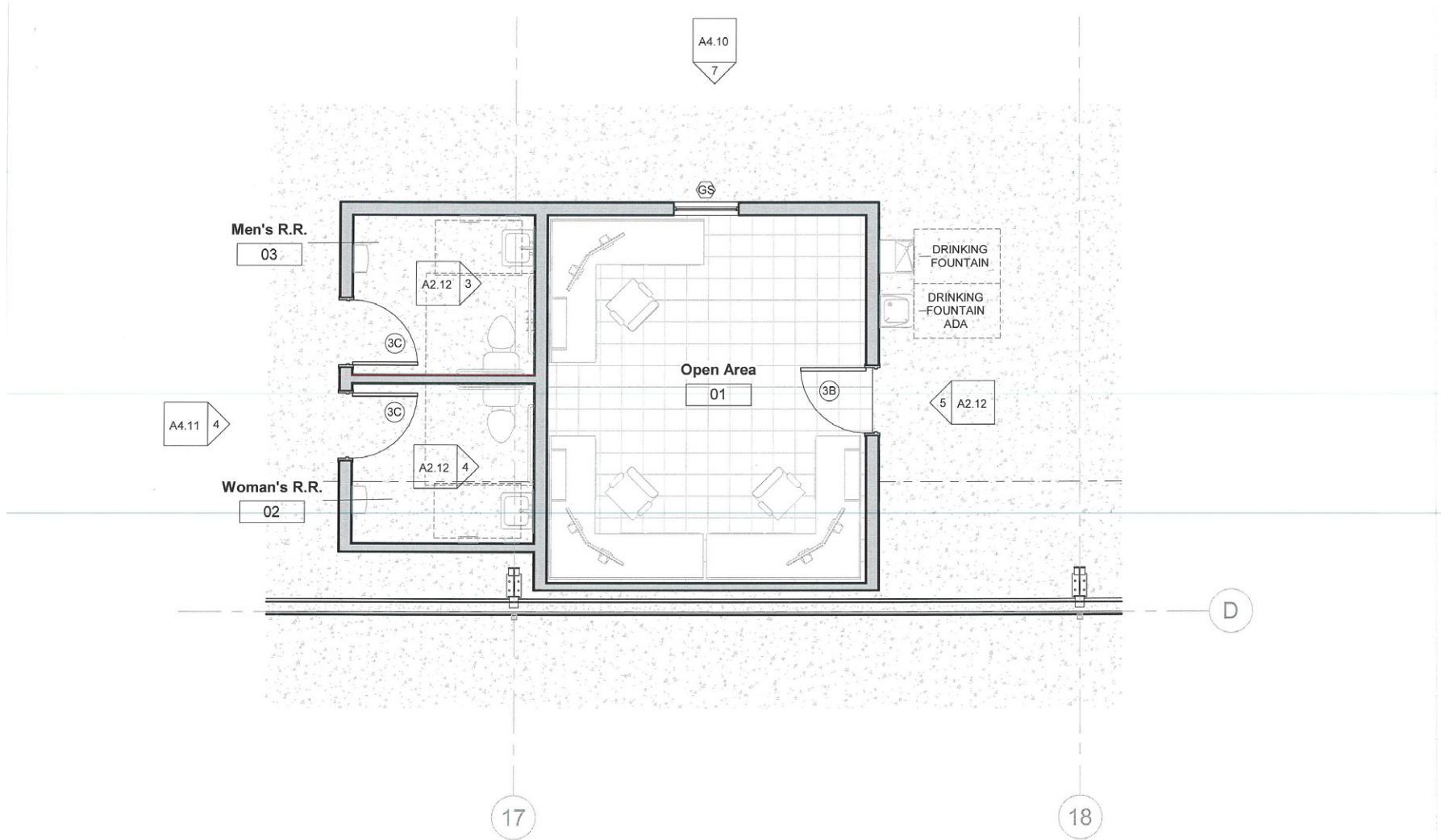
1 General Floor Plan Warehouse w/ Office
3/32" = 1'-0"

AVAILABLE | 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.

OFFICE FLOOR PLAN

7801 S. JACKSON RD | PHARR, TX



① General Floor Plan Main Office
1/4" = 1'-0"

AVAILABLE | 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

7801 S. JACKSON RD | PHARR, TX



AVAILABLE | 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.

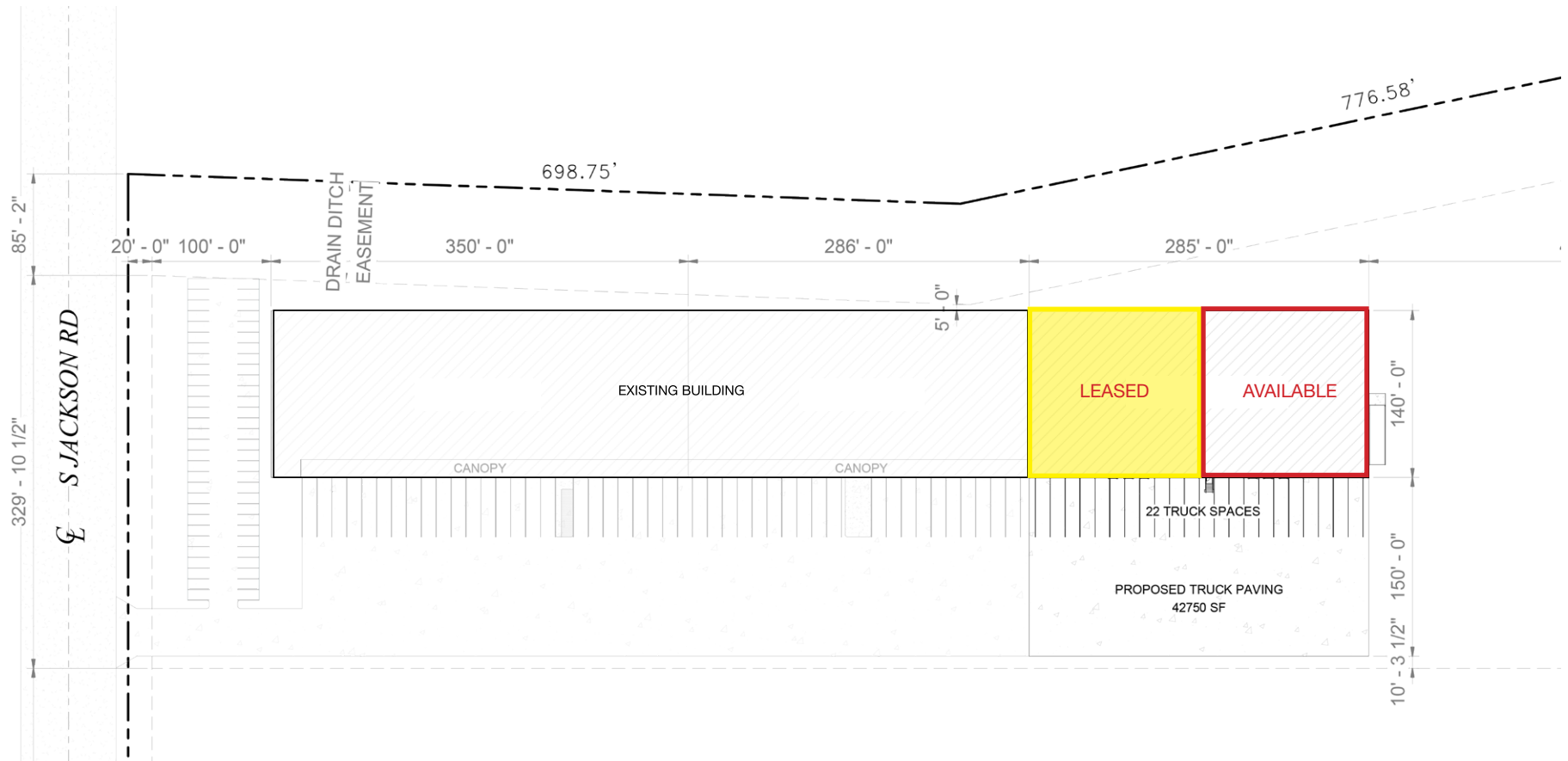


AVAILABLE | INDUSTRIAL PROPERTY

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.

SITE PLAN

7801 S. JACKSON RD | PHARR, TX



AVAILABLE | 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:

JABONEY RODRIGUEZ, CCIM

NAI RIO GRANDE VALLEY

Real Estate Agent

jrodriguez@nairgv.com

956.994.8900



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.