

**HARLINGEN, TEXAS**

**FOR LEASE**  
**1240 S.F. WAREHOUSE & 2 ACRES**  
**3410 E. GRIMES ROAD**

**BLDG: 1,240 S.F.**

**LAND: 2 ACRES**

**Move-In-Ready**

**\$3,944.49 MO**

- Easy Access To I-69 & I-2
- ZONED: LT Industrial
- International Airport 2 Blocks
- Industrial Park 1/2 Mile
- Excellent For :

Auto or Equipment Rental/Sales,  
Contractor Yard, Auto Recovery,  
Etc.

*Serving The Rio Grande Valley*  
*Investments—Warehouse—*  
*Retail—Land—Businesses*

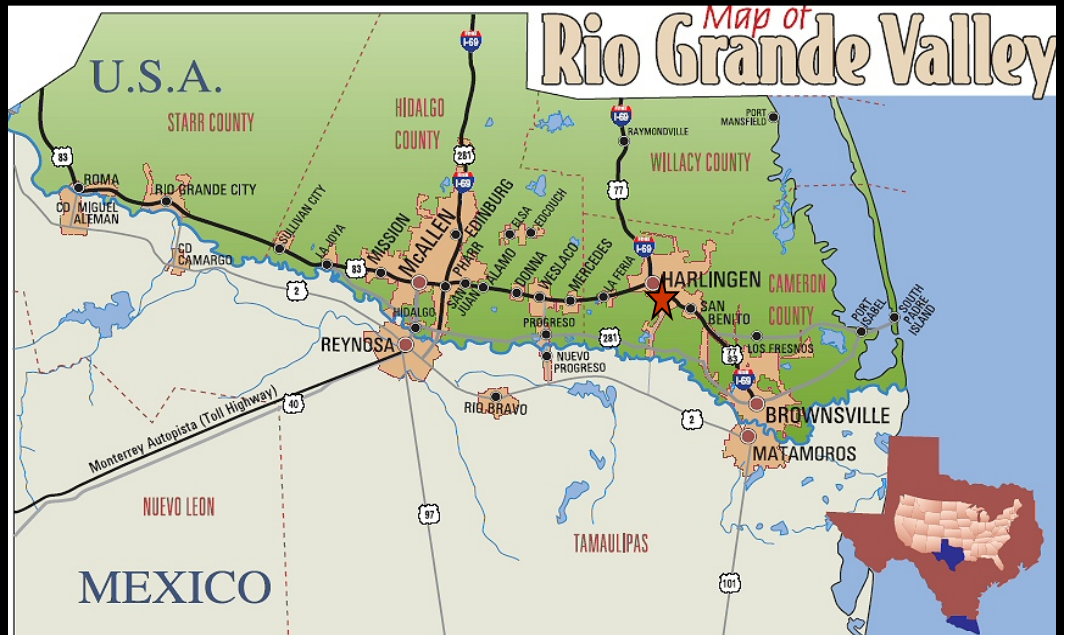
**CONTACT:**  
**PAULINE ZUROVEC**

**MARCUS PHIPPS REAL ESTATE**

1617 E. Tyler Ave., Suite H  
Harlingen, TX 78550

Phone: 956-793-9993

E-Mail: pauline@przcommercial.com



*(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)*



## HARLINGEN, TEXAS

# For Lease

## 3410 E. GRIMES ROAD

### OFFERING SUMMARY—3410 E. GRIMES RD., HARLINGEN, TX 78550

**IMPROVEMENTS & USE:** Great for auto recovery yard, contractor use, auto & heavy equipment rentals/sales.

**STRUCTURE & LAND:**

**LAND:** Two (2) Acres with 259+ frontage on Grimes Road. Fenced yard, separate ingress & egress gates, paved office parking.. Three strand barb-wire fence.

**WAREHOUSE:** 1,240 S.F. & TWO (2) acres fenced yard. Ready for occupancy. Constructed +/- 2006. Large fenced yard with 3 strand barbed wire. Prime location for contractor, towing company, equipment yard, rental agency, etc. Warehouse is clear span. One (1) overhead door (12' x 12'), 15' center. Office has new 2-ton HVAC (2 offices), car wash pit on site. 230 VOLT - 1 PHASE, two (2) entrances to yard. Pole sign on site. Security system on site.

**AREA:** Centrally located in Harlingen within the Rio Grande Valley. Easy access from any direction. Easy access to Exp. 77/83 (I-69). Only one stop light from Valley International Airport, 1/10 mile to Harlingen Industrial Park, Port Of Harlingen, rail system, 1-2 mile from medical centers.

**ZONING:** Light Industrial

**LEASE TERMS:** Five (5) Year Term Minimum RENTS: \$3,944.49 Mo.

Base Rents: \$ 3,500.00 Mo.

Tax: \$ 219.49 (\$2,633.84—2025)

Ins: \$ 225.00 (\$2,700.00—2025)

### PROPERTY HIGHLIGHTS

I-69E (formerly U.S. Highway 77) is the most direct, four lane highway connecting Houston, San Antonio and Corpus Christi to the Rio Grande Valley.

- I-69E intersects Interstate Highway 37 at Corpus Christi, which provides access to San Antonio to the West.
- McAllen and Laredo are accessible via I-2 (formerly U.S. Expressway 83) in Harlingen.

Subject site is located within a 1-2 mile range of two major medical centers, VA Hospital, University of Texas RGV, Texas State Technical College. Only minutes from Harlingen International Airport, Los Indios Foreign Trade Zone, the Port of Harlingen.

**CONTACT:**

PAULINE ZUROVEC

**MARCUS PHIPPS R.E.**

1617 E. Tyler Ave., Suite H  
Harlingen, TX 78550

Phone: 956-793-9993

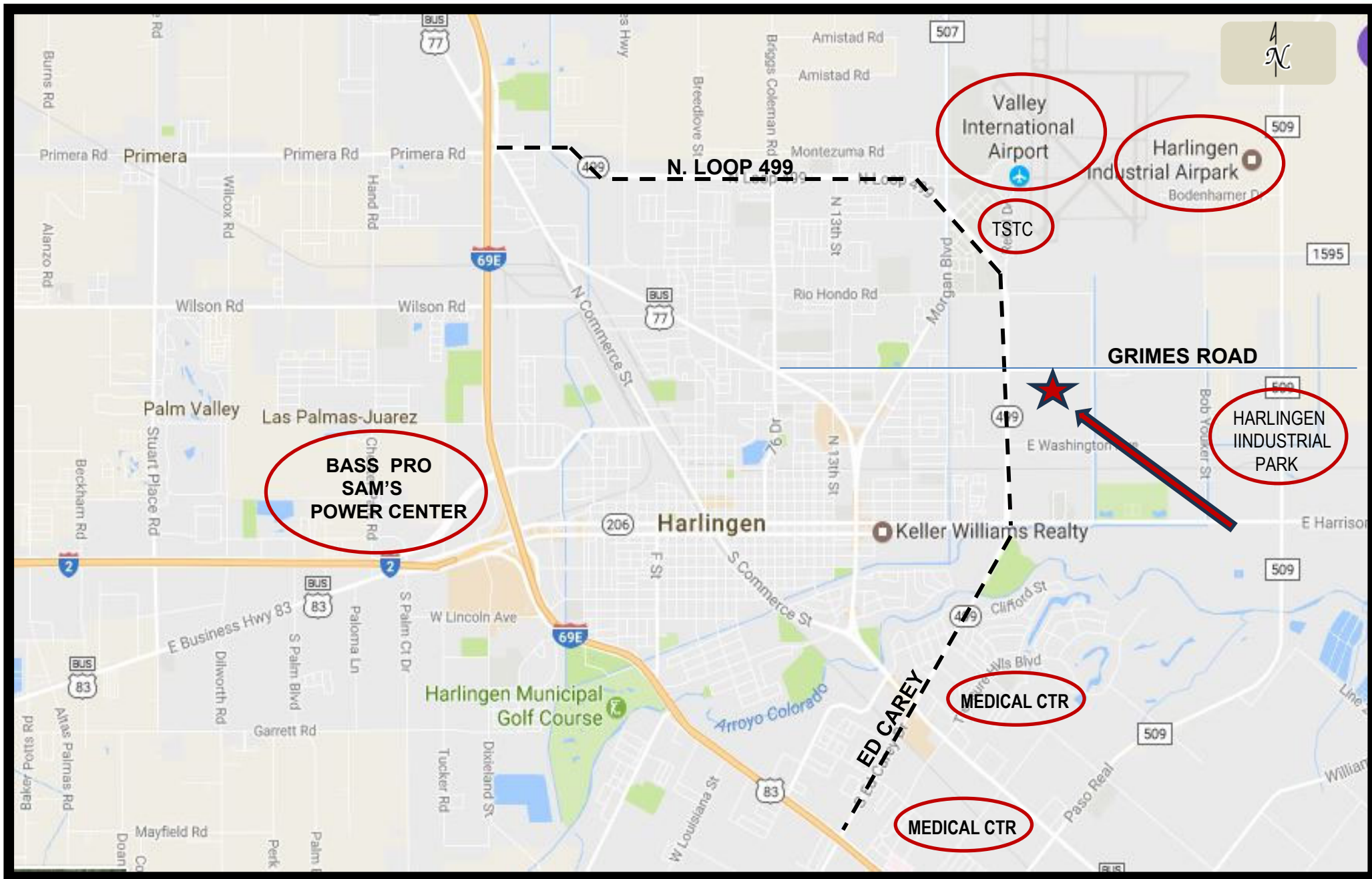
*Serving The Rio Grande Valley  
Investments—Warehouse—  
Retail—Land—Businesses*

- 45 Minutes To McAllen / Edinburg
- 20 Minutes To Brownsville
- 20 Minutes To Weslaco

*(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgement as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)*

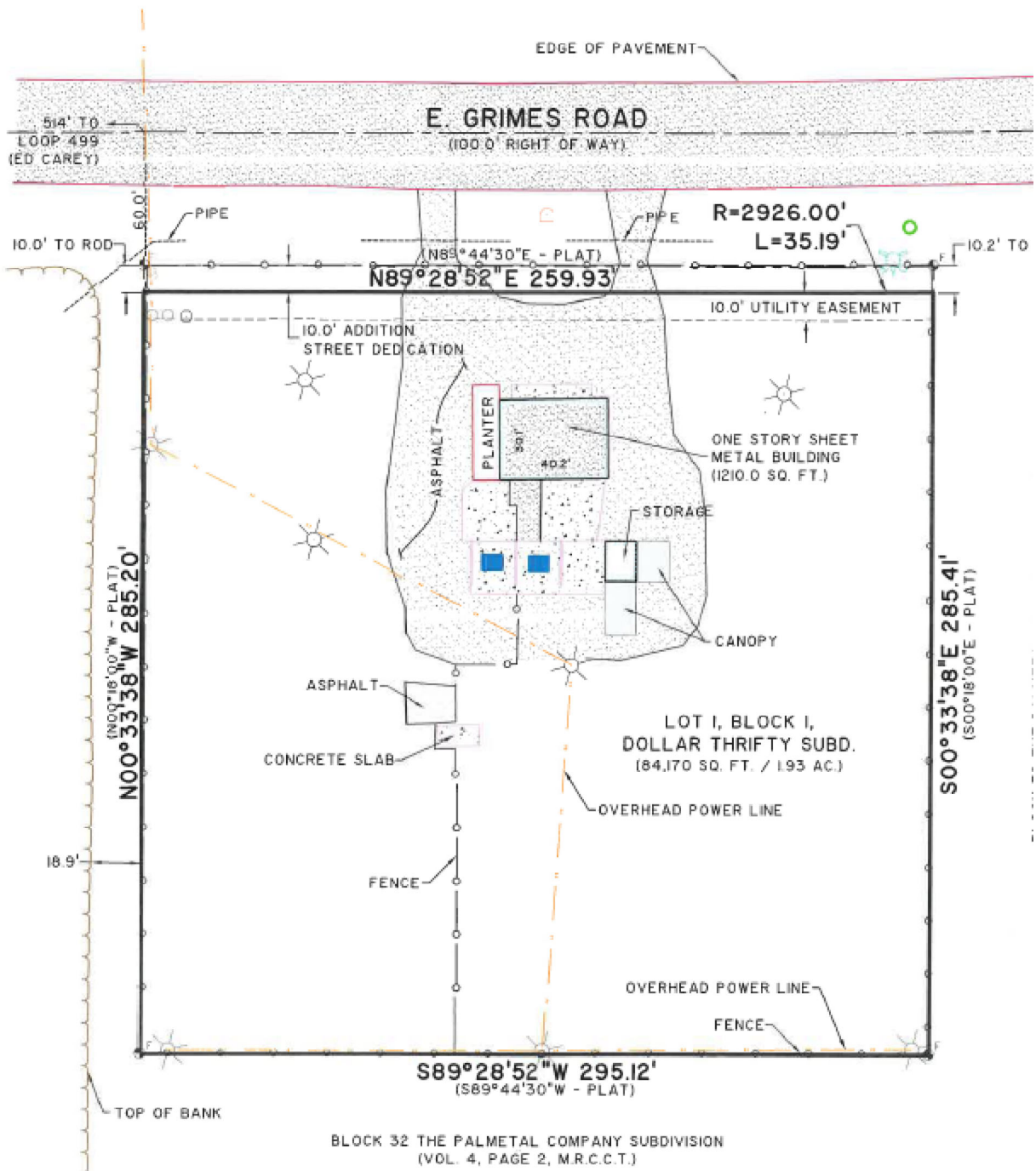


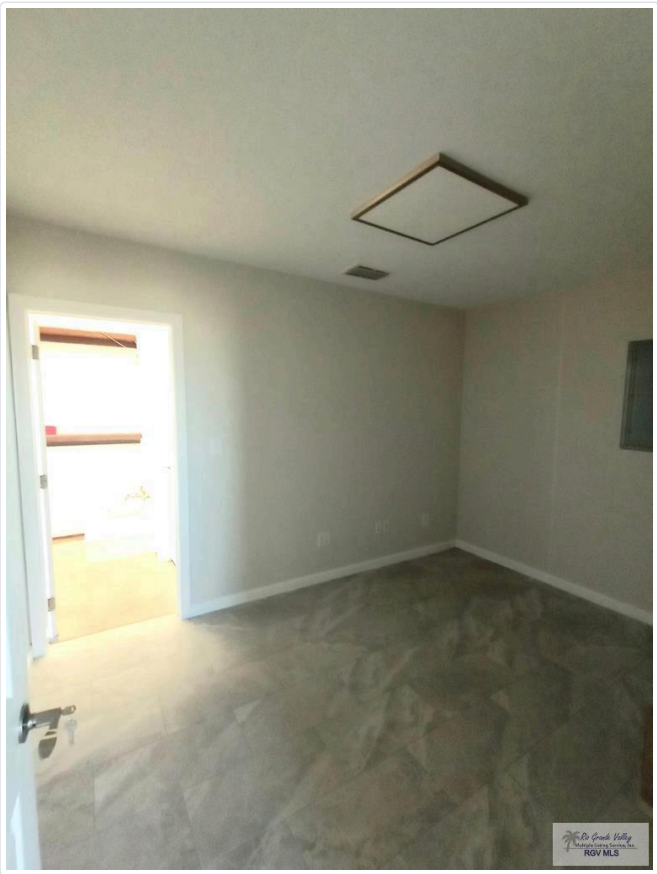
# 3410 N. GRIMES ROAD - HARLINGEN, TX

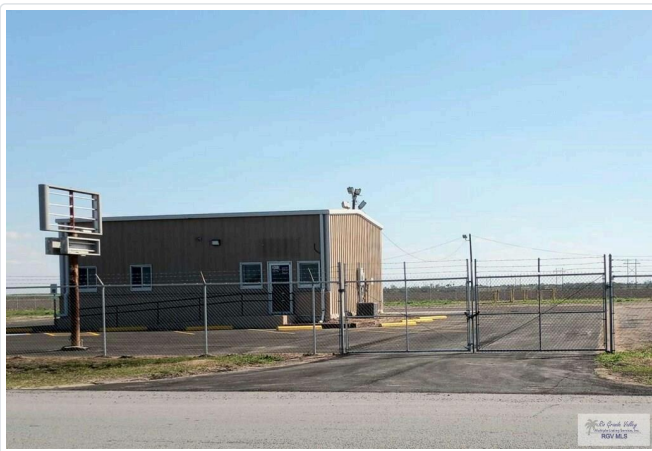
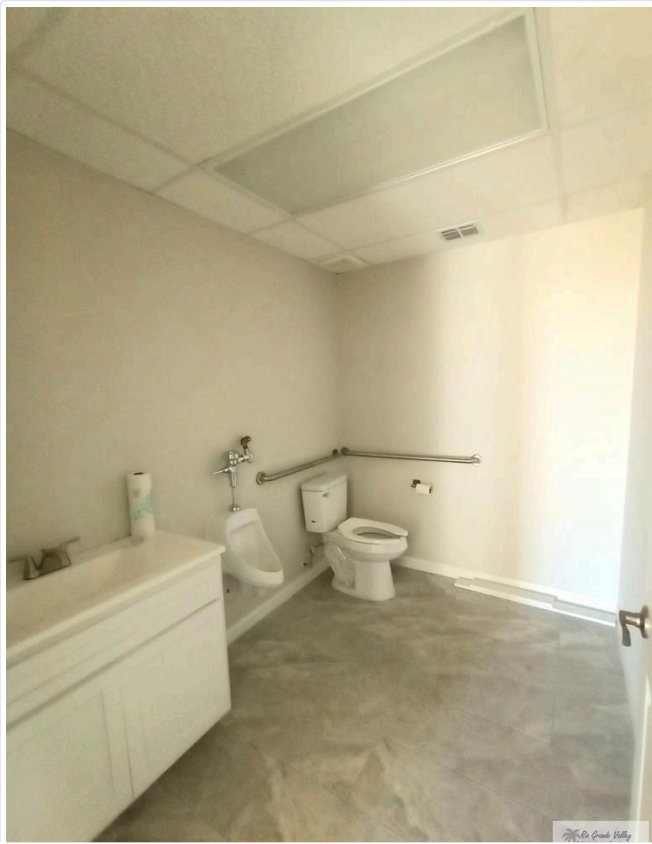


**CONTACT: PAULINE ZUROVEC**  
**CELL: 956-793-9993**













## 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.

#### MARCUS PHIPPS REAL ESTATE LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

568880

License No.

marcus@harlingenhomes.com

Email

(956)423-5300

Phone

#### MARCUS PHIPPS

Designated Broker of Firm

450735

License No.

marcus@harlingenhomes.com

Email

(956)793-2355

Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

#### Pauline Zurovec

Sales Agent/Associate's Name

249384

License No.

pauline@przcommercial.com

Email

(956)793-9993

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501