



McAllen Foreign Trade Zone

6401 S 36th St, McAllen, TX 78503



McALLEN
Foreign Trade Zone

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McAllen Foreign Trade Zone
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McAllen Foreign Trade Zone

\$21.00 /SF/YR

This building is located inside the McAllen Foreign Trade Zone Industrial Park and is right at the entrance of the park with great views to Military Hwy and Ware Road

Recently Renovated

Economical and Affordable Office space from 100 to 300 SF. Month to Month and Annual Lease Agreements

Conference room available for your convenience.

Parking Available

Single or Adjoining offices available.

24 Hour Truck Scale on Site...

- 24 Hr. Manned Security
- Marquee Available For Company Logo Display
- CTPAT Compliant Park
- Conference Room Available
- Flexible terms
- Lobby Area



Rental Rate: \$21.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 42,000 SF

Year Built: 1980

Rental Rate Mo: \$1.75 /SF/MO

1st Floor Ste 18

| | |
|-----------------|-----------------|
| Space Available | 118 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite #18 fits comfortably one desk.

1

1st Floor Ste 19

| | |
|-----------------|----------------|
| Space Available | 145 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Office Size | 145 SF |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | 1 Year |

This suite is 145 SF and fits one desk comfortably. This suite is located at building "H" where is is a quite professional setting.

2

1st Floor Ste 20

| | |
|-----------------|-----------------|
| Space Available | 144 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite #20 fits one to two desks. This building is in a professional office quiet setting.

3

1st Floor Ste 21

| | |
|-----------------|-----------------|
| Space Available | 117 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite 21 fits one desk comfortably, but has an adjoining suite #22, that can be leased also.

4

1st Floor Ste 22

| | |
|-----------------|-----------------|
| Space Available | 111 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite #22 fits comfortably one desk, but can be adjoined by office #21 leased separately.

5

1st Floor Ste 24

| | |
|-----------------|-----------------|
| Space Available | 150 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite #24 can fit comfortably two desks. This building is a professional quite setting that has been recently renovated.

6

1st Floor Ste 27

| | |
|-----------------|-----------------|
| Space Available | 149 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite # 27 fits comfortably two desks. Recently renovated office and building.

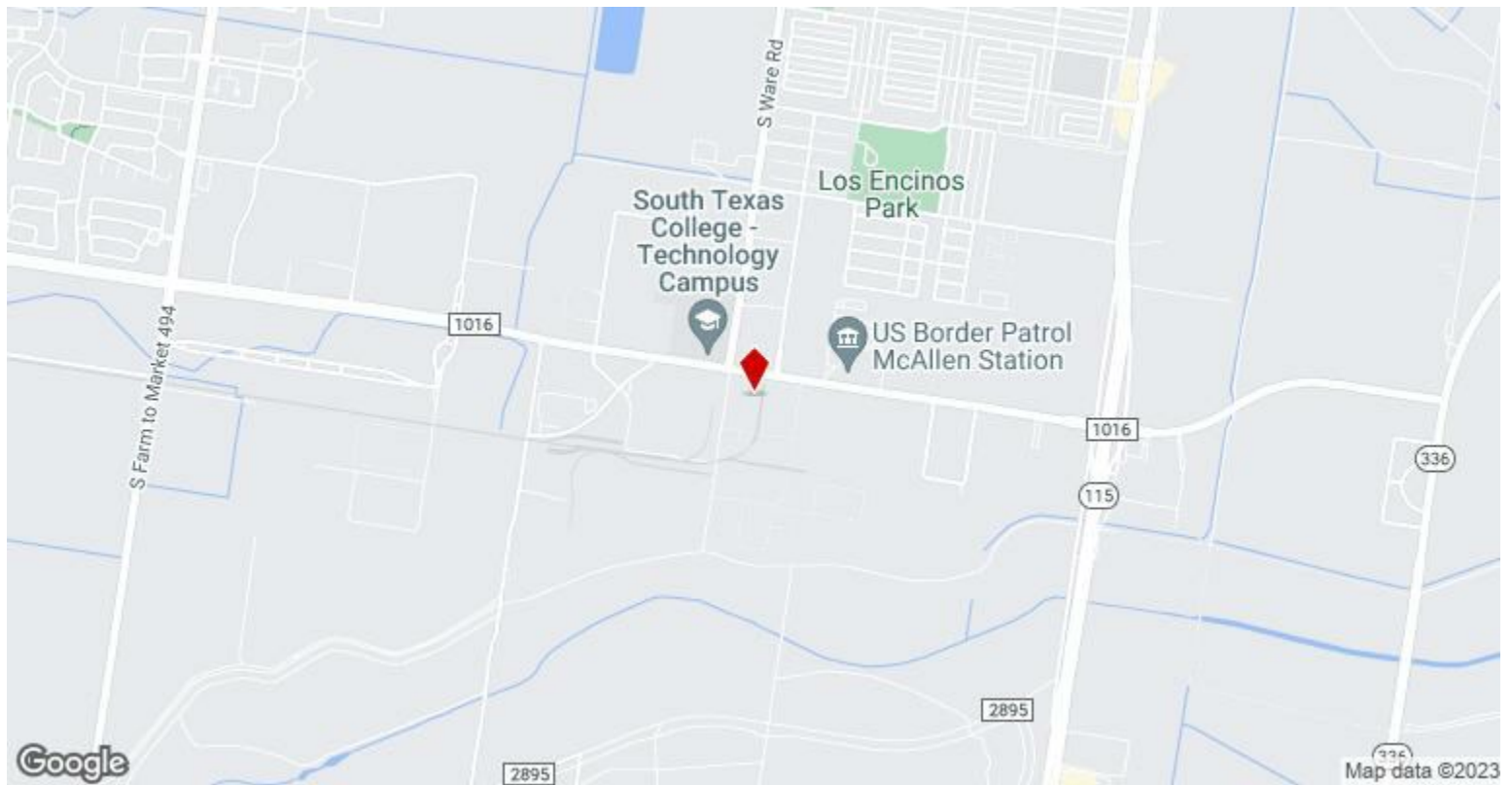
7

1st Floor Ste 5

| | |
|-----------------|-----------------|
| Space Available | 158 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 Year |

Suite #5 fits spaciouly one to two desks.

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24 Hour Truck Scale on Site

Property Photos



Front Building Main View to Military Hwy/Ware Rd



West Entrance

Property Photos



Conference Room for Tenant Use



Adjoining Office 6 & 9

Property Photos



Conference Room for Tenant Use220921_155824