

**FOR
LEASE**

**CHOOSE
YOUR SIZE**

INDUSTRIAL BUILD TO SUIT **Harlingen Industrial Park**

SIZES UP TO 41,000 SF AVAILABLE



**FOR
LEASE**

5706 E. Grimes Street
Harlingen, Texas 78550

INDUSTRIAL BUILD TO SUIT

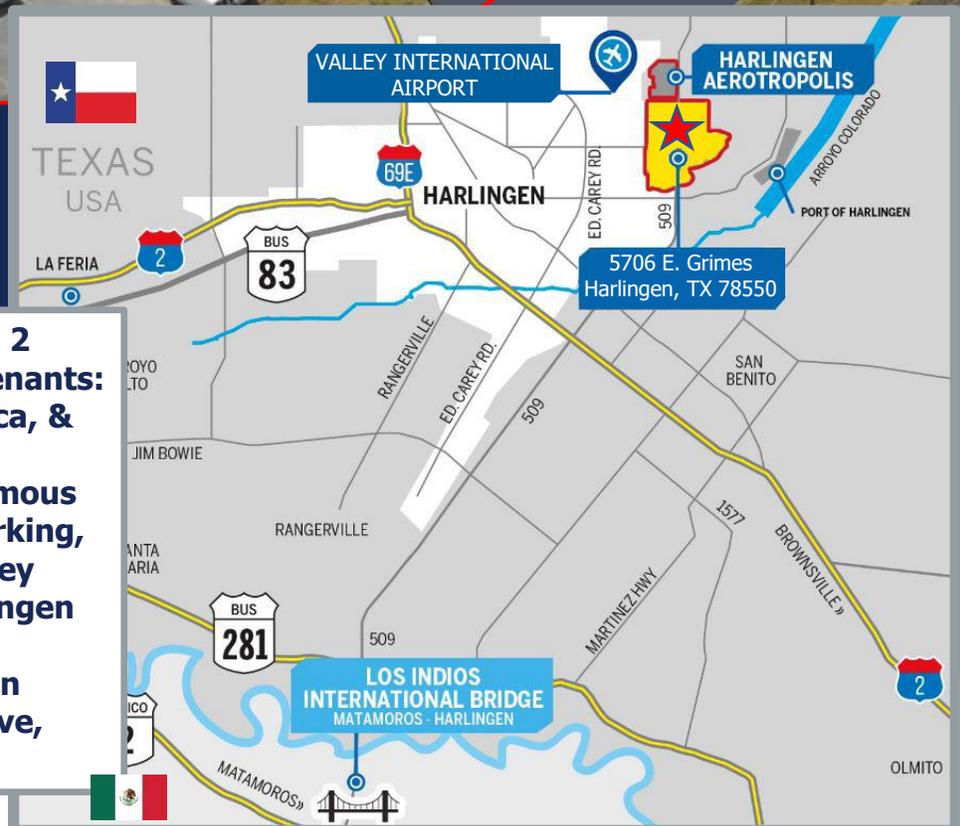
Harlingen Industrial Park

UP TO 41,000 SF AVAILABLE



5706 E. Grimes Street
Harlingen, Texas 78550

- **Developer owns 5.3 acres with 2 existing industrial buildings, tenants:**
 - **Delivery Solutions of America, &**
 - **Stericycle Inc.**
- **Development Parcel has enormous yard space / excess trailer parking,**
- **Excellent mid-Rio Grande Valley location within 1 mile to Harlingen Valley International Airport,**
- **Access to more than 1.1 Million people within a 45-minute drive,**
- **Occupy in 9-12 months!**



FOR LEASE

5706 E. Grimes Street
Harlingen, Texas 78550

INDUSTRIAL BUILD TO SUIT Harlingen Industrial Park

UP TO 41,000 SF AVAILABLE



Building Features

- **Square Feet: 40,686, divisible**
- **Land Area: 2.50 acres**
- **Office Finish: Build to Suit**
- **Clear Height: 24'-32'**
- **Building Depth: 119'**
- **Truck Court Depth: 83' to 170'**
- **Auto Parking: 36 spaces**
- **Trailer Parking: 19 spaces**
- **Dock Doors: 24 dock high**

Grimes Street



Property Contacts

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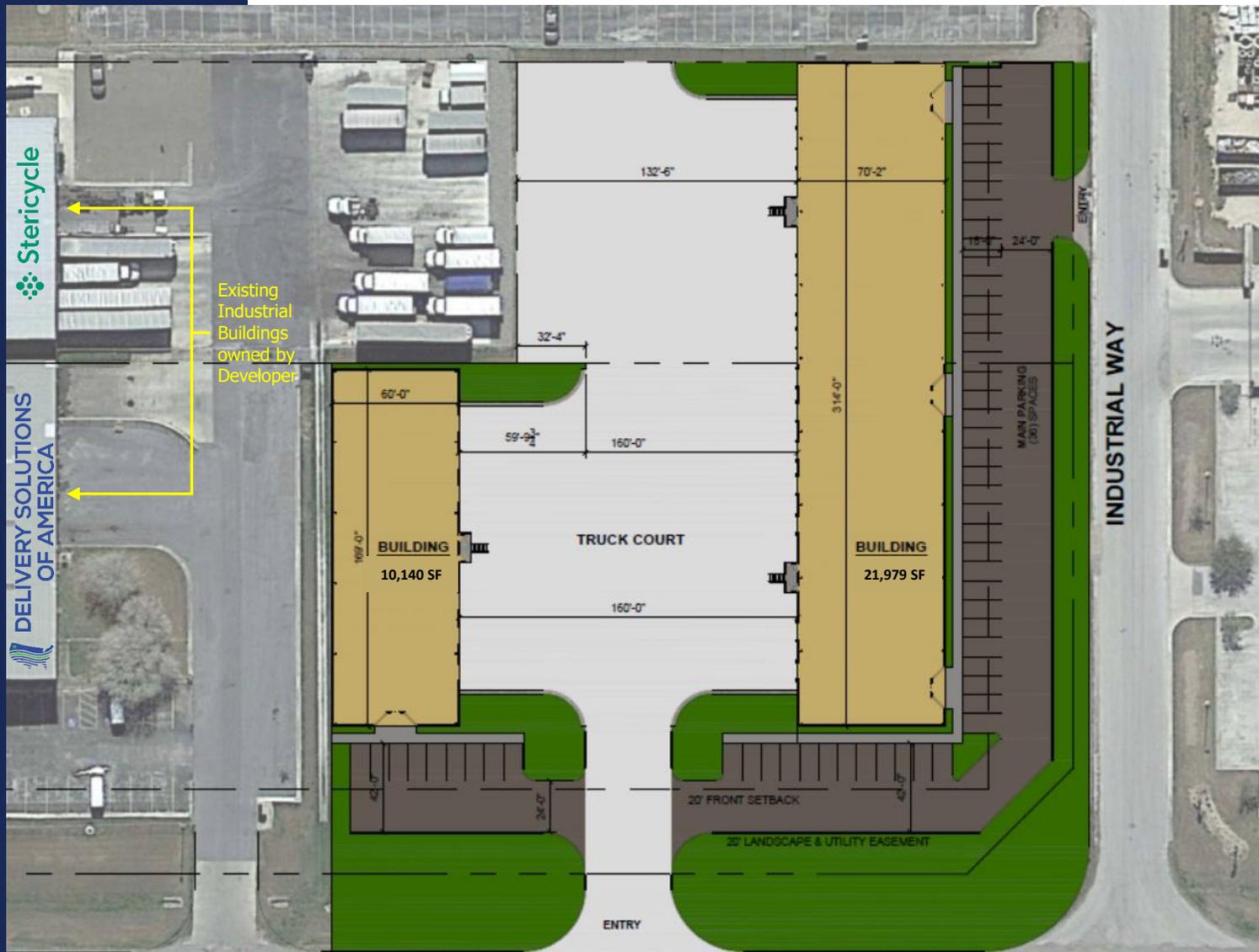
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Harlingen, Texas 78550

INDUSTRIAL BUILD TO SUIT

Harlingen Industrial Park

10,140-sf to 21,979-sf AVAILABLE



- **Enormous yard space and excess trailer parking,**
- **Excellent mid-Rio Grande Valley location within 1 mile to Harlingen Valley International Airport,**
- **Access to more than 1.1 Million people within a 45-minute drive,**
- **Occupy in 9-12 months!**

GRIMES

Building Features

- **Square Feet: 10,140 – 21,979 SF**
- **Land Area: 2.50 acres**
- **Office Finish: Build to Suit**
- **Clear Height: 24' to 32'**
- **Building Depth: 60-70'**
- **Truck Court Depth: 132' 160'**
- **Auto Parking: 57 spaces**
- **Trailer Parking: Varies**
- **Dock Doors: 23 dock high**

Contacts

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FOR LEASE

5706 E. Grimes Street
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INDUSTRIAL BUILD TO SUIT Harlingen Industrial Park

10,006-sf, 13,517-sf, & 15,072-sf Available



- **Enormous yard space and excess trailer parking,**
- **Excellent mid-Rio Grande Valley location within 1 mile to Harlingen Valley International Airport,**
- **Access to more than 1.1 Million people within a 45-minute drive,**
- **Occupy in 9-12 months!**

GRIMES

Building Features

- **Square Feet: 10,006 – 15,072 SF**
- **Land Area: 2.50 acres**
- **Office Finish: Build to Suit**
- **Clear Height: 24' to 32'**
- **Building Depth: 95'-96'**
- **Truck Court Depth: 119' to 129'**
- **Auto Parking: 22 to 26 per bldg**
- **Trailer Parking: 14 spaces**
- **Dock Doors: 24 dock high**

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