

1805 N Loop 499 // Harlingen, TX 78550



WAREHOUSE FOR LEASE

16,000 SF TO 64,000 SF



FOR PROPERTY INFORMATION
& SITE TOURS PLEASE CONTACT:

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NAI RIO GRANDE VALLEY

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PROPERTY FEATURES

Building Size: 144,000 SF

SUITE 110: 24,000 SF

SUITE 120: 24,000 SF

Available SF: **SUITE 150:** 16,000 SF

TOTAL: 64,000 SF

Office Space SF:

SUITE 110: 1,000 SF

SUITE 120: TO SUIT

SUITE 150: 1,100 SF

Column Spacing: 40' x 40'

Clear Height: 24'

Dock Doors:

SUITE 110: 4 DOORS

SUITE 120: 4 DOORS

SUITE 150: 1 DOOR

Building Depth: 200'

Fire Protection: ESFR

Truck Court: 125' Concrete

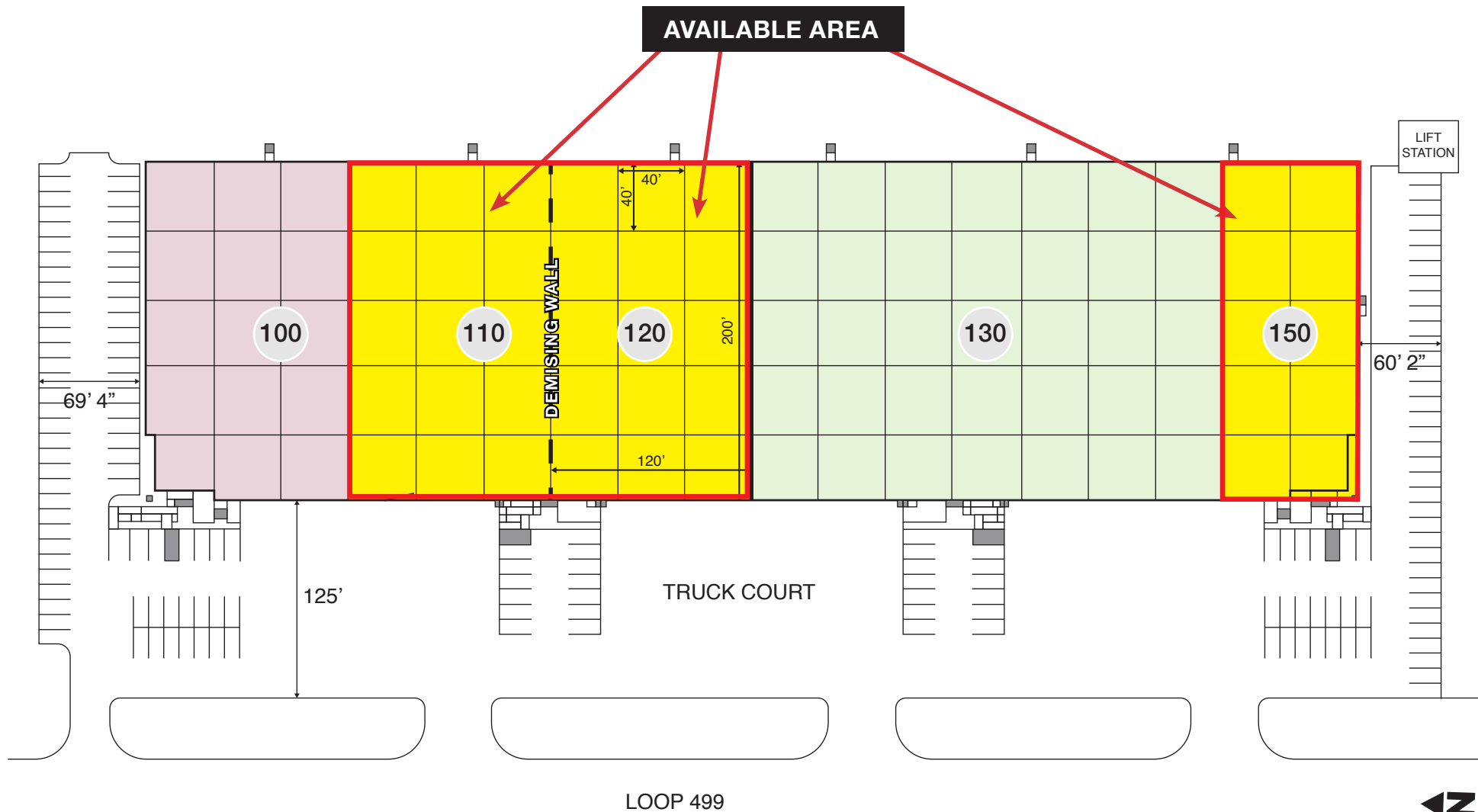
Construction: Concrete Tilt Wall

Roof Construction: Built-Up Aggregate

PROPERTY OVERVIEW

The building is situated along the FM 499 Loop in the heart of Harlingen's Industrial Park, which offers many appealing advantages to manufacturing and logistics companies looking to expand or relocate. The park offers the perfect location with all the necessary infrastructure in place, great financial incentives, and low utility rates. This building is next door to Valley International Airport. FM 499 is the outer loop of Harlingen and provides excellent access to all major freeways including Interstate 69 and Interstate 2.

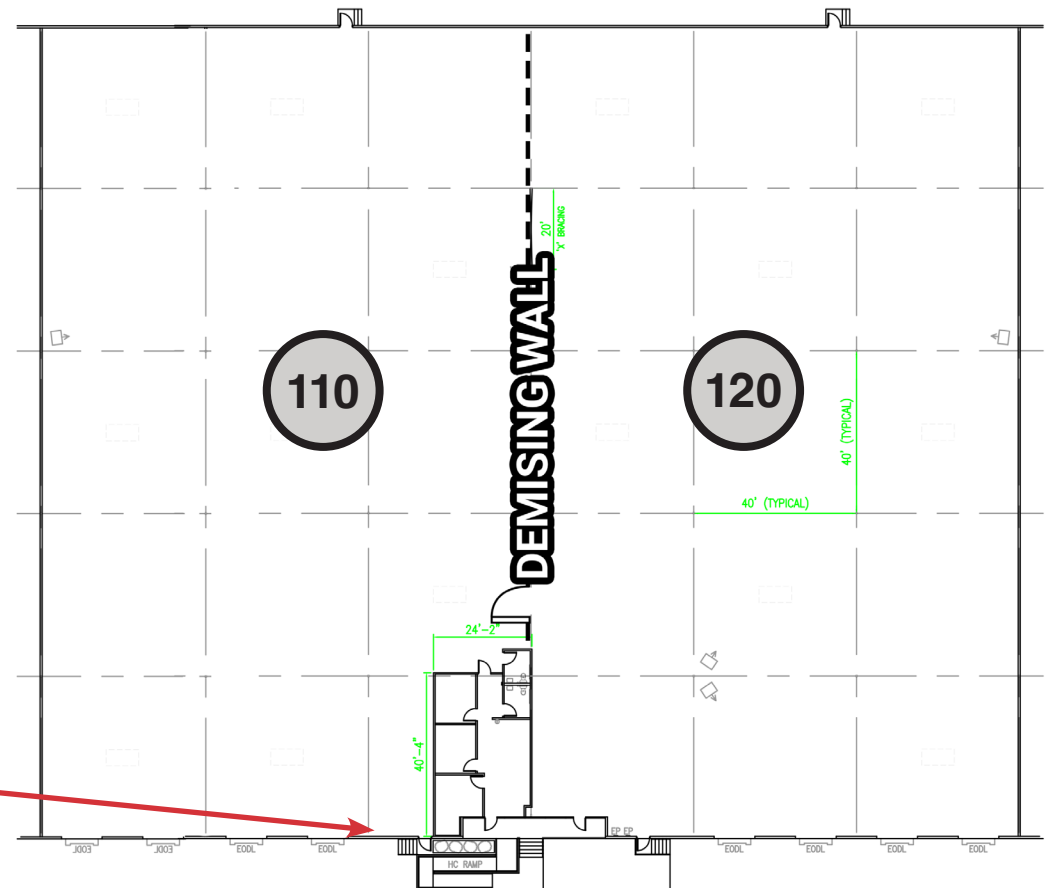
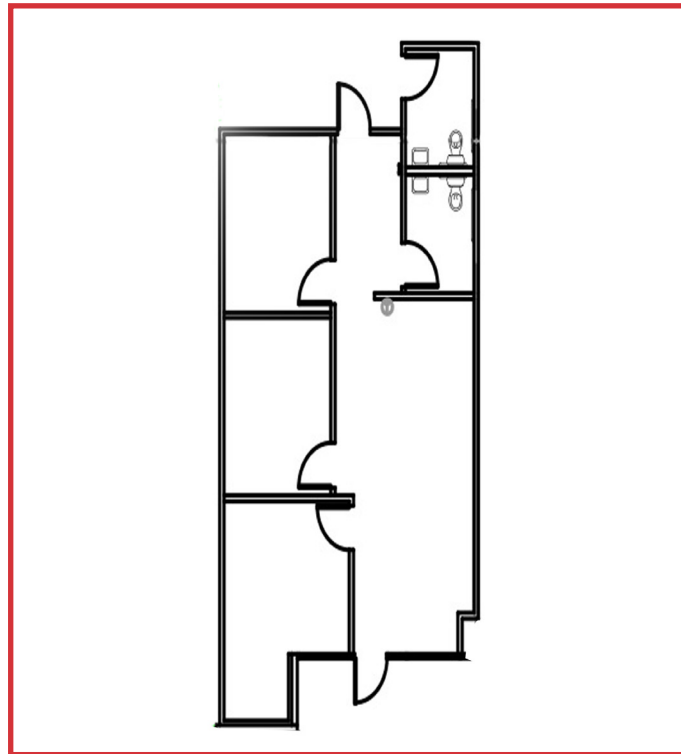




FLOOR PLAN

Suite 110 - 120 | 24,000 - 48,000 SF

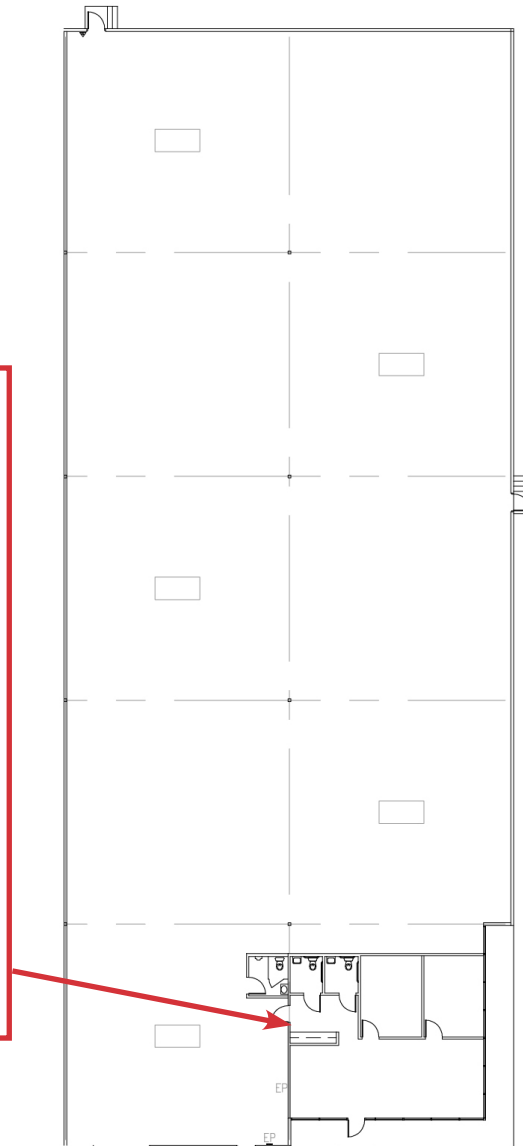
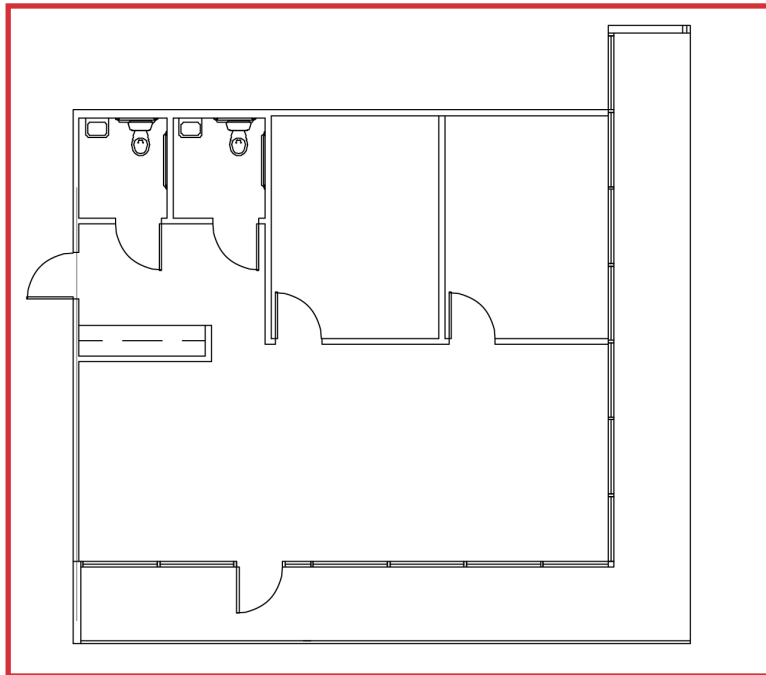
Office Space | Suite 110: 1000 SF
Suite 120: TO SUIT



FLOOR PLAN

Suite 150 | 16,000 SF

Office Space | 1,100 SF



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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.

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Designated Broker of Firm	License No.	Email	Phone
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Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date