

**2118 VO TECH DR**  
WESLACO, TX 78599

**±8,959 SF**  
BUILDING 1, 2, AND 3 FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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**NAI** Rio Grande  
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# OVERVIEW SUMMARY

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## PROPERTY SUMMARY

Located in the heart of Weslaco's thriving Mid Valley Industrial Park, 2118 Vo Tech Drive features three buildings totaling approximately 8,959 square feet of combined office and warehouse space on 1.45 acres. Building 1 serves as office space, while Buildings 2 and 3 offer warehouse functionality, including six grade-level doors for efficient loading and unloading. The property enjoys immediate access to Interstate Highway 2 and is adjacent to Mid Valley Airport, enabling fast and convenient freight movement across the Rio Grande Valley and into Mexico. Mid Valley Industrial Park spans 235 acres and is home to over 60 industrial companies, making it a prime location for logistics, distribution, and industrial operations.

## FUTURE DEVELOPMENT POTENTIAL

In addition to the existing improvements, three separate lots—ranging from 1.45 to 2.59 acres—are also available within the Mid Valley Industrial Park. These parcels present excellent opportunities for expansion and development, either through direct purchase or as build-to-suit options, offering flexibility for businesses seeking to establish or grow their presence in this high-demand industrial hub.

## PROPERTY SPECIFICATIONS

Year Built:	2013
Total Land Area:	± 1.45 AC
Building Area (SF):	± 8,959
Office Space (SF):	± 2,609
Grade Level Doors:	6
Ceiling Height:	Varies

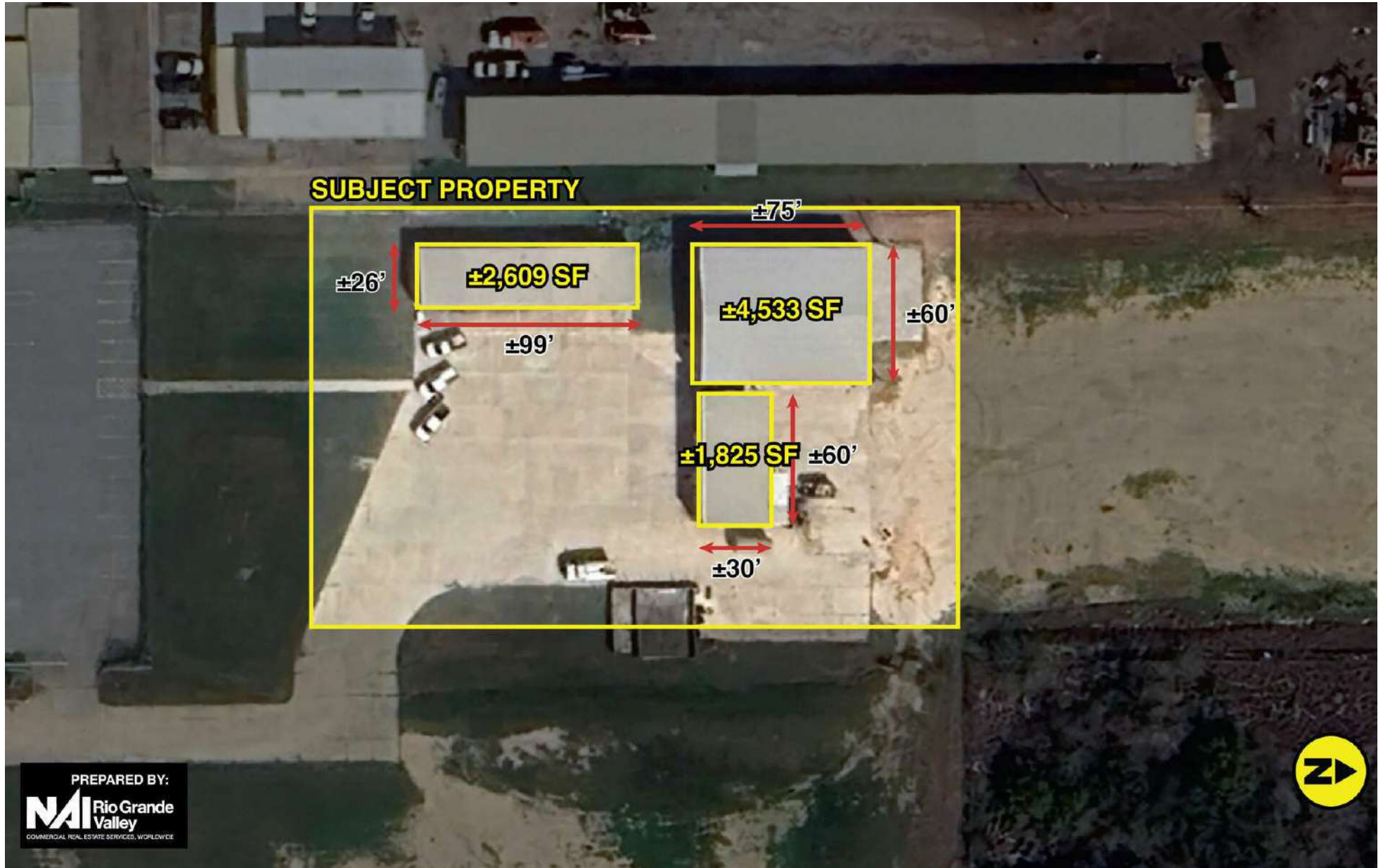


## PROPERTY HIGHLIGHTS

- Building 1: Dedicated office space
- Buildings 2 & 3: Warehouse facilities with 6 grade-level doors
- Excellent access to Interstate Highway 2 and the adjoining Mid Valley Airport or streamlined freight movement
- Positioned within a thriving industrial hub home to 60+ companies across 235 acres

## FOR LEASE | 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.



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# BUILDING 1,2, AND 3

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# INTERIOR PHOTOS

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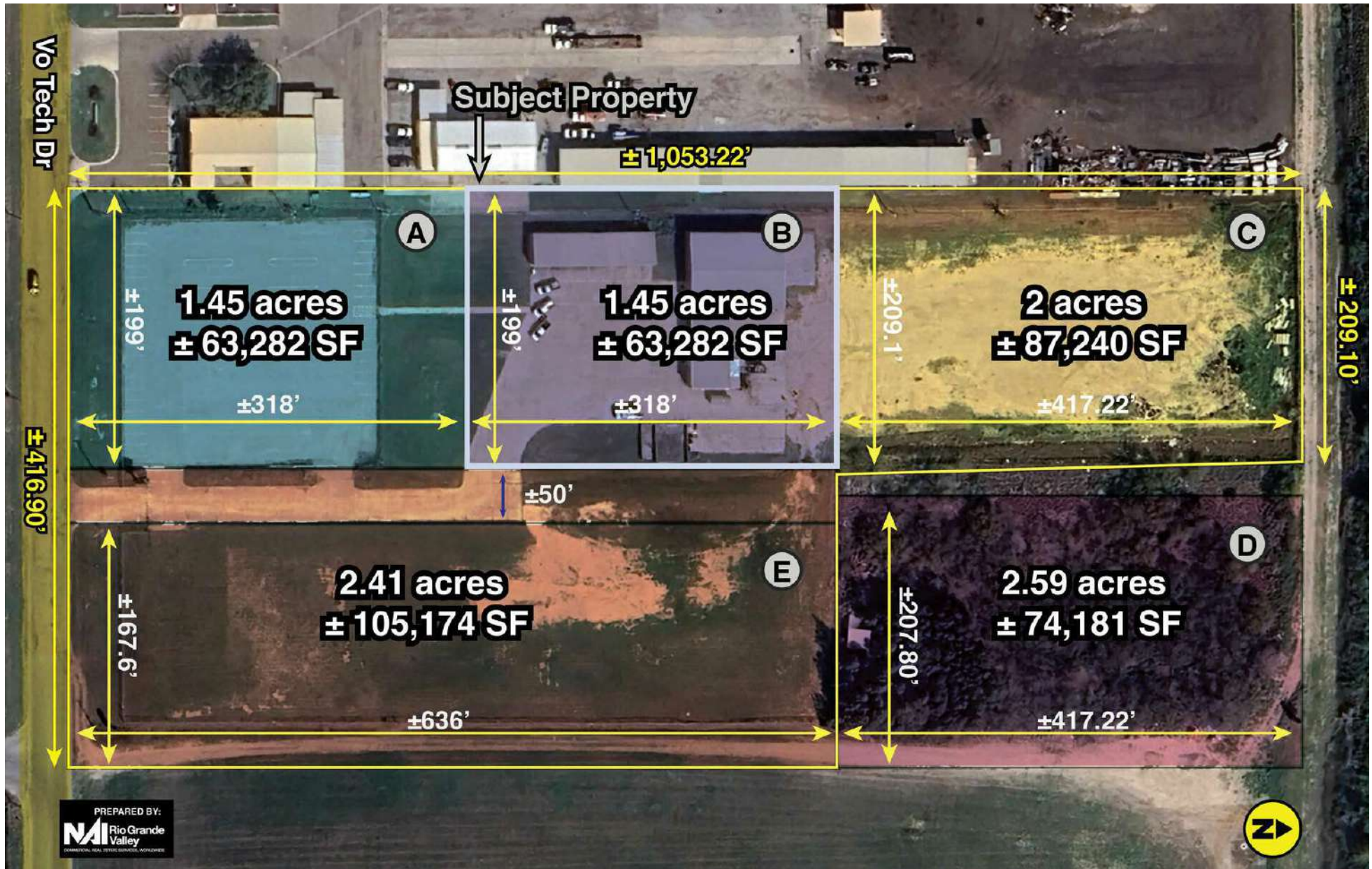
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# PROPERTY MASTER PLAN

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date