



FOR SALE INCOME PRODUCING HARLINGEN, TEXAS



125 NORTH “G” STREET

**INVESTMENT OPPORTUNITY (+/-8% CAP)
7,500 s.f Dock High Light Industrial Warehouse**

“A+ CREDIT TENANT”

Five (5) Year Lease

Annual Increases

\$450,000.00

For Information Contact: PAULINE ZUROVEC — CELL: 956-793-9993
Exclusive Listing Agent (pauline@przcommercial.com)
MARCUS PHIPPS R.E.— COMMERCIAL — 1617 E. Tyler Ave. — Harlingen, Texas 78550

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INVESTMENT OPPORTUNITY A+ CREDIT TENANT OCCUPIED 7,500 S.F. WAREHOUSE

**125 NORTH "G" STREET
HARLINGEN, TEXAS 78550**

Centrally located within the Rio Grande Valley, site provides easy access and drive time to McAllen (35 min.), Edinburg (50 min.), and Brownsville (25 min.), South Padre Island only 45 minutes away. International border crossing less than 20 minutes.

Expanding Market – Within one hour to the new "Star Base City", the new South Texas home to Elon Musk's SPACE X rocket company driving major growth throughout the Rio Grande Valley.

"TEXAS is the No. 1 exporting State for the 19th consecutive year" (RGV EDC Ptrns). The Rio Grande Valley is one of the fastest growing U. S. metropolitan areas.



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INVESTMENT OPPORTUNITY A+ CREDIT TENANT OCCUPIED 7,500 S.F. WAREHOUSE



SITE FEATURES—7,500 S.F. WAREHOUSE TOTAL (.363 AC)

LOCATED DOWNTOWN INDUSTRIAL AREA IN HARLINGEN, TEXAS.

A+ CREDIT TENANT OCCUPIED SINCE JUNE 1, 1995

SIZE:	7,500 S.F. OFFICE/SHOWROOM & DOCK HIGH WAREHOUSE
CONSTRUCTED:	+/-1955 (CCAD)
OFFICE/SHOWROOM:	+/-700 S.F.
WAREHOUSE:	+/-6,800 S.F.
OVERHEAD DOORS:	SEVEN (7) DOCK HIGH DOORS
ELECTRIC:	460 VOLTS – 3 PH
PARKING:	FENCED STORAGE YARD & PARKING

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**INCOME PRODUCING
A+ CREDIT TENANT OCCUPIED
8.15% CAP RATE + ANNUAL INCREASES**

OFFERING SUMMERY—125 NORTH “G” STREET—HARLINGEN, TEXAS

CAP RATE: 8.15% with A+ credit long term international tenant occupied since 1995.

Property Details: +/-7,500 s.f. dock high warehouse, single story, masonry & brick, metal frame, flat commercial roof, tailored for distribution & commercial storage. Constructed +/-1955 (CCAD). Building contains seven (7) dock high doors, fenced secure outdoor storage zoned for storage and parking.

Land: .363 Acres (15,820 s.f.)

Zoning: Light Industrial

Taxes: \$3,715.93 (2026)

Insurance: \$4,000.00+/- (Estimated)

Tenant: Occupied by same A+ credit tenant since 1995. Renewal just executed through to December 31, 2031

Current Term: Current rents \$3,605.00 and expires Dec. 31, 2026
Renewal Terms:

01/01/2027 - 12/31/2027	\$44,557.80 (+/-8.15% CAP)
01/01/2028 - 12/31/2028	\$45,893.60
01/01/2029 - 12/31/2029	\$47,271.48
01/01/2030 - 12/31/2030	\$48,689.64
01/01/2031 - 12/31/2031	\$50,150.28

Lease Type: Modified Gross. Tenant is responsible for maintaining the interior and exterior of the property and pays all utilities.

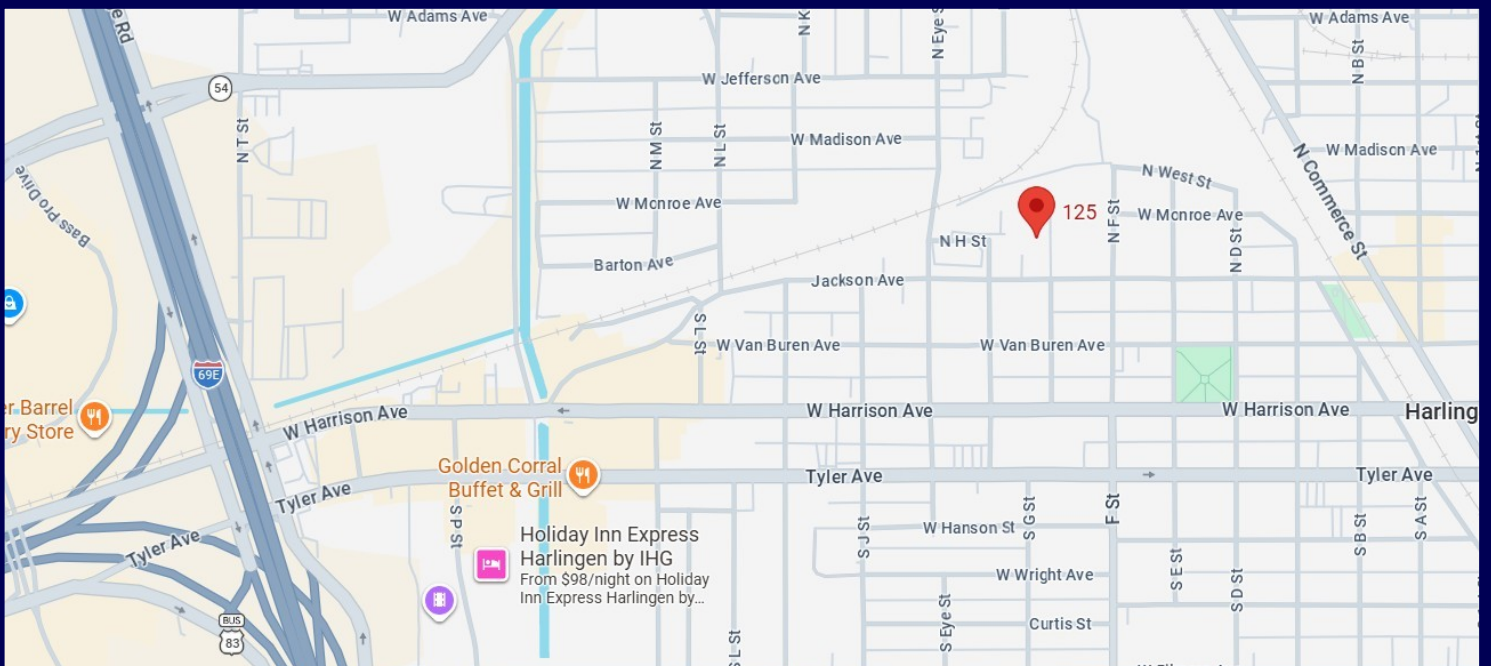
Landlord pays taxes & insurance and maintains the roof and structural integrity of the building.

DISCLOSURE: The information contained herein is provided as general information only and has been obtained from sources deemed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by listing broker, or any related entity, as to the accuracy or completeness of the information. The information is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal without notice. Prospective purchasers should make their own investigations, projections and conclusions concerning the information.

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