

# 1309 INDUSTRIAL WAY, HARLINGEN, TX | INDUSTRIAL | FOR LEASE

29,068 SF to 42,100 SF Available | Huge Yard | Heavy Power | High Clear Heights

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[Harlingen Industrial Park Aerial Tour](#)



## OWNER / LANDLORD:

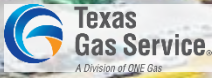
Alan Schoellkopf, [alans@headgate-re.com](mailto:alans@headgate-re.com)  
C: 214.402.7029



## OWNER / LANDLORD:

Adam Gates, [agates@headgate-re.com](mailto:agates@headgate-re.com)  
C: 512.627.6735





Industrial Way

PROPERTY LINE - 8.92 ACRES

PROPERTY LINE - 8.92 ACRES

YARD #2

YARD #1

YARD #3

30'

45'

115'

85'

110'

160'

120'

200'

80'



Grimes Street

fox valley molding

Texas Gas Service  
A Division of ONE Gas

PROPERTY LINE FOR 8.92 ACRE SITE

45'

30'

120'

160'

115'

PROPERTY LINE FOR 8.92 ACRE SITE

Industrial Way





1309 Industrial Way, Harlingen, Texas 78550

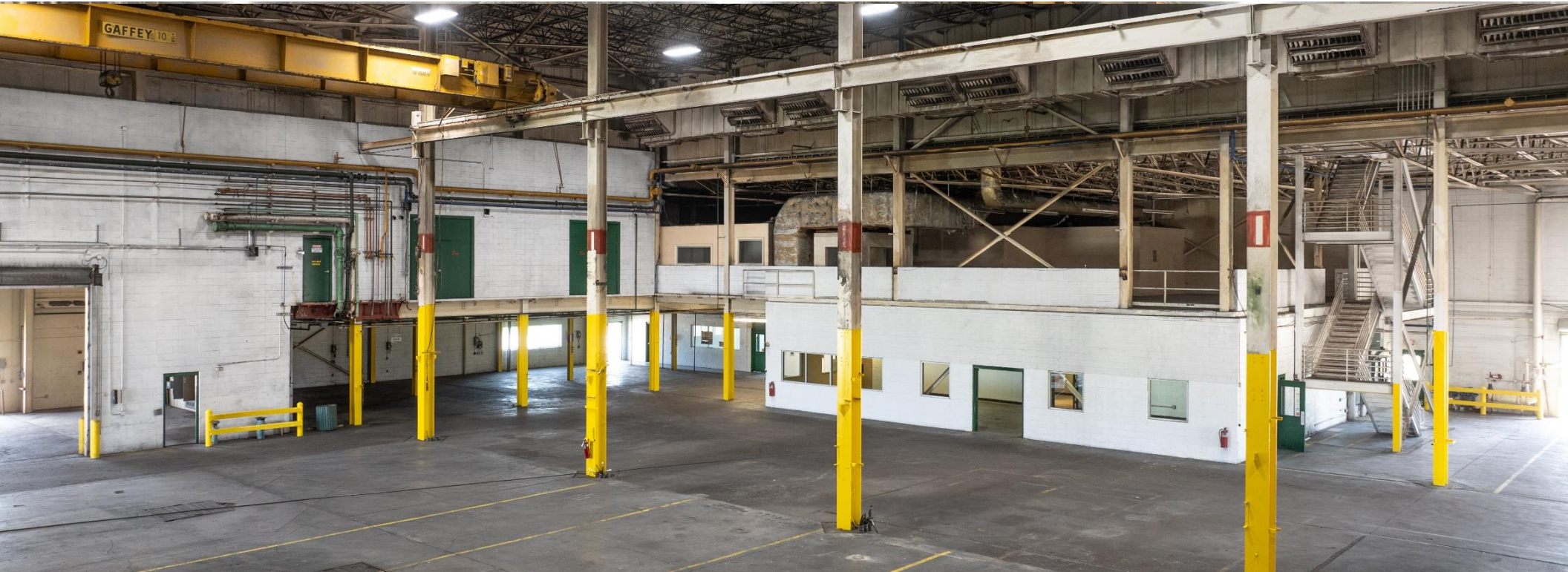
**THE LEASE OPPORTUNITY**

The owner and landlord, HG1 Opportunity LLC, is pleased to present an excellent opportunity to lease an industrial warehouse ranging in size from 29,068-sf to 42,100-sf located in the thriving the Harlingen Industrial Park, strategically positioned in the heart of one of the Rio Grande Valley’s fastest growing areas. The Property is located on 8.92 acres with an excellent Rio Grande Valley location that includes an enormous yard area for storage and trailer parking. The Main Warehouse (38,000 SF) includes 2 truck well loading doors and 4 ground level doors. The Main Warehouse (38,000 SF) and the Smaller Warehouse (4,100 SF) were built in 1998 and may be leased separately or together.

**LOCATION HIGHLIGHTS**

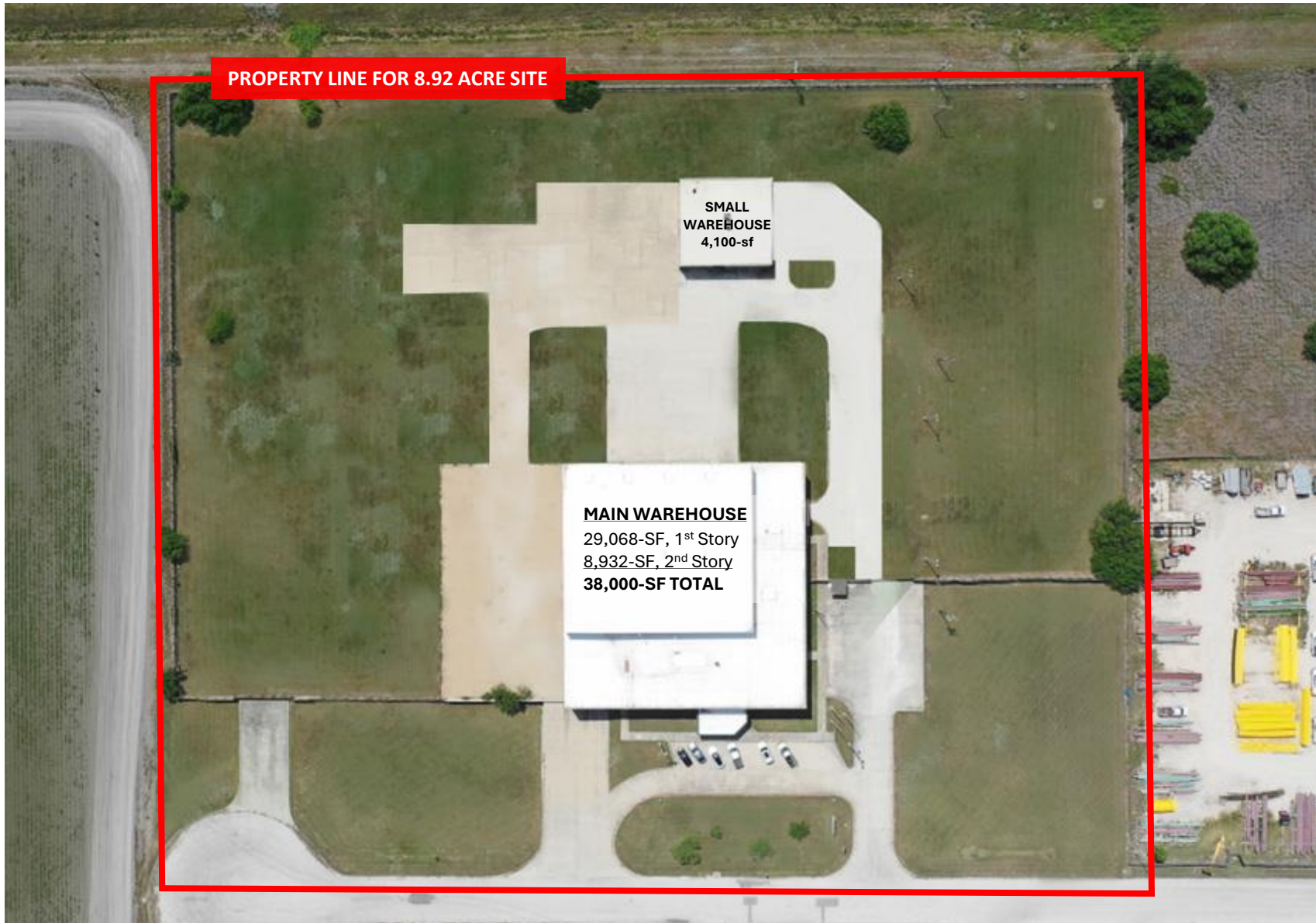
- The Property is located in the growing and thriving area of Harlingen, Texas and is within 17 miles to the Lose Indios International Bridge. The first floor area is 29,068-sf and includes a reception area, 2 showroom areas, break room, and men’s and women’s locker rooms. An additional 8,932-sf is on the 2<sup>nd</sup> floor including functional mezzanine space for warehouse storage with additional office area and conference room. Warehouse includes a 15-Ton overhead crane. Recently replaced 60 Mil TPO Roof Membrane applied June 2023.
- Two (2) fully fenced concrete yard / truck courts with 20”+ slabs.

ADDRESS	CITY, STATE	YEAR BUILT	CLEAR HEIGHT	% LEASED	OFFICE (%)	SQUARE FOOTAGE
1309 Industrial Way	Harlingen, TX	1998	Up to 45'	0%	20.20%	29,068 SF to 42,100 SF



# PROPERTY SITE LAYOUT

1309 Industrial Way, Harlingen, Texas 78550



1309 INDUSTRIAL WAY, HARLINGEN, TEXAS 78550



Subject Property on 8.92 Acres  
1309 Industrial Way

Bob Youker Street



Industrial Way

fox valley molding

Texas Gas Service.  
Texas Gas Service.

Polysachi

Industrial Way

Future Development Parcel  
2.5 acres owed by Landlord

DEVELOPMENT PARCEL

Grimes Street

Stericycle

DELIVERY SOLUTIONS  
OF AMERICA

Existing 2 Industrial  
Buildings owned by  
Landlord

Harlingen Valley  
International Airport  
2 miles



## FOR LEASE

LOCATION / SITE SIZE	
Address:	1309 Industrial Way
City, State, Zip	Harlingen, Texas 78850
Industrial Market:	Rio Grande Valley Industrial
Site Size:	8.92 Acres

SQUARE FOOTAGE	SF	%
<b>Main Warehouse:</b>		
Office – 1 <sup>st</sup> Floor:	4,684 SF	12.3%
Warehouse – 1 <sup>st</sup> Floor:	24,384 SF	64.2%
Office – 2 <sup>nd</sup> Floor:	3,000 SF	7.9%
Warehouse – 2 <sup>nd</sup> Floor:	5,932 SF	15.6%
<b>Main Warehouse Total Area:</b>	<b>38,000 SF</b>	<b>100.0%</b>

SQUARE FOOTAGE	SF	%
<b>Small Warehouse:</b>	<b>4,100 SF</b>	<b>100.0%</b>

BUILDING FEATURES	
Percentage Leased:	0.0%
Construction Age (Year):	1998 / Renovated 2023-24
Clear Heights:	Up to 45' in Main Whs, 13' in Small Whs
Main Warehouse Dimensions:	+/-171.5' x 168.9'
Small Warehouse Dimensions:	+/-64.1' x 64.0'
Truck Court Depth:	115'
Auto Parking:	+/-40 spaces
Dock Highs Doors:	2 in Main Warehouse
Grade Level Doors:	4 in Main Warehouse, 2 in Small Warehouse

## PROPERTY DESCRIPTION

1309 Industrial Way, Harlingen, Texas 78550

CONSTRUCTION OVERVIEW	
Building Construction Type:	Concrete Tilt / Pre-engineered metal
Roof System:	Fully adhered 60 Mil TPO membrane
Warehouse Roof Age (Year)	2024 (replaced)
Building Construction Type	Pre-engineered metal / concrete block
HVAC System and Areas:	Office and Lobby only
Interior Lighting:	T-5's and High Bay LED Lights
Electricity/Power:	3-Ph 120/480 V, 2500 KVA (coming)
Fire Suppression:	Wet-pipe sprinkler system w/3 fire risers

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GAFFEY 10



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## PROPERTY PHOTOS



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