

INDUSTRIAL DRY/FREEZER/COOLER PROPERTY FOR LEASE



726 N. Expressway 77
Harlingen, Texas 78550
8,665 Square Feet | 0.61 Acre Site

AVAILABLE FOR LEASE

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McAllen



TEXAS
INN

Bass
Pro
Shops

Residence
Inn
Marriott

Sam's
CLUB

N. Expressway 77

INTERSTATE
69E

North V Street

W. Teege Avenue



726 N. Expressway 77, Harlingen, Texas 78550

FOR LEASE OPPORTUNITY

Corbin Holdings LLC ("Landlord/Owner") is pleased to present an excellent opportunity to lease or purchase an 8,665 SF "freezer/cooler" building with exceptional frontage and visibility on N Expressway 77 in Harlingen, Texas. The Property has new ownership that has made recent upgrades including new paint, roof & concrete repairs, and freezer/cooler equipment repairs. With the scarcity of available supply in the 5,000 to 10,000 SF size range in the McAllen/Harlingen/Brownsville metro areas, this is great industrial or retail building for your needs.

ADDRESS	CITY, ST	YEAR BUILT	CLEAR HEIGHT	MAIN BUILDING	DRY WAREHOUSE	TOTAL SIZE
726 N. Expressway 77	Harlingen, TX	2000	From 16' - 20'	6,665 SF	2,000 SF	8,665 SF

PROPERTY HIGHLIGHTS

- Formerly a Sysco meat packing and retail sales facility, the Property is equipped with cooler rooms and freezer spaces with drains that make it ideal for regional distributors and wholesalers of frozen and refrigerated food products.

- The Main Building includes the following areas:

Office Area	1,701 SF
Warehouse Area	520 SF
Cooler 1	1,018 SF
Cooler 2	512 SF
Freezer 1	1,392 SF
Freezer 2	1,522 SF

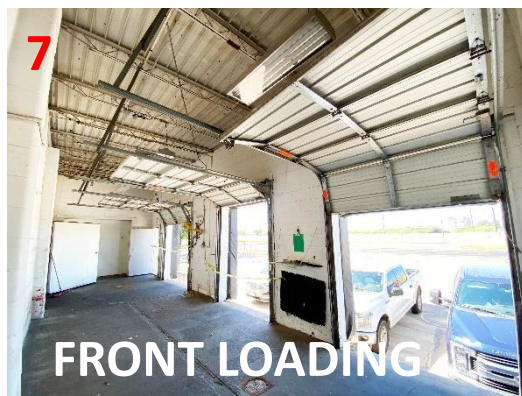
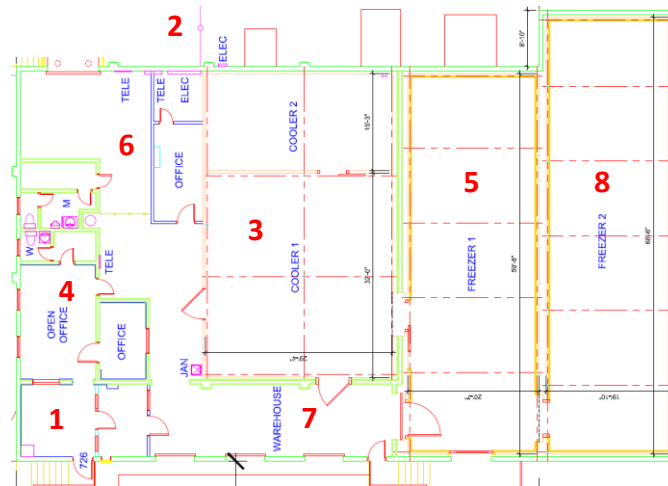
The Main Building Total: 6,665 SF



- There are 3 docks on the west side and 1 dock on the east side with 4 trailer positions and 1 door. There are 2 grade level doors on the dry storage warehouse.
- The Property has new ownership and is not deed restricted from food, meat, or any other use.
- Located along bustling Interstate 69E/ Expressway 77, the Property is nearly equidistant between McAllen and Brownville. Specifically, it is located approximately 34 miles east of McAllen and is approximately 27 miles northwest of Brownville.
- It is an ideal building for a frozen and refrigerated food product distributor seeking the security and prestige of occupying its own building.

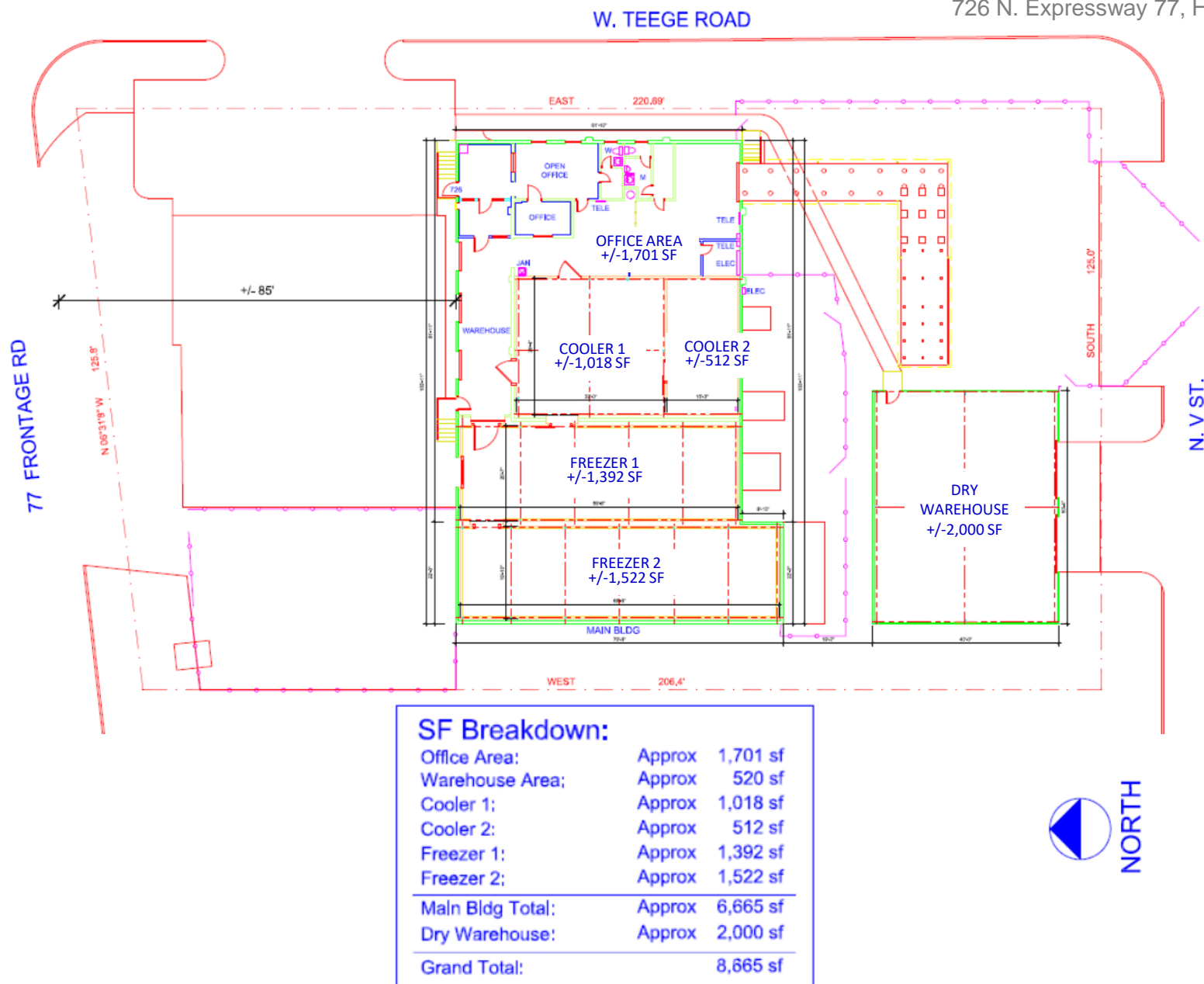


PROPERTY PHOTOS W/ FLOOR PLAN



FLOORPLAN

726 N. Expressway 77, Harlingen, Texas 78550



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The Rio Grande Valley Map



Building Address	726 N. Expressway 77, Harlingen TX
Year Built (Renovated)	2000
Rentable SF	8,665-sf
% Leased	0%
Site Area	0.61 Acres
OH Dock Doors	3 (8' x 10') in front of building
Trailer Positions	4 positions in back of building
Office Finish	19.6%
Parking	+/-12 spaces
Clear Height	16' to 20'
Power	Ask broker

