

6612 S 28TH ST

MCALLEN, TX 78503

WAREHOUSE WITH OFFICE FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

JABONEY RODRIGUEZ, CCIM

Real Estate Agent
956.731.4430 | Jrodriguez@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

OVERVIEW SUMMARY

6612 S 28TH ST | MCALLEN, TX 78503

PROPERTY SUMMARY

Located in South McAllen, less than 10 miles from the Pharr International Bridge (the main commercial crossing for the McAllen MSA), 7 miles to Interstate 2, and 5.2 miles from Anzalduas International Bridge, This +/- 22,834 SF tilt wall construction building has features including a minimum clear height of 14'-21', fire protection, and 4 dock-high doors.

PROPERTY SPECIFICATIONS

Total Available:	22,834 SF
Minimum Available:	22,834 SF
Office:	424 SF
Clear Height:	14'-21'
Dock Doors:	4 Dock High
Dock Equipment:	4 Pit Levelers
Car Parking:	+/- 25 Spaces
Truck Court:	120'
Fire Protection:	Sprinklers
Lighting:	LED
Year Built:	1995
Zoning:	I-1 Light Industrial
Lease Rate:	\$0.65 SF/M + NNN (\$0.17)



PROPERTY HIGHLIGHTS

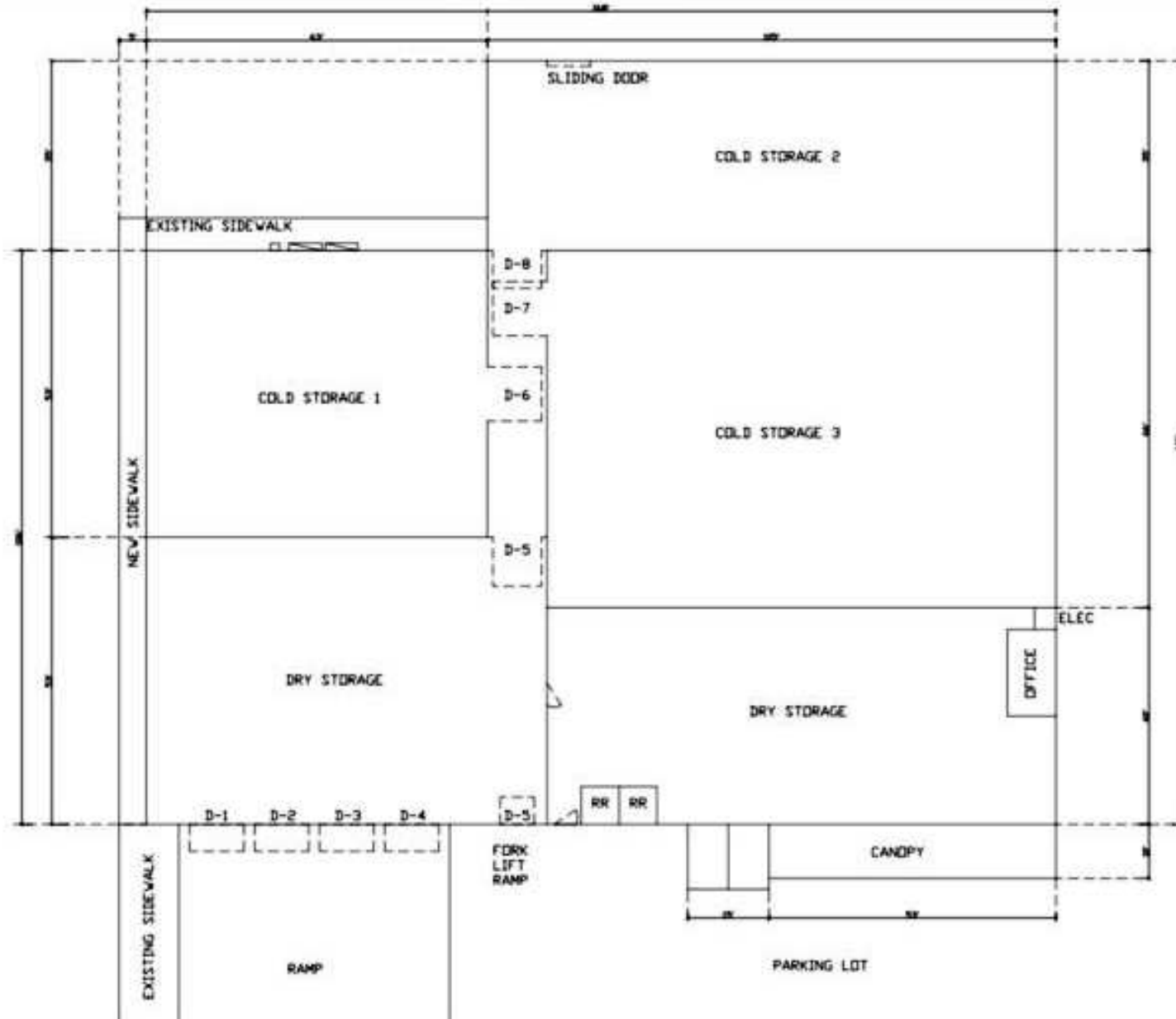
- Single Tenant
- Clear Height 14'-21'
- Proximity to all International Bridges
- Fire Protection

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.

FLOOR PLAN

6612 S 28TH ST | MCALLEN, TX 78503



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.

AERIAL MAP

6612 S 28TH ST | MCALLEN, TX 78503

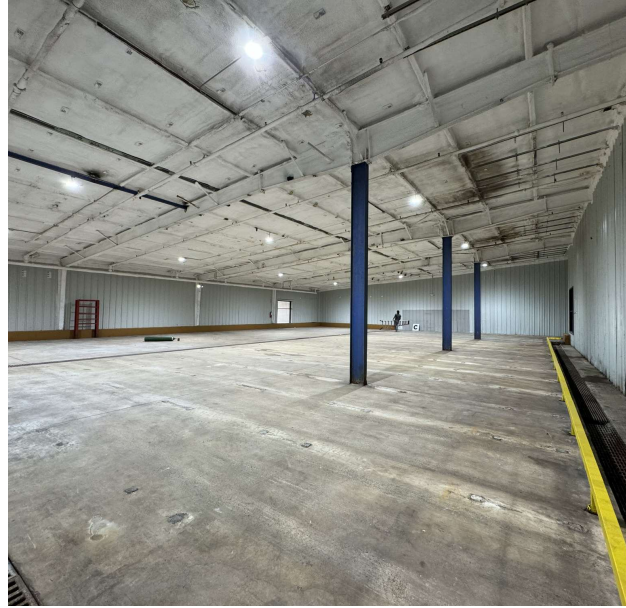


FOR LEASE | INDUSTRIAL PROPERTY

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.

ADDITIONAL PHOTOS

6612 S 28TH ST | MCALLEN, TX 78503



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.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ

NAI RIO GRANDE VALLEY

Partner | Co-Managing Broker

laurap@nairgv.com

956.227.8000

JABONEY RODRIGUEZ, CCIM

NAI RIO GRANDE VALLEY

Real Estate Agent

Jrodriguez@nairgv.com

956.731.4430



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.