

# 2501 W MILITARY HWY

MCALLEN, TX 78503

## WAREHOUSE BUILDING FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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**NAI** Rio Grande Valley  
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# OVERVIEW SUMMARY

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## PROPERTY SUMMARY

Located in McAllen in the McAllen Produce Terminal Market (Central De Abastos) near the Southwest corner of Military Highway and South 23rd Street, 9.4 miles from the Pharr International Bridge (main commercial crossing for the McAllen MSA), 4.5 miles to Interstate 2, and 9.8 miles from Anzalduas International Bridge, This +/- 5,600 SF cold storage warehouse suite has racks and is move in ready. The building features include a 28' clear height and 2 dock- high doors with 4 loading positions.

## PROPERTY SPECIFICATIONS

<b>Building Size SF:</b>	5,600 SF
<b>Lease Rate:</b>	\$6,000 per month (Gross)
<b>Available SF:</b>	5,600 SF
<b>Office SF:</b>	200 SF
<b>Warehouse SF:</b>	5,400 SF
<b>Clear Height:</b>	28'
<b>Dock Doors:</b>	2
<b>Dock/Loading Positions:</b>	4
<b>Car Parking:</b>	6 Surface
<b>Truck Court:</b>	+85' Minimum



## PROPERTY HIGHLIGHTS

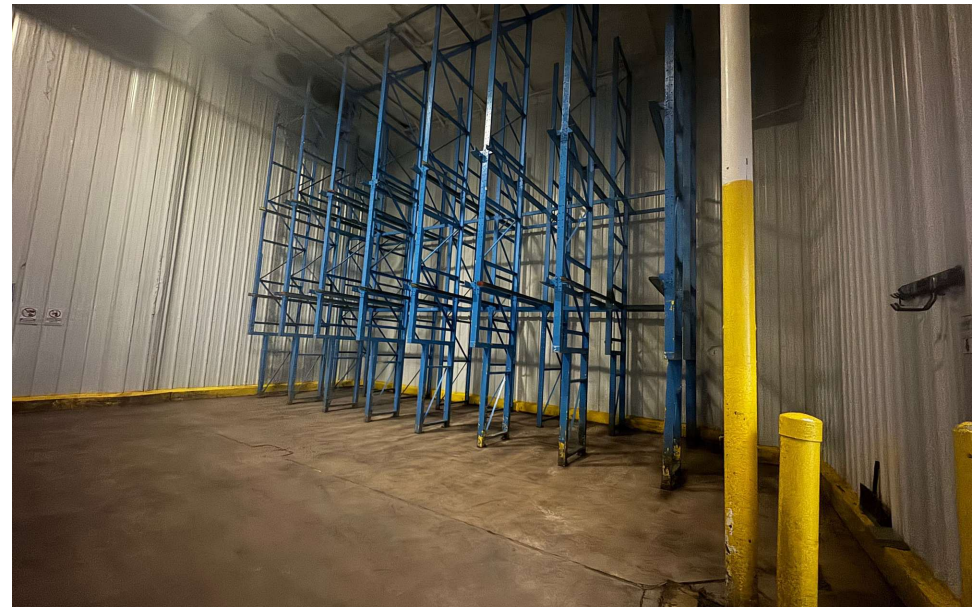
- 2 Dock Doors 4 Loading Positions with Bumpers
- Move In Ready with Racking Installed
- Sub 40 Degree Coolers

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# ADDITIONAL PHOTOS

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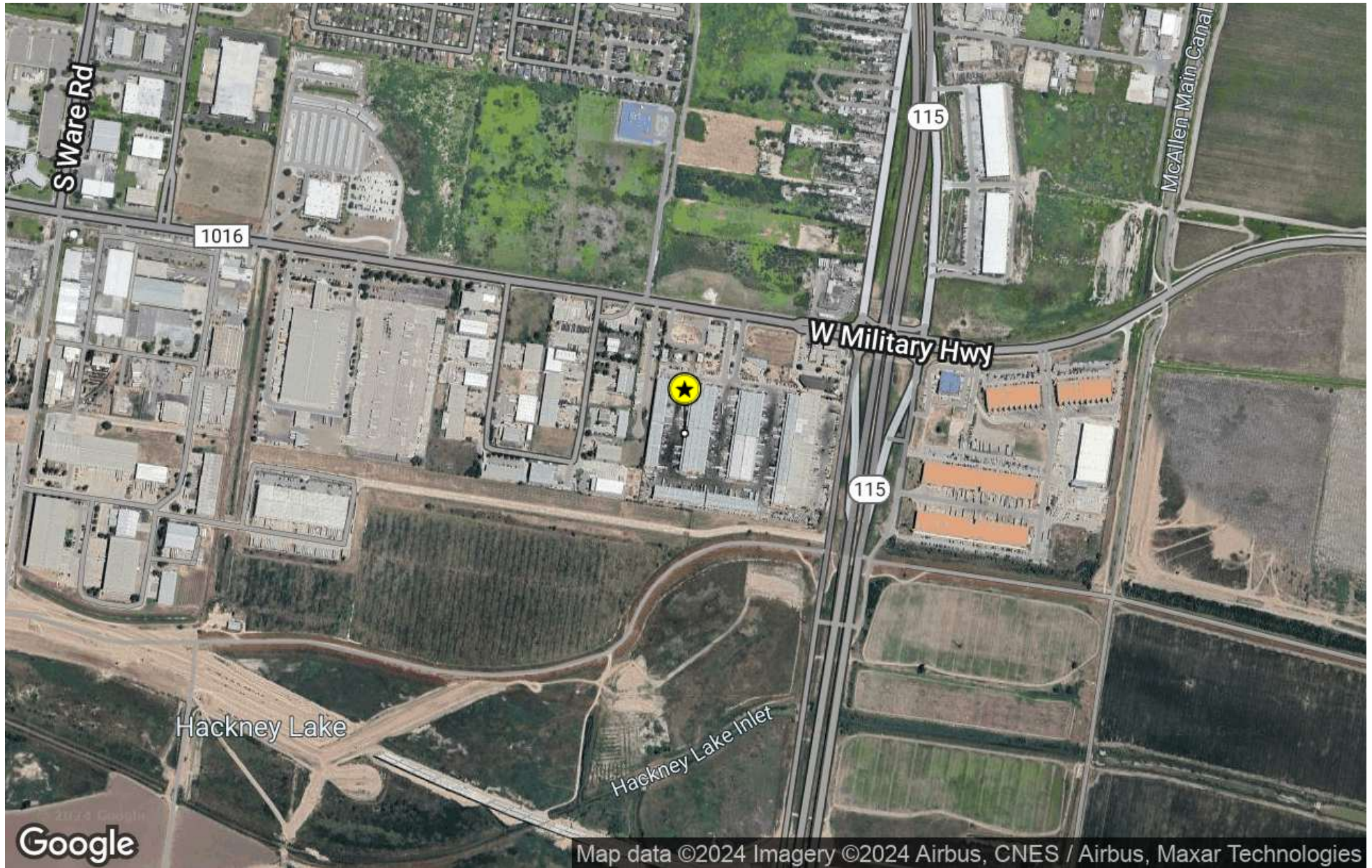


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# AERIAL MAP

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