

HARLINGEN, TEXAS

For Lease

Office - Warehouse - Storage Space

REDELCO BUSINESS PARK

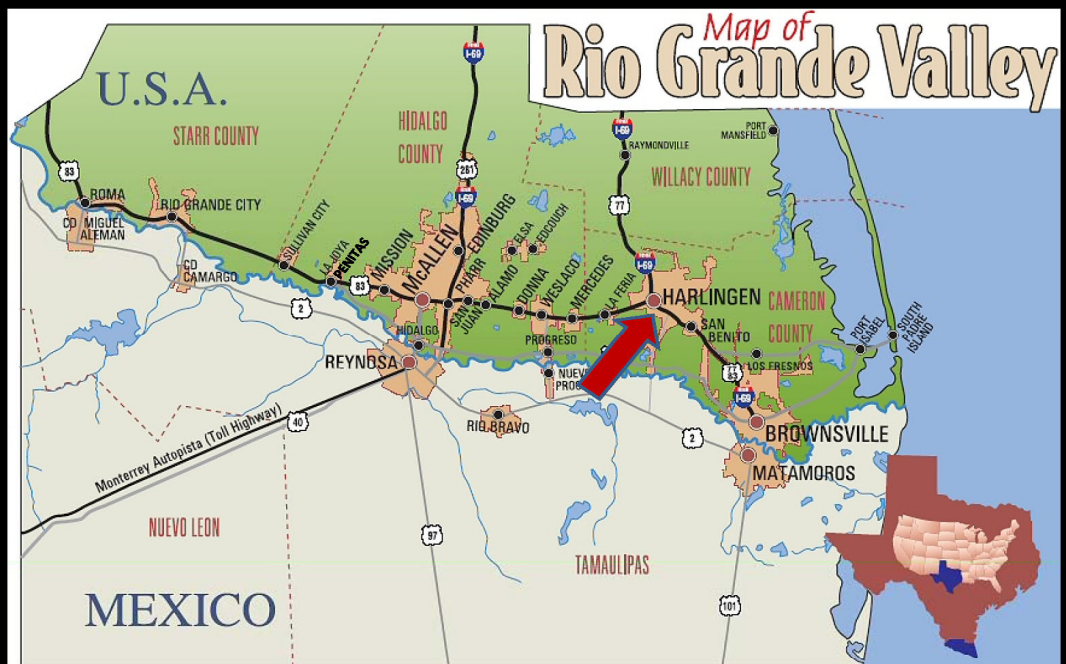
1920—2020 LOOP 499
Harlingen, Texas

- One Block From I-69
- 12 Acre Business Park
- Small—Large Business Units
- Conditioned Storage
- Fenced Yard Opportunity
- Qualified Opportunity Zone
- ZONED: Light Industrial

*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

CONTACT:
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(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgement as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)



HARLINGEN, TEXAS

Warehouse & Offices - For Lease Redelco Business Park

1920 - 2020 N. Loop 499 - Harlingen, Texas

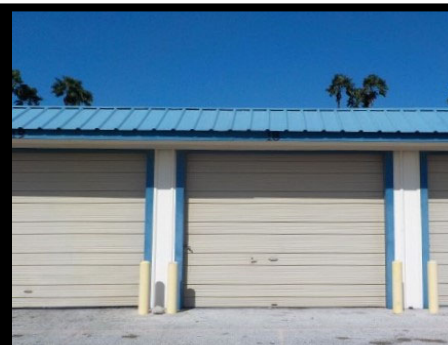
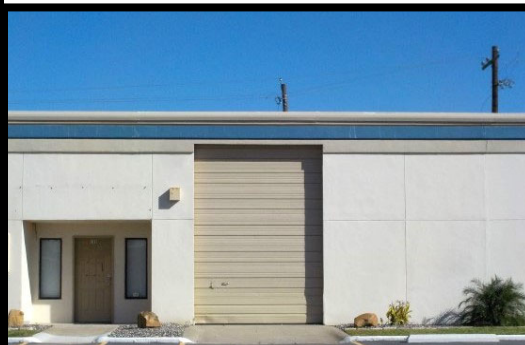
PROPERTY SUMMARY

Redelco Business Park contains 12 acres with varying sizes of flex warehouse and office with warehouse units. Located less than one block off I-69 (Expwy 77). Great business location centrally located within the Rio Grande Valley providing easy access in any direction. Major interchange with I-69 & I-2 less than 1 mile from the site.

LAND: 12 Acre Business Park—Can accommodate excess parking, fenced yard opportunities, build-to suit, storage yard, etc. Park is located within a “qualified opportunity zone”.

UNITS: 35 Units - Provides small flex warehouses with or without office with grade level roll up door. The larger offices with warehouse units vary in size with overhead doors either grade level and/or small truck well units. Excellent for showroom with warehouse area. Overhead doors vary from 10' x 10' , 12' x 12' , up to 14' x 12' depending on the unit.

LEASE TERM: 12 Months—36 Months (Negotiable—Short Term, Etc.)



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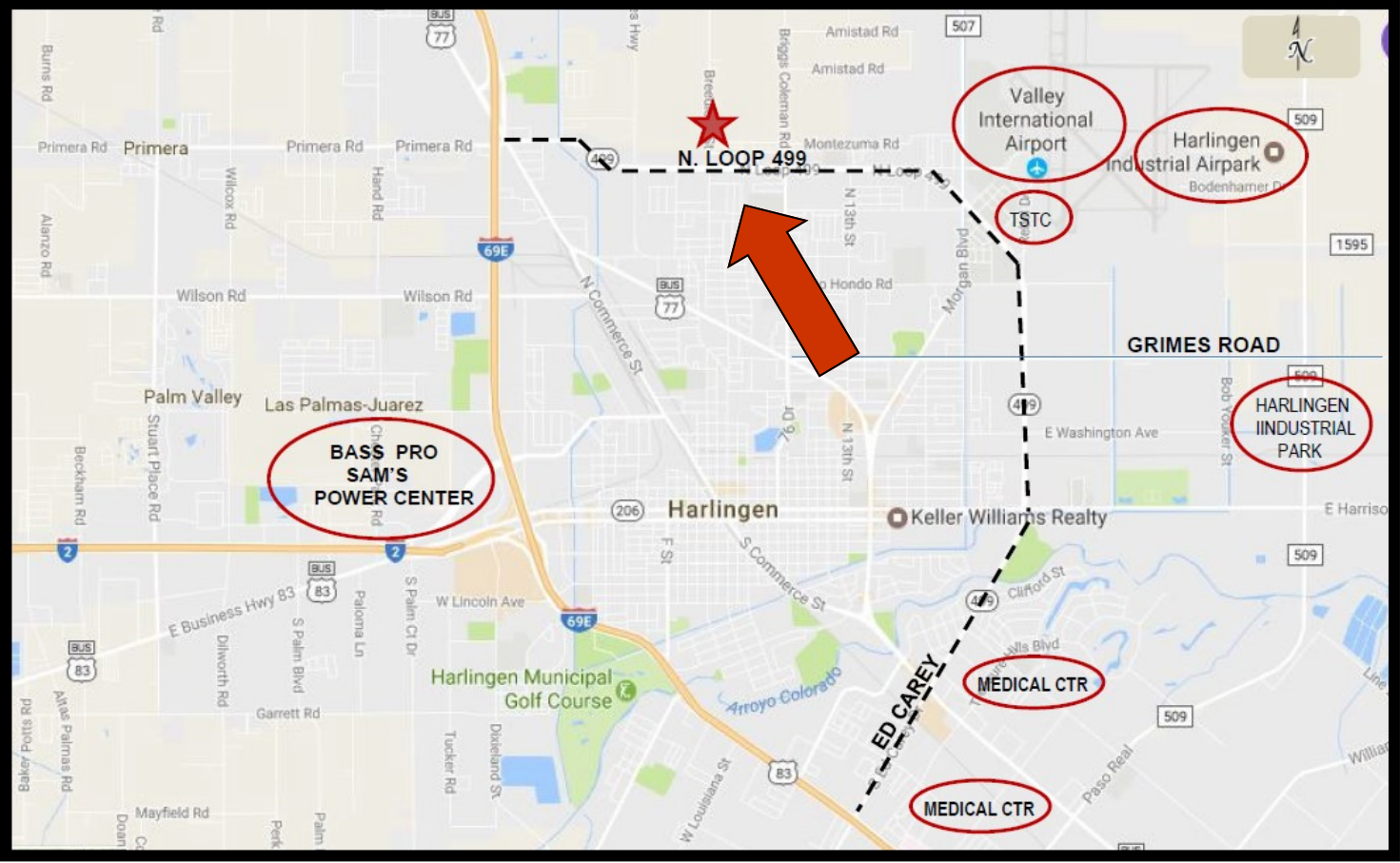
***20 Minutes To Brownsville**

*** 45 Minutes To McAllen**

• 20 Miles To Intl. Border Of Mexico

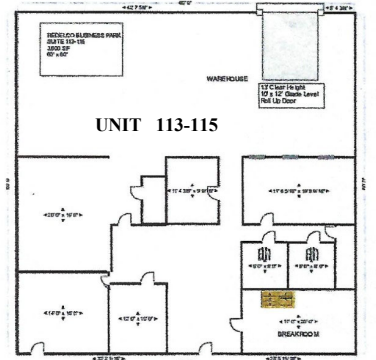
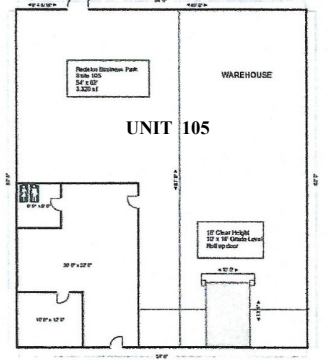
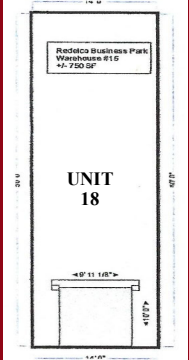
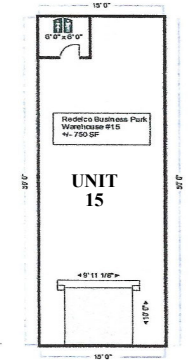
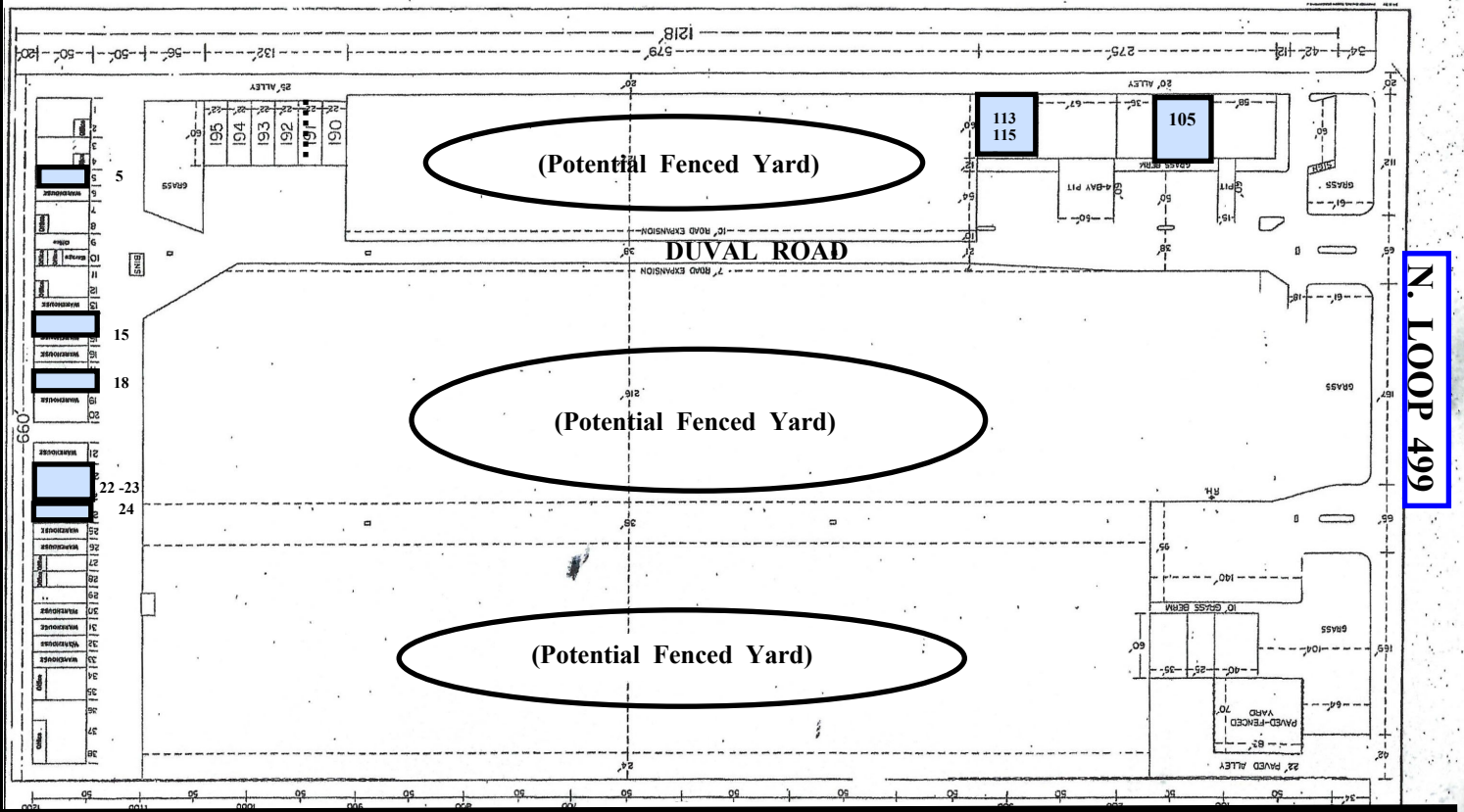
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FOR LEASE REDELCO BUSINESS PARK

AVAILABLE SUITES



WHSE/SUITE #	SIZE	TYPE	RATE	LEASE TYPE	DESCRIPTION	MISCELLANEOUS
WHSE 5	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	
WHSE 15	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	
WHSE 18	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	
WHSE 19-20	1,500 S.F.	IN-LINE	\$1,200.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overheads (2)	
WHSE 22-23	1,500 S.F.	IN-LINE	\$1,200.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overheads (2)	
WHSE 24	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	(2,000 SF OFC - 1,500 SF WHSE (HVAC) O/H)
SUITE 113-115	3,500 S.F.	IN-LINE	\$2,345.00	GROSS + ELECTRIC	Office With HVAC Warehouse Space - Overhead & Rear Access	(1,000 SF OFC - 2,320 SF WHSE - O/H)
SUITE 105	3,320 S.F.	IN-LINE	\$2,224.40	NNN (\$2.40) + ELECTRIC	Office With Warehouse Space - Overhead & Rear Access	

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LRGV - VENTURE CAPITAL LP

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Pauline Zurovec

Information available at www.trec.texas.gov

IABS 1-0 Date

example forms

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com