

1805 N Loop 499 // Harlingen, TX 78550



WAREHOUSE FOR LEASE

16,000 SF TO 64,000 SF



**FOR PROPERTY INFORMATION
& SITE TOURS PLEASE CONTACT:**

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NAI RIO GRANDE VALLEY
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PROPERTY FEATURES

Building Size: 144,000 SF

SUITE 110: 24,000 SF

SUITE 120: 24,000 SF

Available SF:

SUITE 150: 16,000 SF

TOTAL: 64,000 SF

Office Space SF:

SUITE 110: 1,000 SF

SUITE 120: TO SUIT

SUITE 150: 1,100 SF

Column Spacing:

40' x 40'

Clear Height:

24'

Dock Doors:

SUITE 110: 4 DOORS

SUITE 120: 4 DOORS

SUITE 150: 1 DOOR

Building Depth:

200'

Fire Protection:

ESFR

Truck Court:

125' Concrete

Construction:

Concrete Tilt Wall

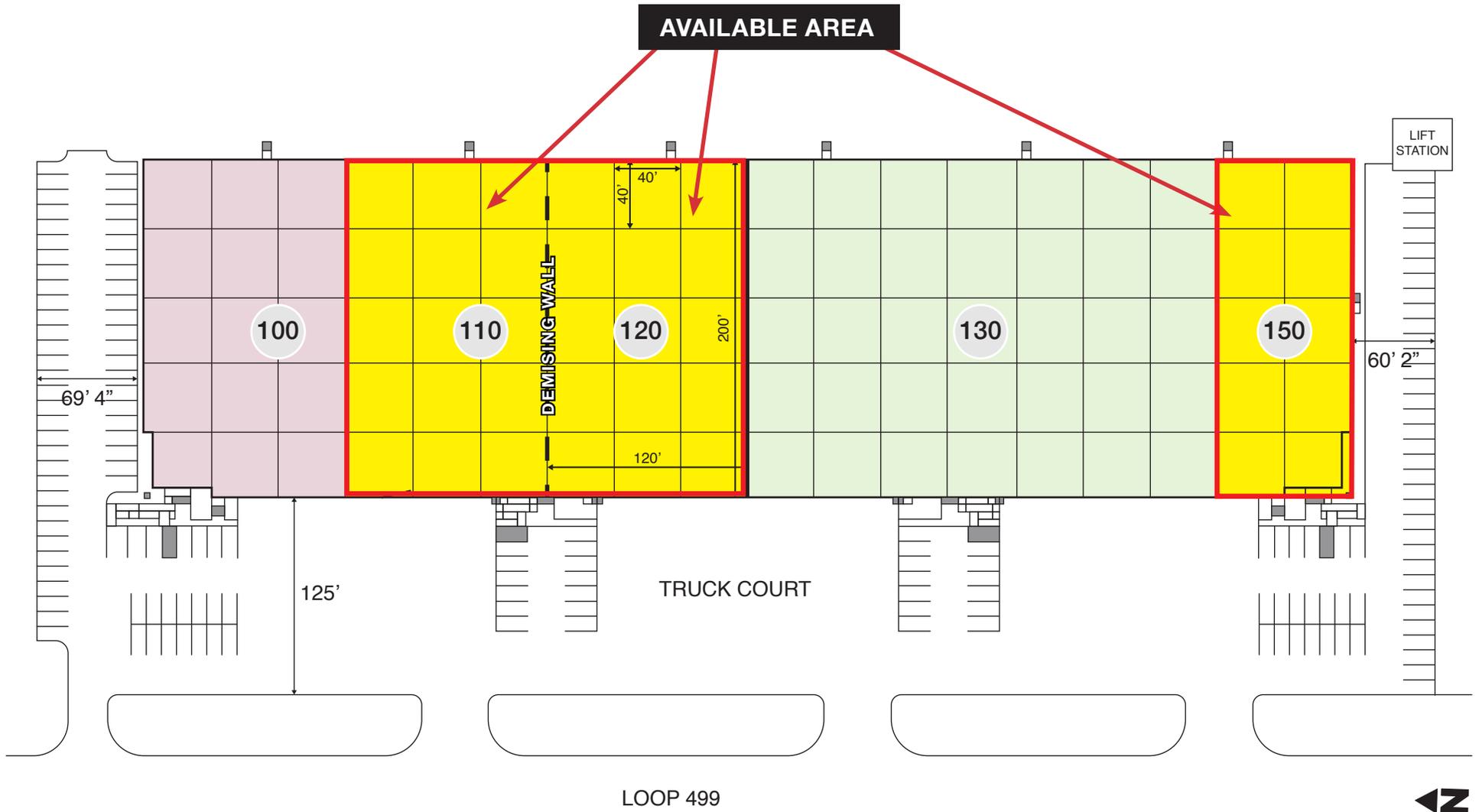
Roof Construction:

Built-Up Aggregate

PROPERTY OVERVIEW

The building is situated along the FM 499 Loop in the heart of Harlingen's Industrial Park, which offers many appealing advantages to manufacturing and logistics companies looking to expand or relocate. The park offers the perfect location with all the necessary infrastructure in place, great financial incentives, and low utility rates. This building is next door to Valley International Airport. FM 499 is the outer loop of Harlingen and provides excellent access to all major freeways including Interstate 69 and Interstate 2.

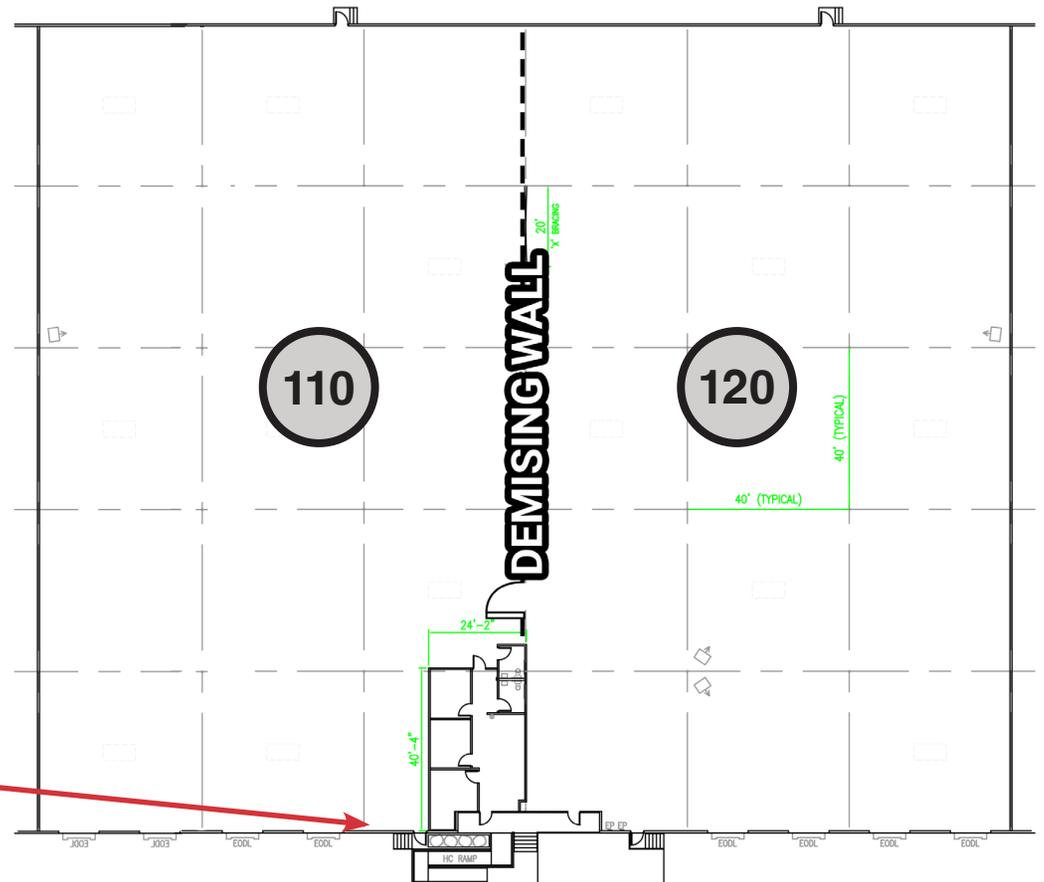
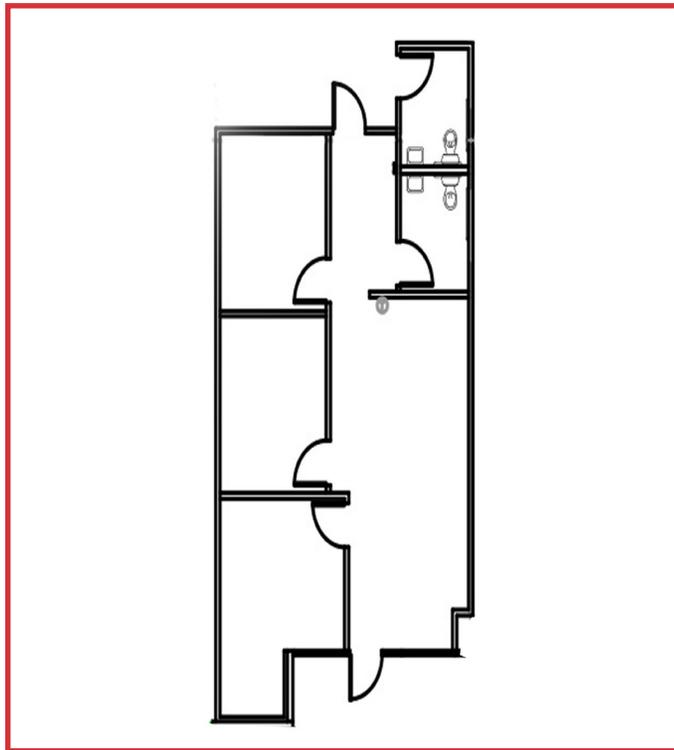




FLOOR PLAN

Suite 110 - 120 | 24,000 - 48,000 SF

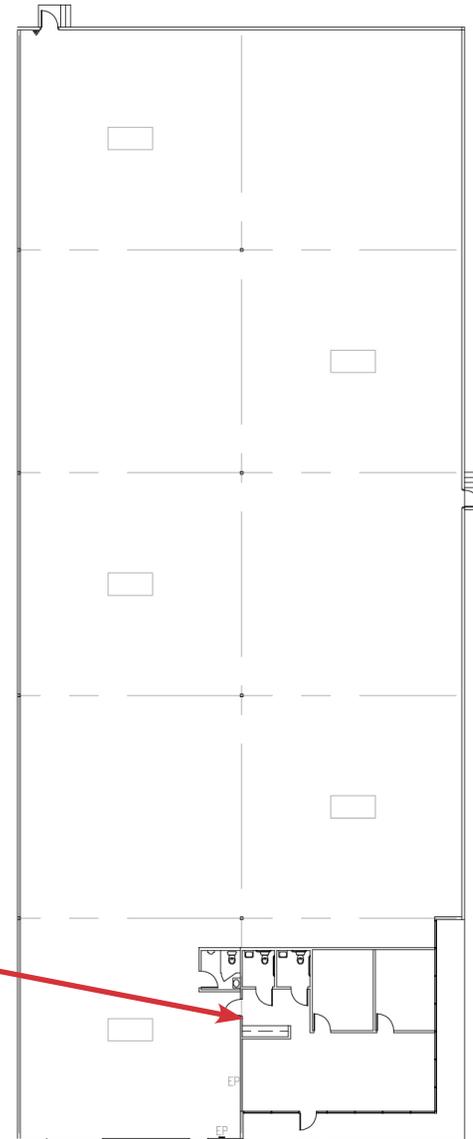
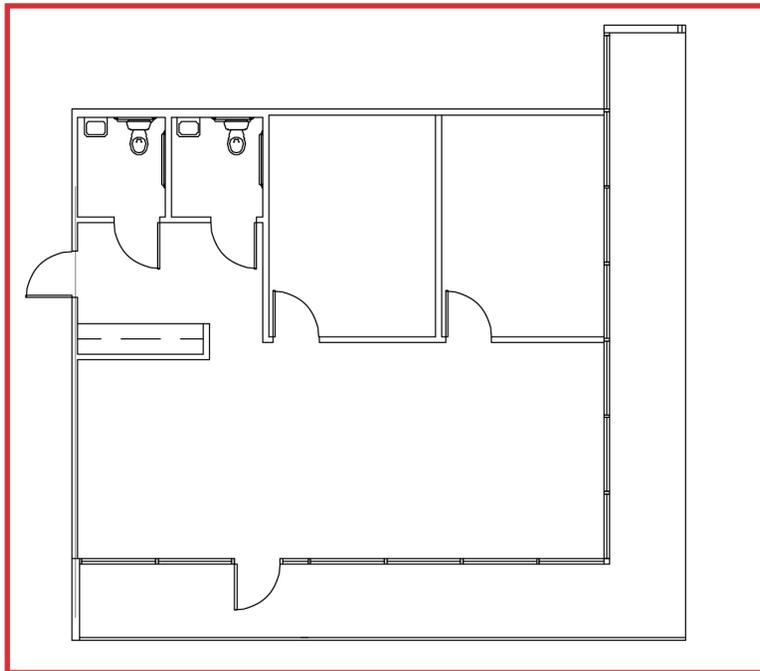
Office Space | Suite 110: 1000 SF
Suite 120: TO SUIT

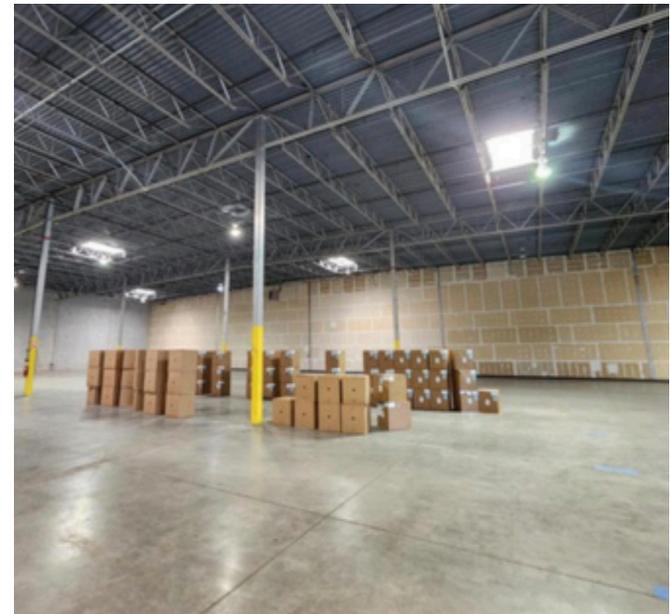
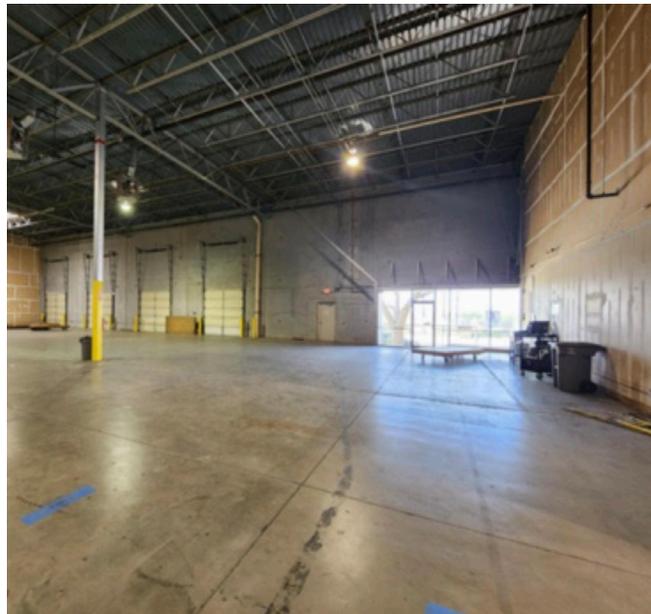
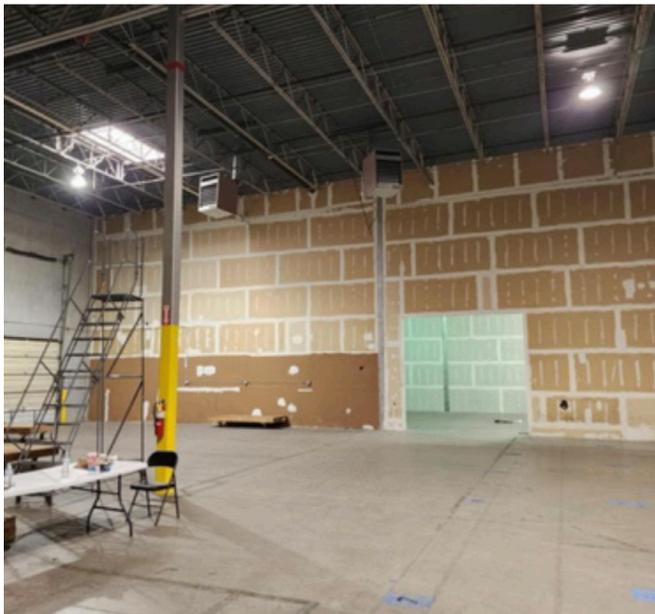


FLOOR PLAN

Suite 150 | 16,000 SF

Office Space | 1,100 SF





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