

9106 S AUSTIN DR.
PHARR, TX 78577

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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OVERVIEW SUMMARY

9106 S AUSTIN DR. | PHARR, TX 78577

PROPERTY SUMMARY

Located in the Pharr Industrial Park, less than 1 mile from the Pharr International Bridge (main commercial crossing for the McAllen MSA), 7 miles to Interstate 2, and 13.1 miles from Anzalduas International Bridge, This +/- 29,760 SF tilt wall construction building. The building features include 16' minimum clear height, fire protection, 6 dock high doors with edge of docks.

PROPERTY SPECIFICATIONS

Total Available:	29,760 SF
Minimum:	Ste A -14,880 SF Ste B - 14,880 SF
Office:	Ste A: 1,254 SF Ste B: 1,408 SF
Clear Height:	16'-19'
Dock Doors:	9 Dock High
Dock Equipment:	9 Edge of Dock
Car Parking:	+/- 35
Truck Court:	118'
Fire Protection:	Sprinklers
Roof:	Metal (NEW 2024)
Lighting:	High Bay
Electricity:	3 Phase
Year Built:	1999
Lease Rate:	\$7.80 SF/YR + NNN (\$1.40 SF/YR)



PROPERTY HIGHLIGHTS

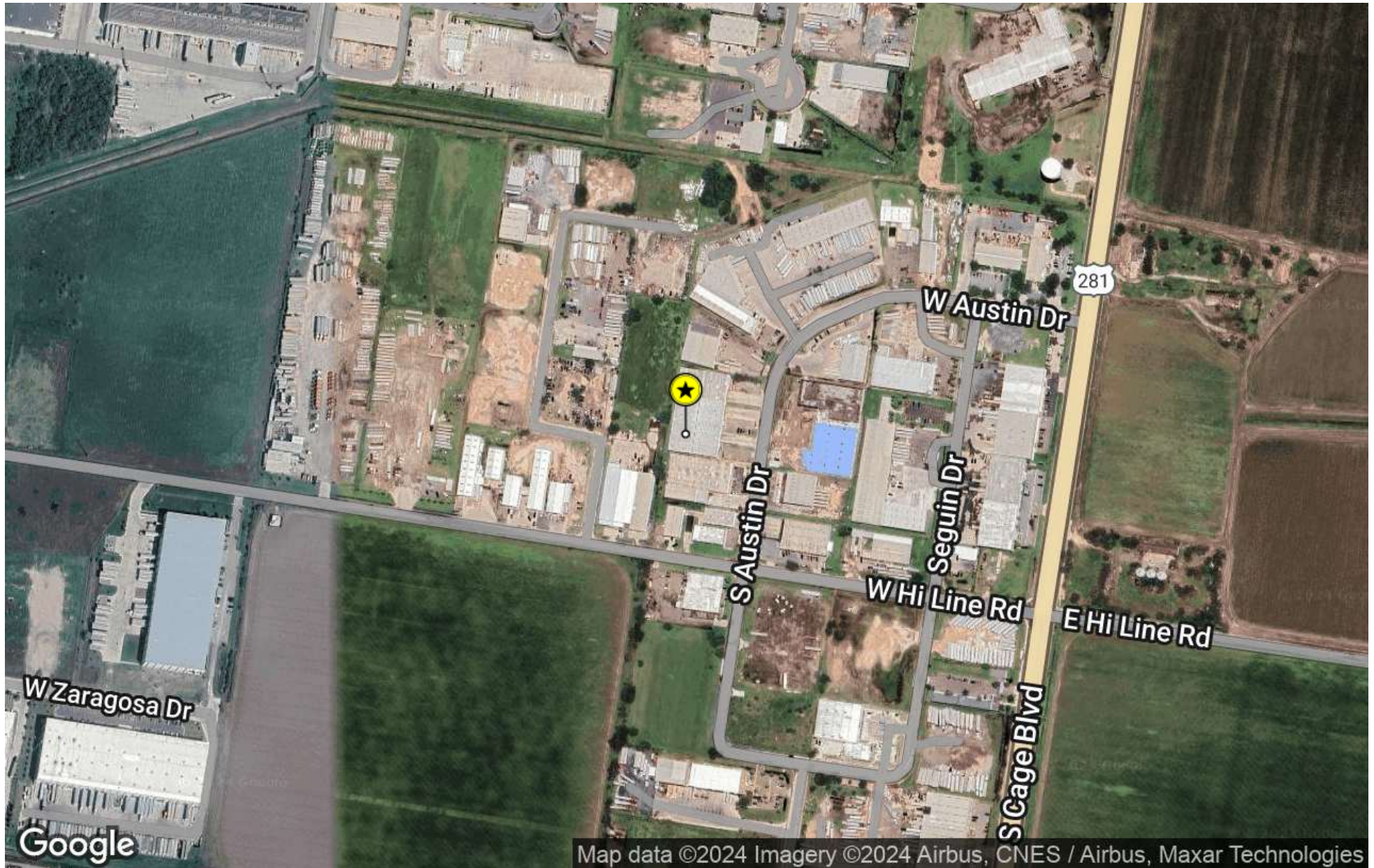
- Single Tenant or Multi-Tenant (Size Flexibility)
- Clear Height 16'-19'
- Proximity to Pharr International Bridge
- Fire Protection
- New Roof to be installed

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AERIAL MAP

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INTERIOR PHOTOS

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