

1917 TANYA AVE
MCALLEN, TX 78503

INDUSTRIAL PROPERTY FOR LEASE

±10,125 SF TOTAL WAREHOUSE AVAILABLE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY

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OVERVIEW SUMMARY

1917 TANYA AVE | MCALLEN, TX 78503

PROPERTY SUMMARY

1917 Tanya Avenue is located in the Botello Industrial Area, approximately 9.5 miles from the Pharr International Bridge, which serves as the primary commercial crossing for the McAllen Metropolitan Statistical Area. The property is also situated 10 miles from Interstate 2 and 6.4 miles from the Anzalduas International Bridge. This metal pre-engineered building encompasses approximately 12,150 square feet of which 4,050 square feet is available for lease. 2 suites are available for lease. The minimum divisible space is 2,025 SF. The entire area is fully paved. Notable features of the building include a clear height of 20 feet, sprinkler fire protection, and five dock-high doors equipped with pit levelers.

PROPERTY SPECIFICATIONS

Building Size (SF):	± 12,150 SF
Available (SF):	± 2,025 SF to ± 4,050 SF
Office (SF):	Build to Suit
Suites:	5
Clear Height:	20'
Dock Doors:	5 Dock High Doors
Dock Equipment:	Pit Levelers at each Door
Car Parking:	19 Spaces
Truck Court:	±120'
Fire Protection:	Sprinkler
Roof:	Metal
Lighting:	LED
Asking Rent:	\$1.05 psf. mo./\$12.60 YR + NNN \$0.20 mo./\$2.40 YR

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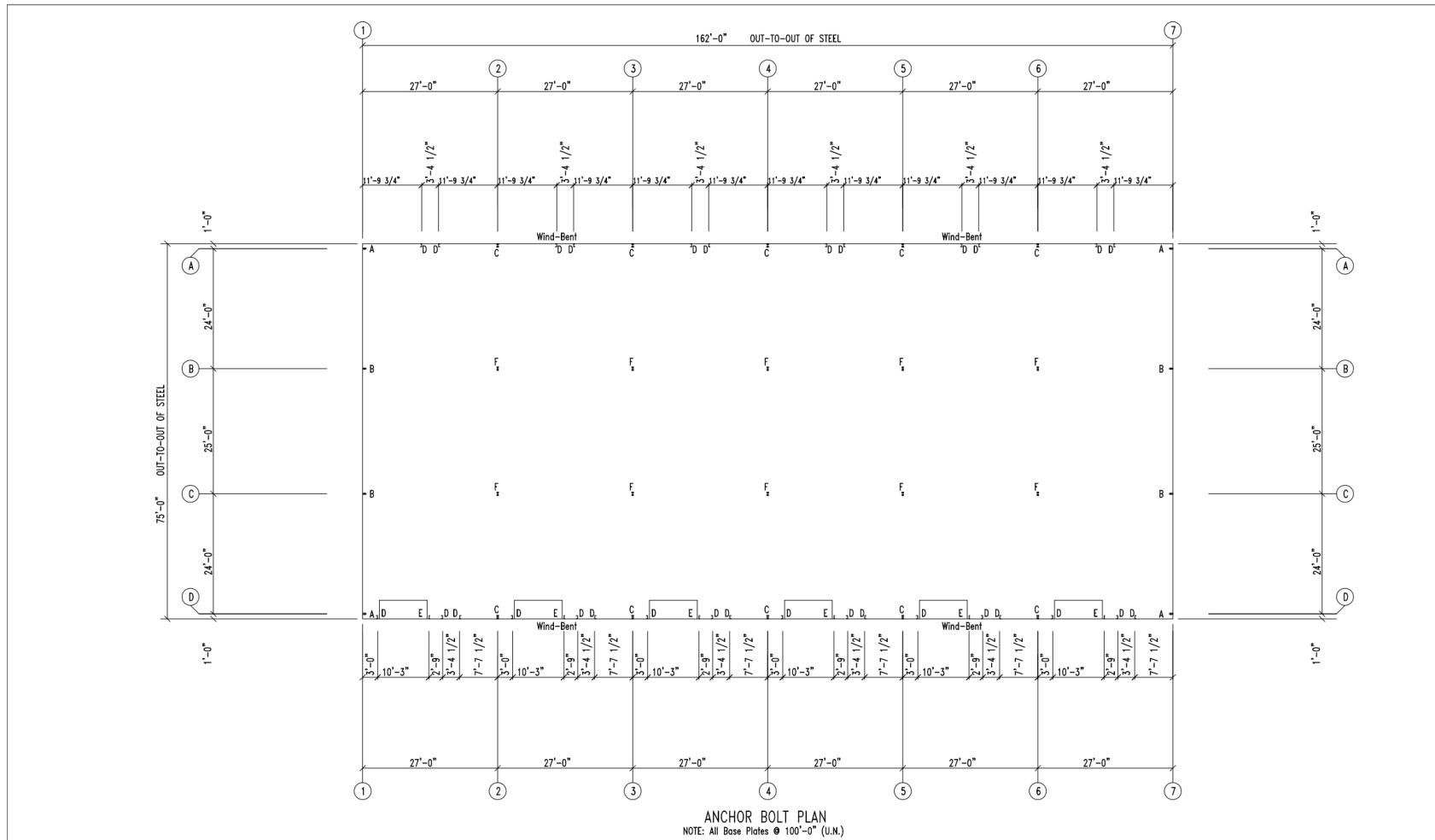
PROPERTY HIGHLIGHTS

- 20'; Clear Height
- Fire Protection
- Trailer Parking on Site

SITE PLAN

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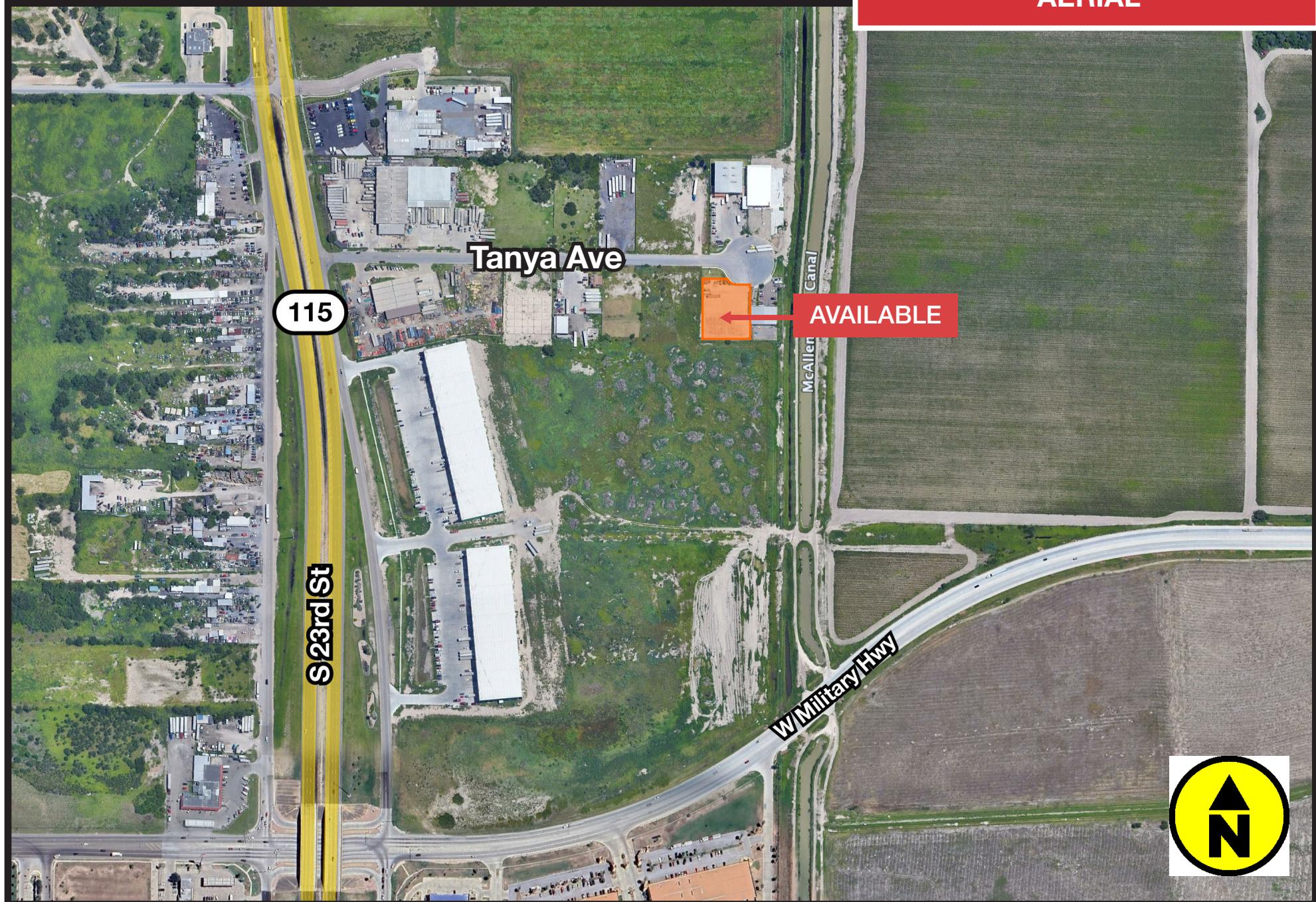
The logo for NAI Rio Grande Valley. It features the letters 'NAI' in a bold, black, sans-serif font. The letter 'A' is partially overlaid by a thick, red, slanted rectangular bar. To the right of 'NAI', the words 'Rio Grande' are stacked above 'Valley', both in a smaller, grey, sans-serif font.



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AERIAL



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PROPERTY PHOTOS

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