

1917 TANYA AVE
MCALLEN, TX 78503

INDUSTRIAL PROPERTY FOR LEASE
±10,125 SF TOTAL WAREHOUSE AVAILABLE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

Senior Partner | Managing Broker
956.227.8000 | laurap@nairgv.com

ERIC CORTEZ

Real Estate Agent
956.874.9225 | ericc@nairgv.com

Disclaimer. The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



NAI RIO GRANDE VALLEY

800 W Dallas Ave McAllen, TX 78504
956.994.8900 | nairgv.com

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

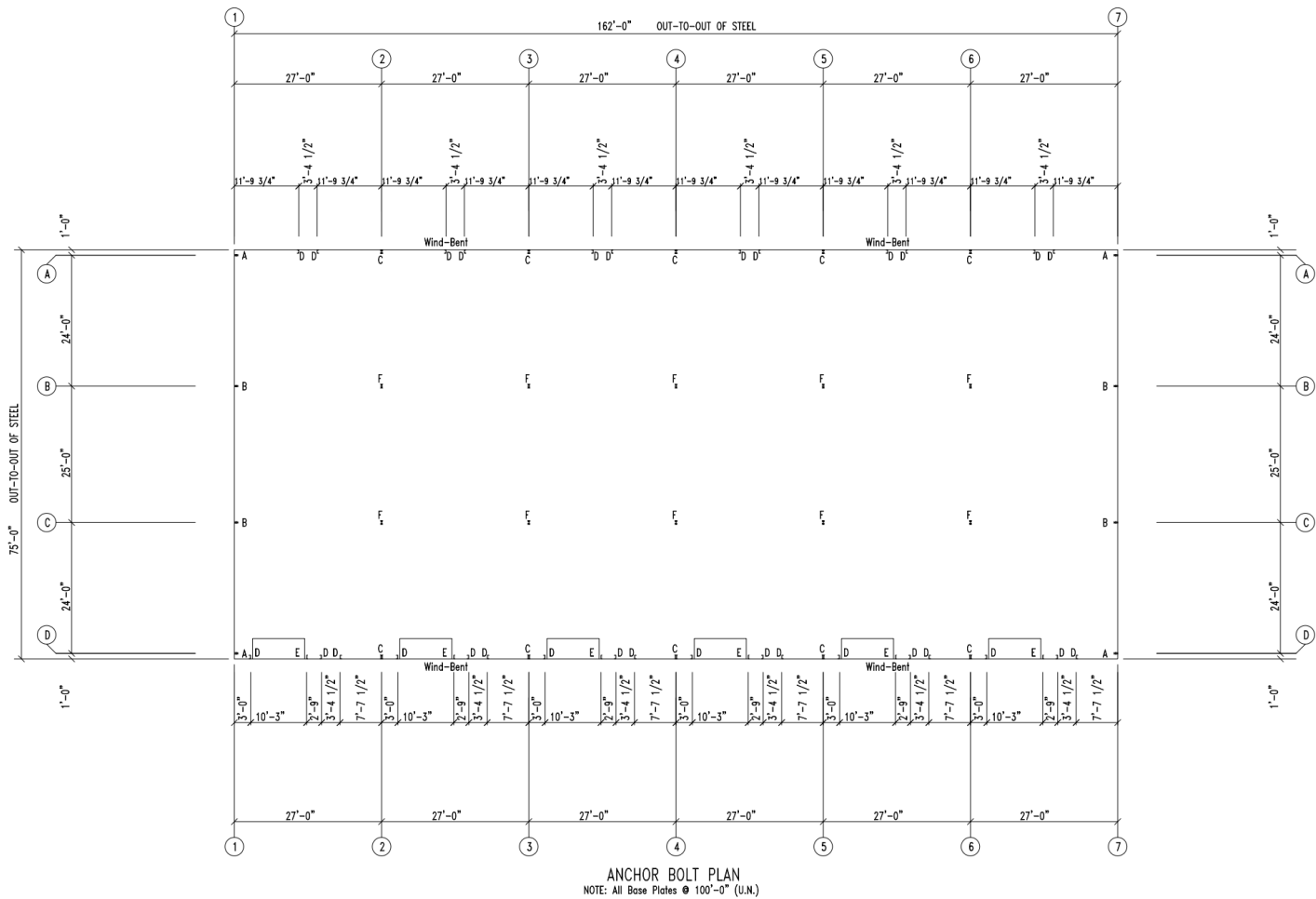


PROPERTY HIGHLIGHTS

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

FOR LEASE | INDUSTRIAL PROPERTY

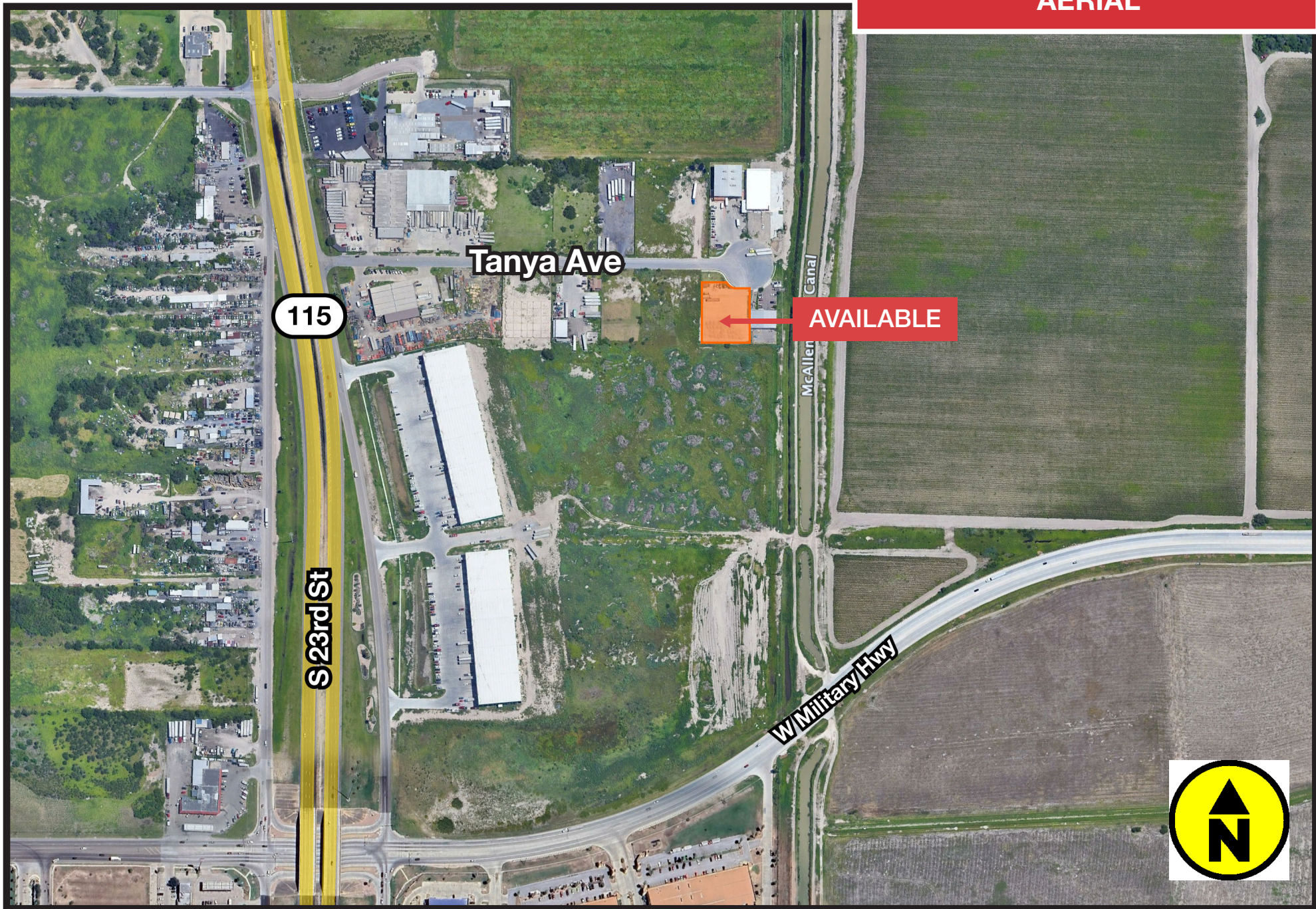
Disclaimer. The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



FOR LEASE | INDUSTRIAL PROPERTY

Disclaimer. The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL



FOR LEASE | INDUSTRIAL PROPERTY

Disclaimer. The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

PROPERTY PHOTOS

1917 TANYA AVE | MCALLEN, TX 78503



FOR LEASE | INDUSTRIAL PROPERTY

Disclaimer. The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ

NAI RIO GRANDE VALLEY

Senior Partner // Managing Broker

laurap@nairgv.com

956.227.8000

ERIC CORTEZ

NAI RIO GRANDE VALLEY

Real Estate Agent

ericc@nairgv.com

956.874.9225



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.