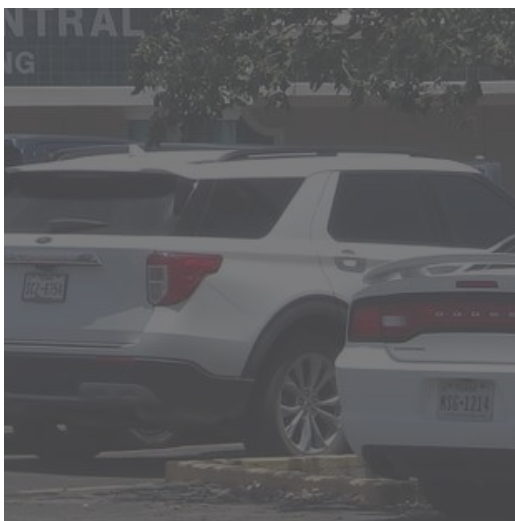
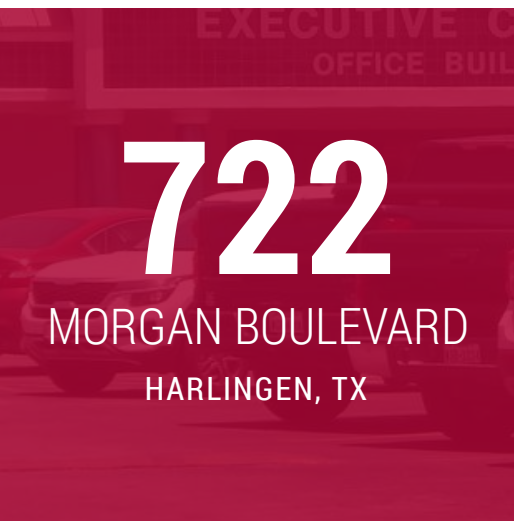
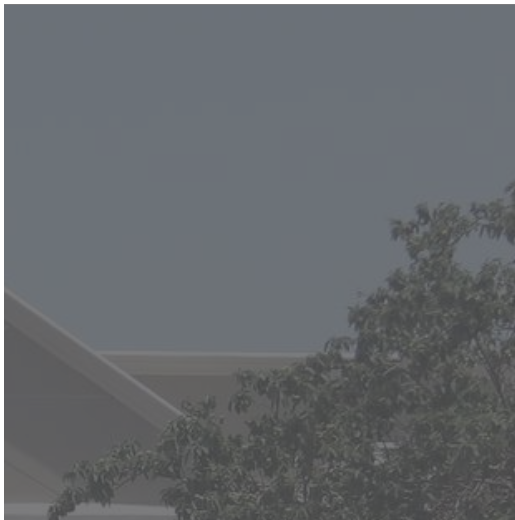


OFFICE & WAREHOUSE FOR LEASE

REDELCO COMPLEX

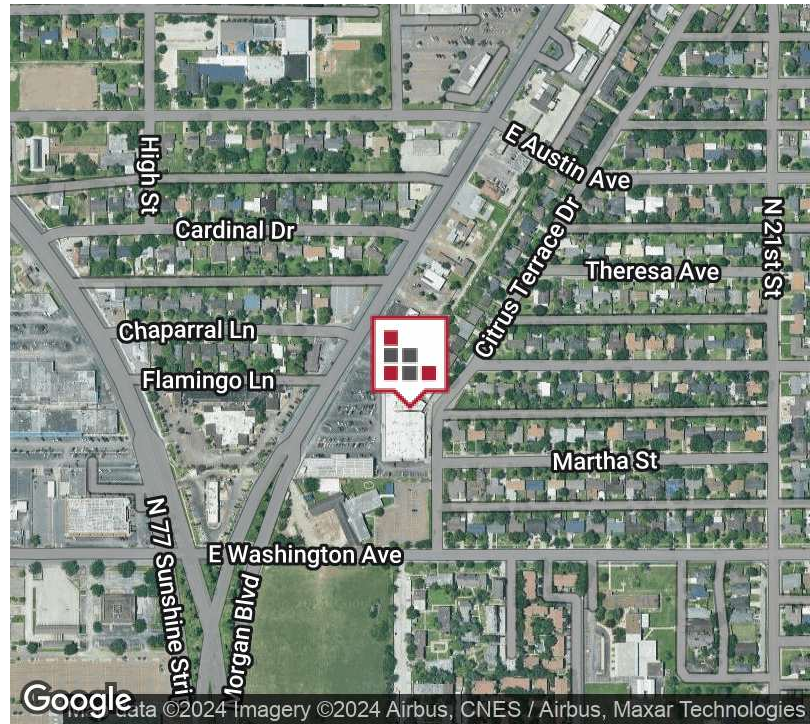


Redelco Executive Complex is a well-established office complex in Harlingen, Texas. The property is well maintained with various office suite sizes, ready for your new or existing business. Complex offers a community break room with vending machines, key access to restrooms and individual entry door with mail slot. Current availability is a 1.600 sf warehouse with three (3) 12' x 12' Grade Level



OFFICE AND WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Breakdown Below
Building Size:	18,900 SF
Available SF:	650 - 1,600 SF
Lot Size:	20 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Redelco Executive Complex is a well-established office complex in Harlingen, Texas. The property is well maintained with various office suite sizes, ready for your new or existing business. Complex offers a community break room with vending machines, key access to restrooms and individual entry door with mail slot. Current availability is a 1,600 sf warehouse with three (3) 12' x 12' Grade Level Doors, office, restroom and storage. Clear Height is 14' and there is a private parking space for tenant. The property is centrally located with access to restaurants, retail and community services.

PROPERTY HIGHLIGHTS

- Centrally located
- Individual Entrance to each unit
- Community Break Area
- Freestanding Warehouse

FOR LEASE REDELCO EXECUTIVE COMPLEX

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	12 to 60 months
Total Space:	650 - 1,600 SF	Lease Rate:	\$970.00 - \$1,650.00 per month

AVAILABLE SPACES

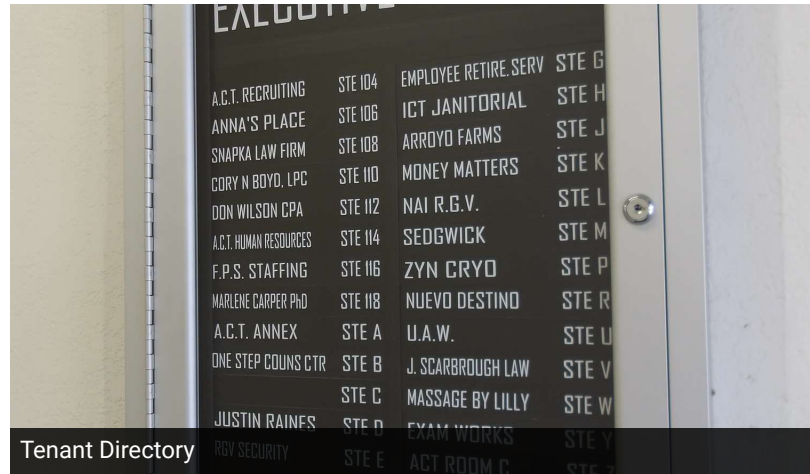
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Warehouse	Available	1,600 SF	Gross	\$1,250 per month	Warehouse with Grade Level Door & Office
Suite V	Available	650 SF	Gross	\$970 per month	Move In Ready Professional Office for Lease with Reception, two (2) private offices and shared break area in bldg.
Suite R	Available	840 SF	Gross	\$1,260 per month	Move In Ready Office Space
Suite 102	Available	1,100 SF	Gross	\$1,650 per month	Move In Ready Office Space

OFFICE & WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

SUITE V - PHOTOS



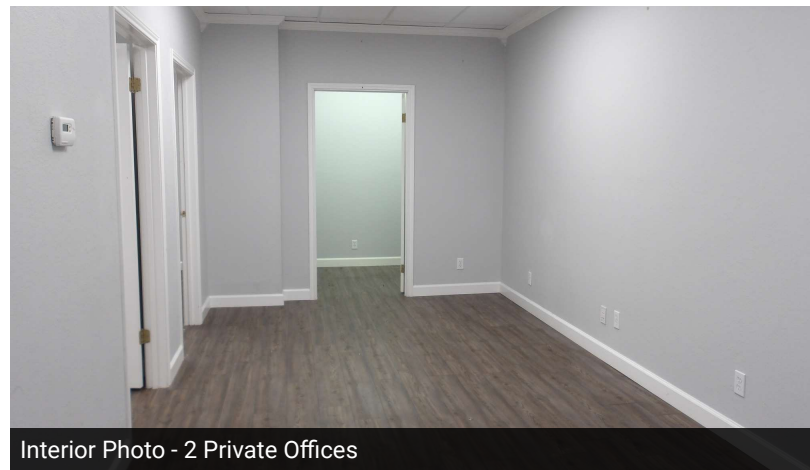
Suite V - Private Door



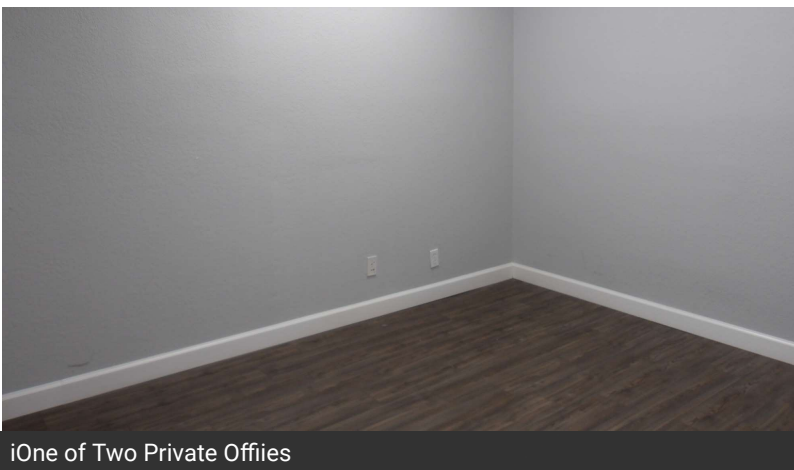
Tenant Directory



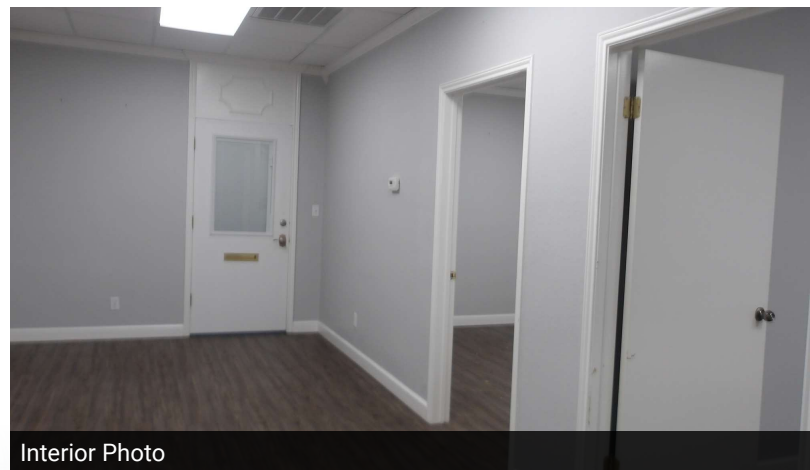
Exterior Building Image



Interior Photo - 2 Private Offices



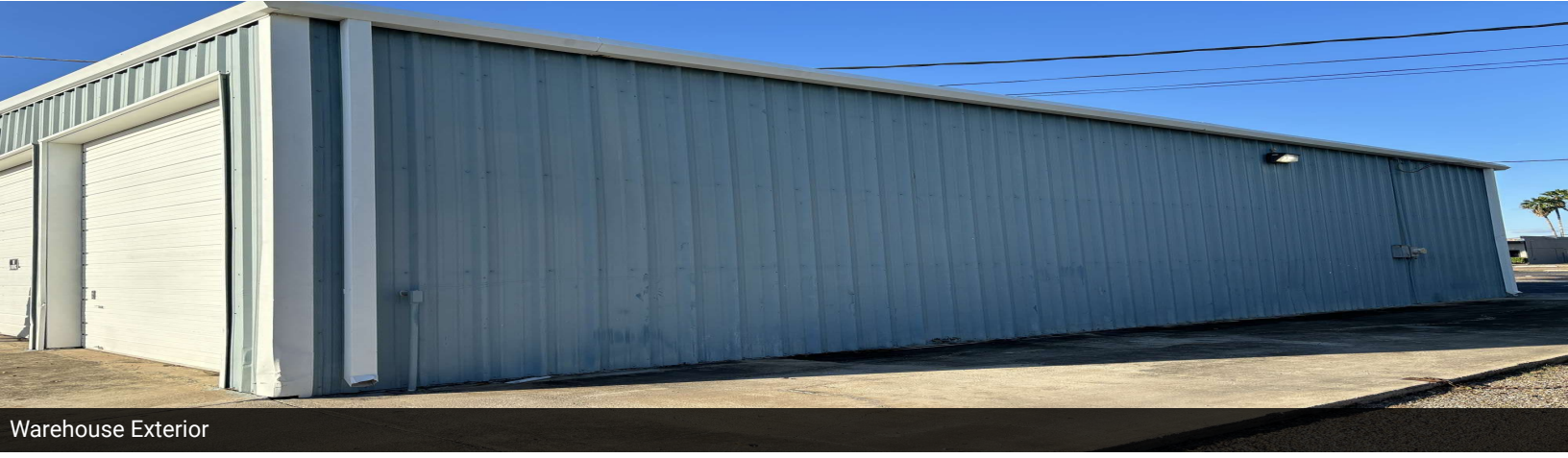
iOne of Two Private Offices



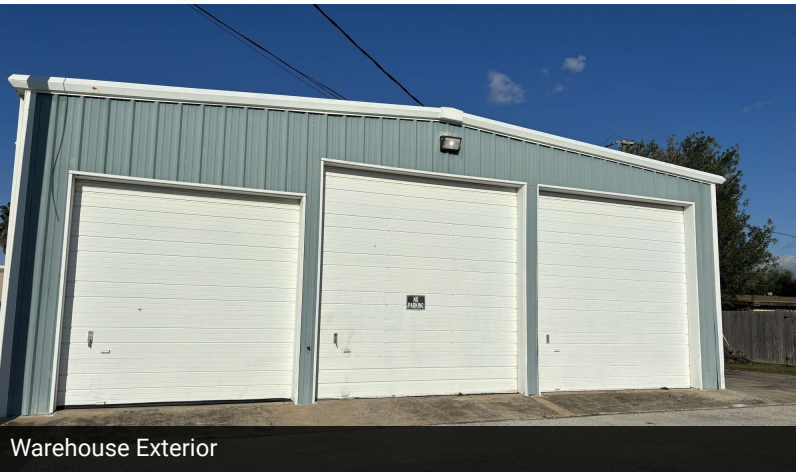
Interior Photo

OFFICE & WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

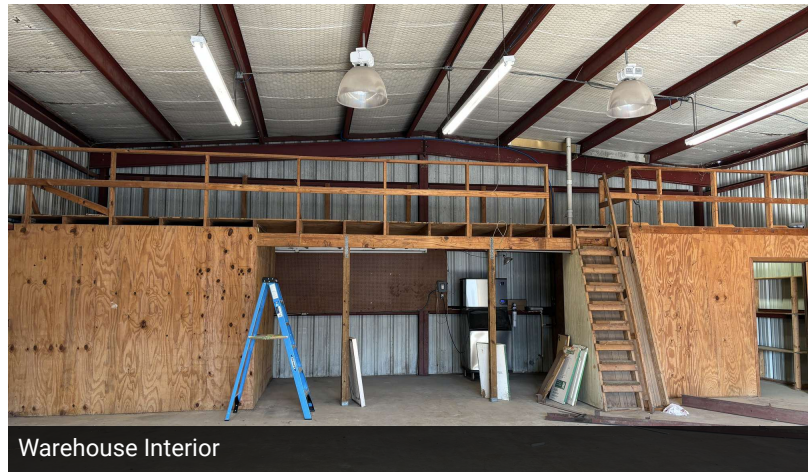
ADDITIONAL PHOTOS



Warehouse Exterior



Warehouse Exterior



Warehouse Interior



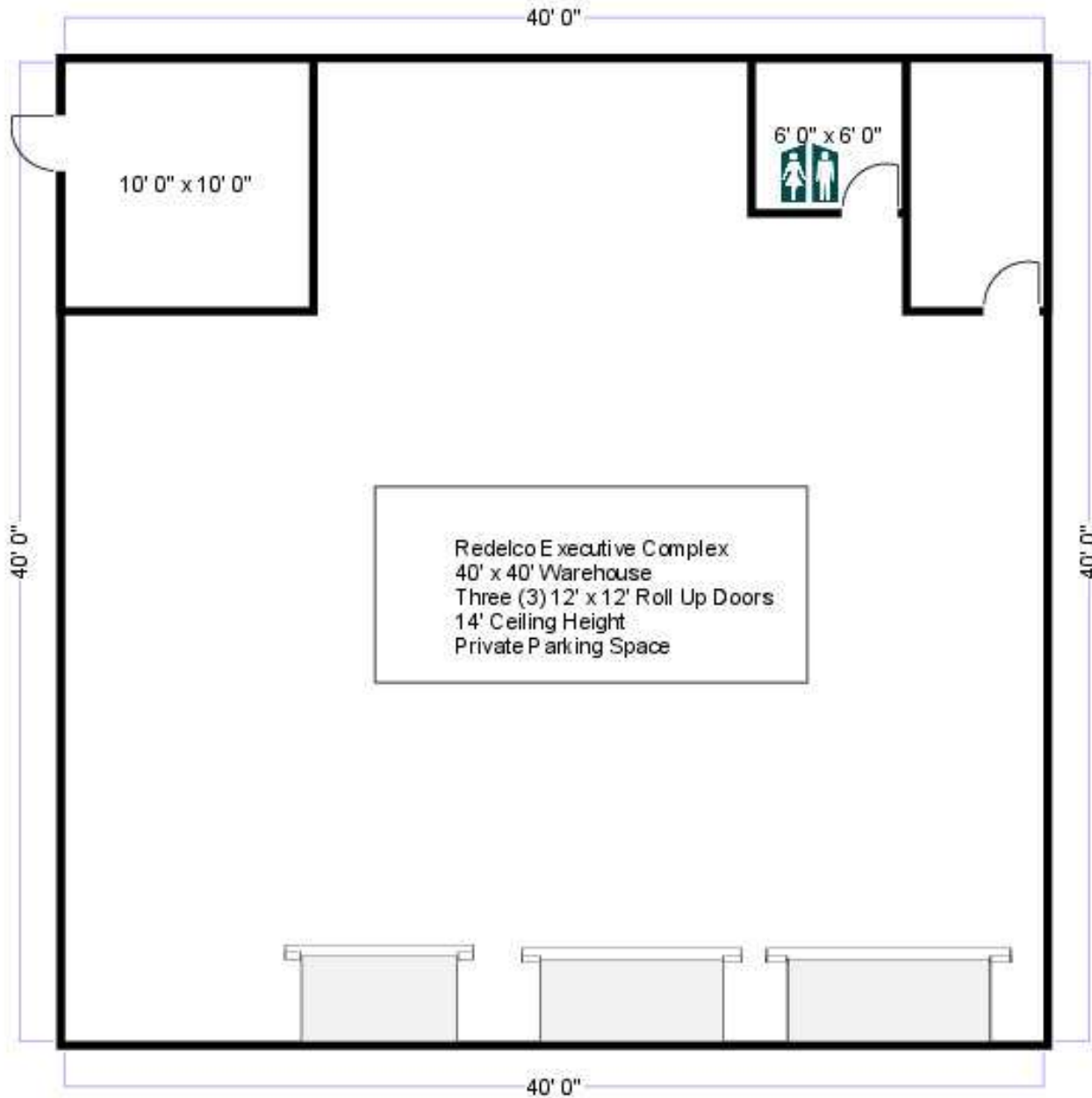
Private Parking Space



Warehouse Storage Area

OFFICE & WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

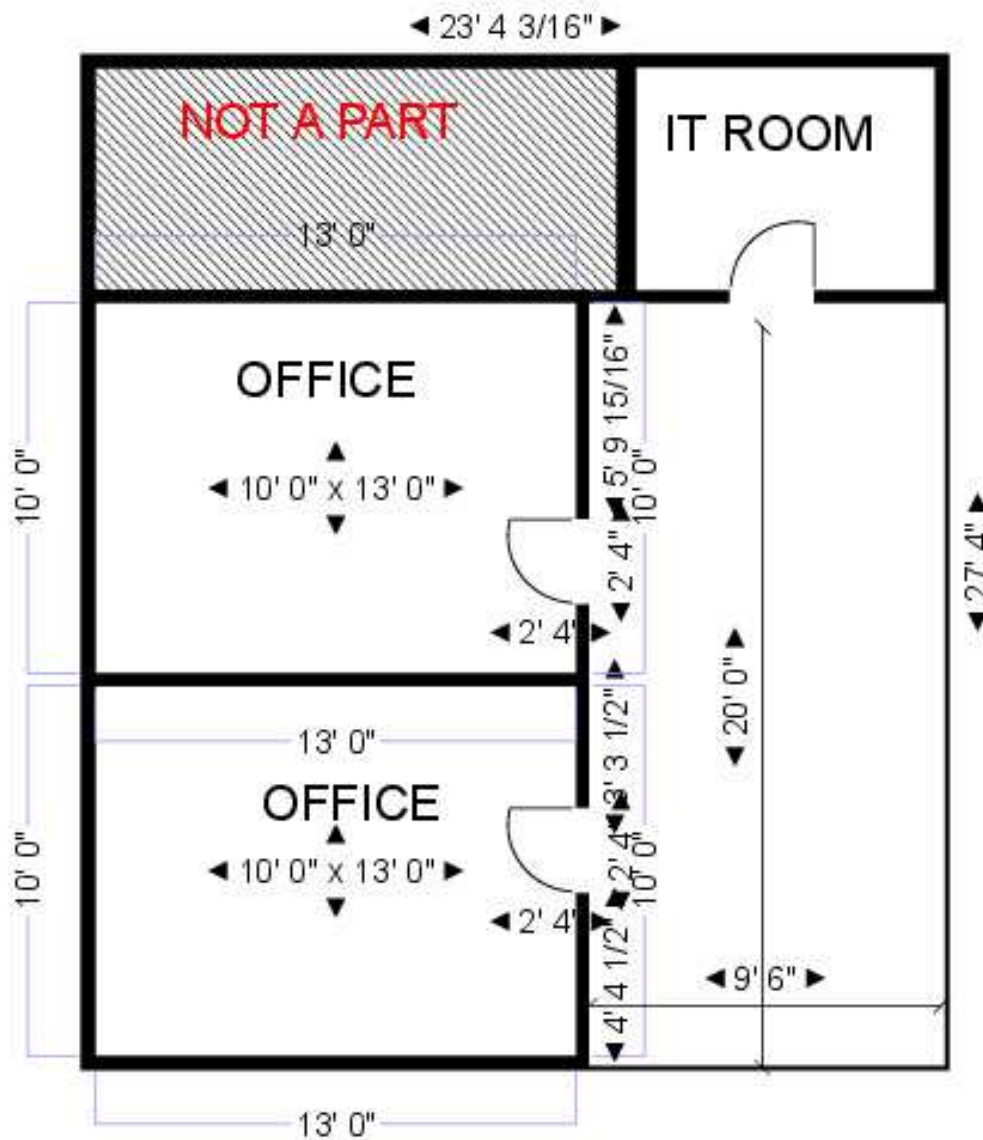
FLOOR PLAN - WAREHOUSE



OFFICE & WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

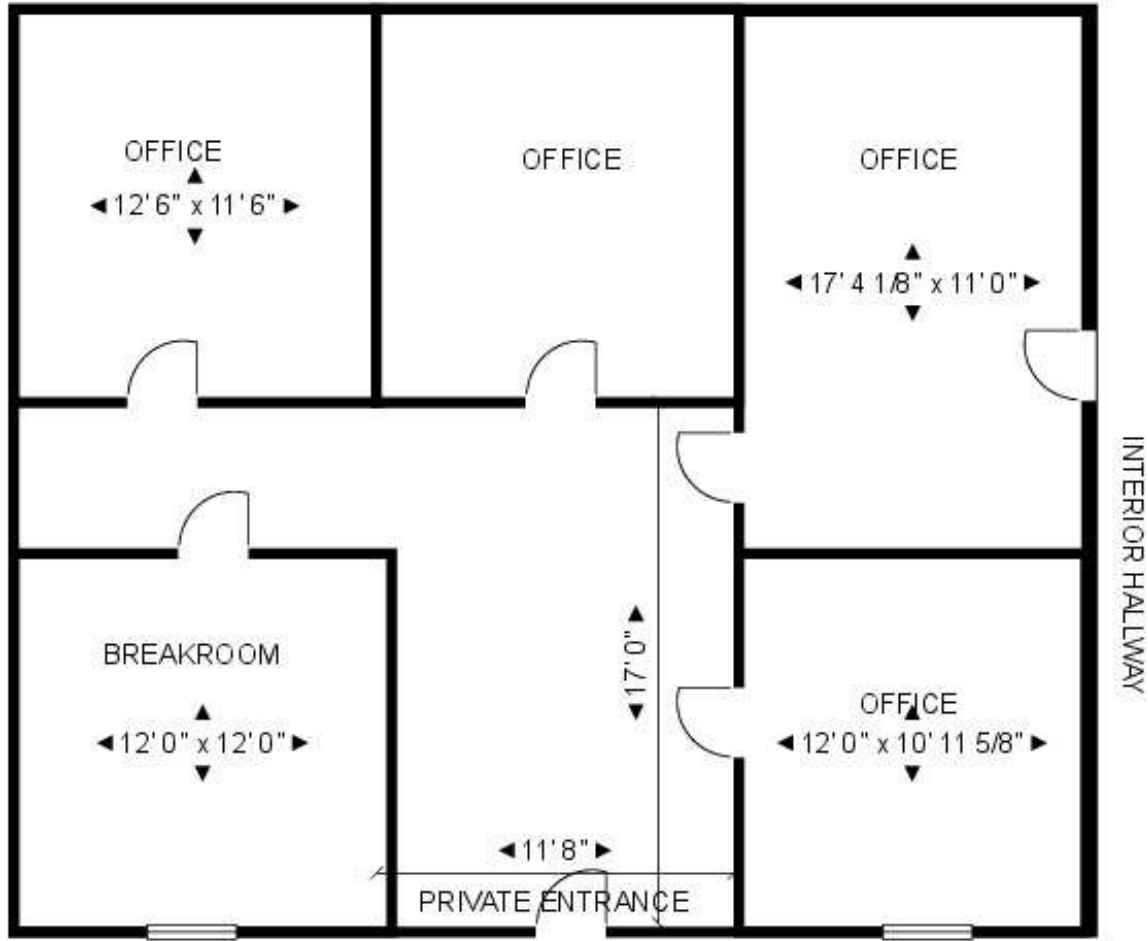
FLOOR PLAN - SUITE V

Redelco Executive Complex Suite V - +/- 650 sf



FOR LEASE
REDELCO EXECUTIVE COMPLEX

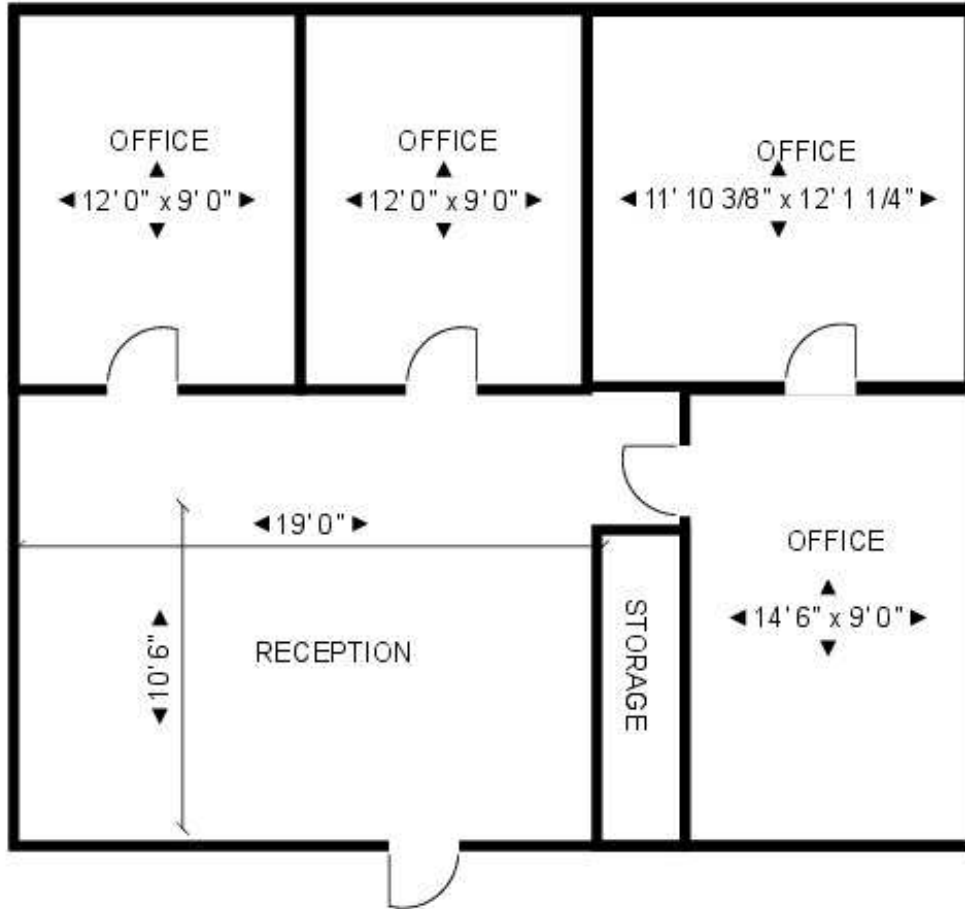
FLOOR PLAN - SUITE 102



REDELCO EXECUTIVE COMPLEX
SUITE 102
± 1,100 SF

FOR LEASE
REDELCO EXECUTIVE COMPLEX

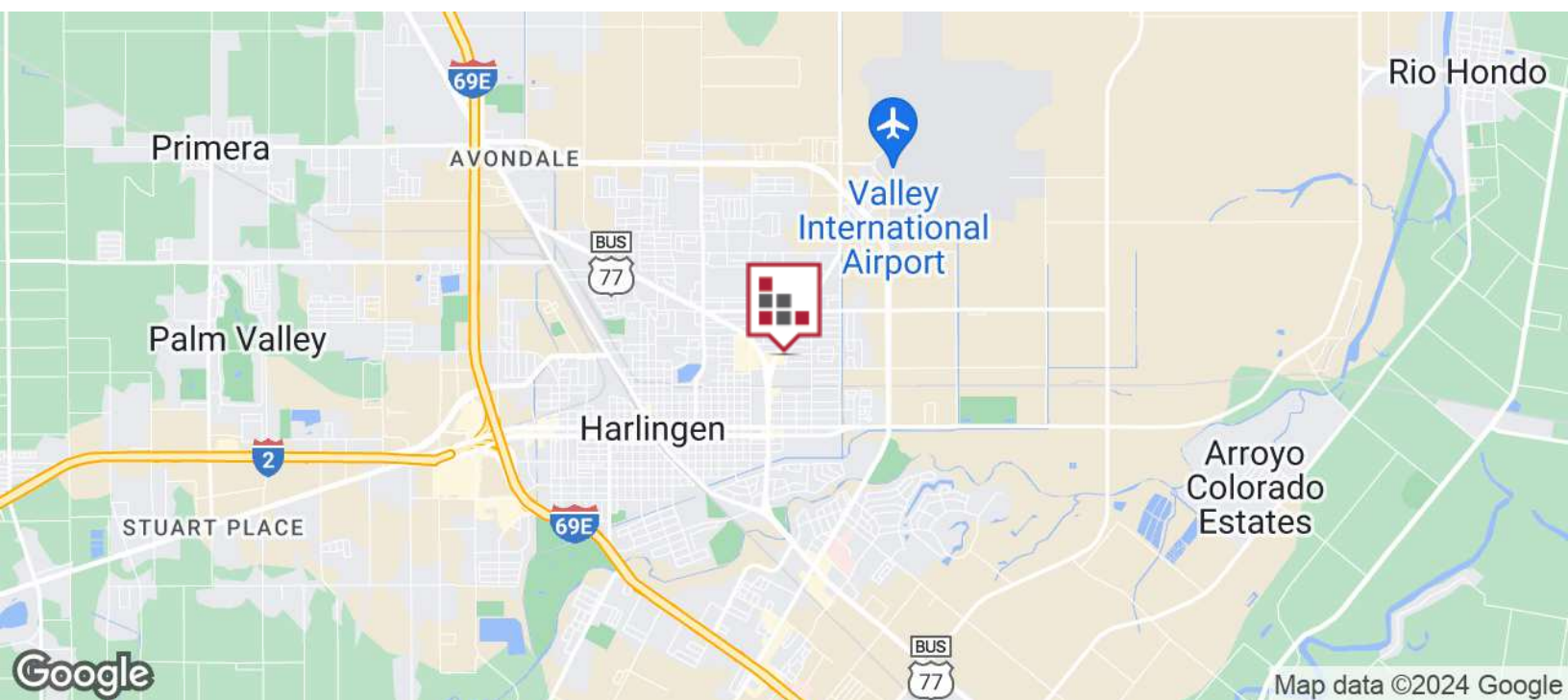
FLOOR PLAN - SUITE R



REDELCO EXECUTIVE COMPLEX
SUITE R
± 734 SF

OFFICE & WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

LOCATION MAP



OFFICE & WAREHOUSE FOR LEASE REDELCO EXECUTIVE COMPLEX

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	52,006	86,018	149,007
Median age	30.7	32.5	33.4
Median age (Male)	30.2	31.9	33.1
Median age (Female)	32.9	34.7	35.4

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	19,684	32,698	55,449
# of persons per HH	2.6	2.6	2.7
Average HH income	\$47,091	\$47,918	\$48,645
Average house value	\$91,859	\$95,738	\$94,171

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	84.0%	84.1%	86.2%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	85.2%	84.2%	84.5%
Black	1.3%	1.3%	0.9%
Asian	1.0%	0.8%	0.9%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.4%	0.3%	0.2%
Other	6.1%	5.5%	4.9%

* Demographic data derived from 2020 ACS - US Census