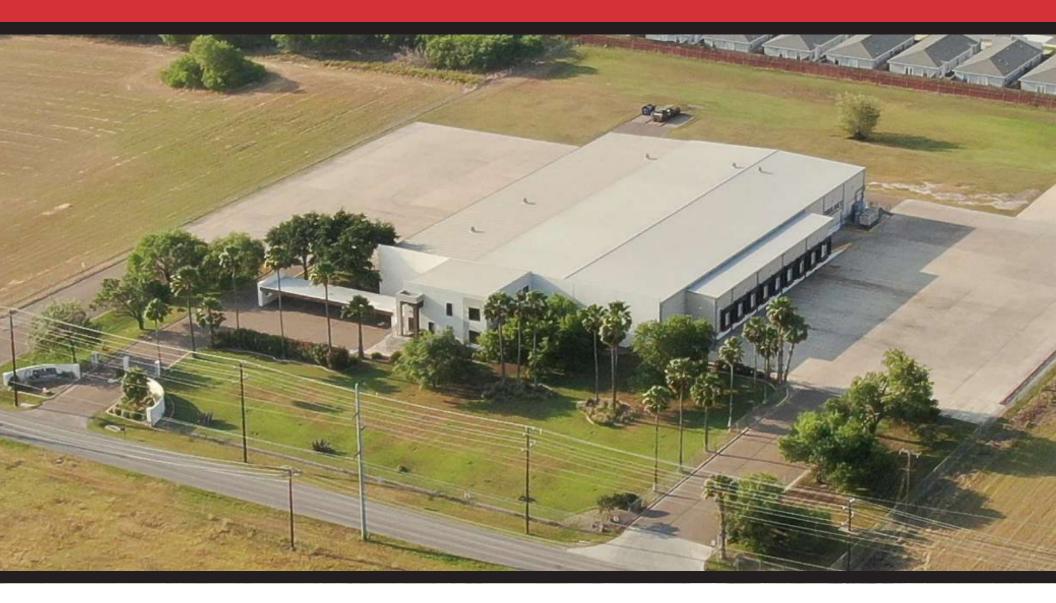
FOR SALE | INDUSTRIAL COLD & DRY STORAGE BLDG



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

EDWARD VILLAREAL, SIOR

Managing Partner | Real Estate Broker edward@nairgv.com | 956.994.8900

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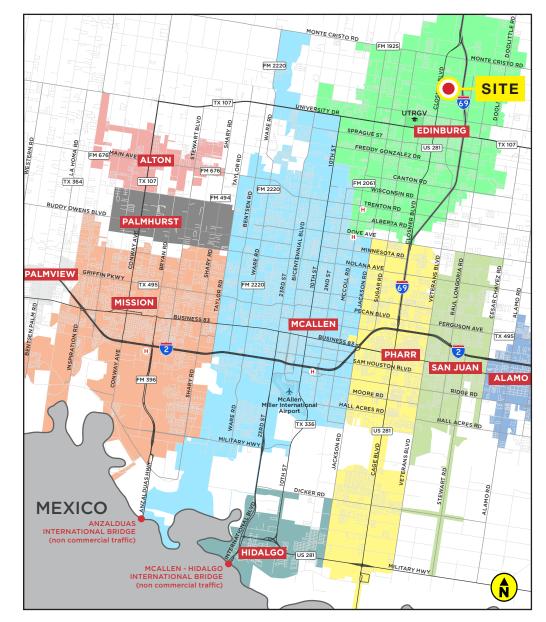
215 W Mile 17 1/2 North Road, Edinburg, TX 78541 **PROPERTY OVERVIEW**



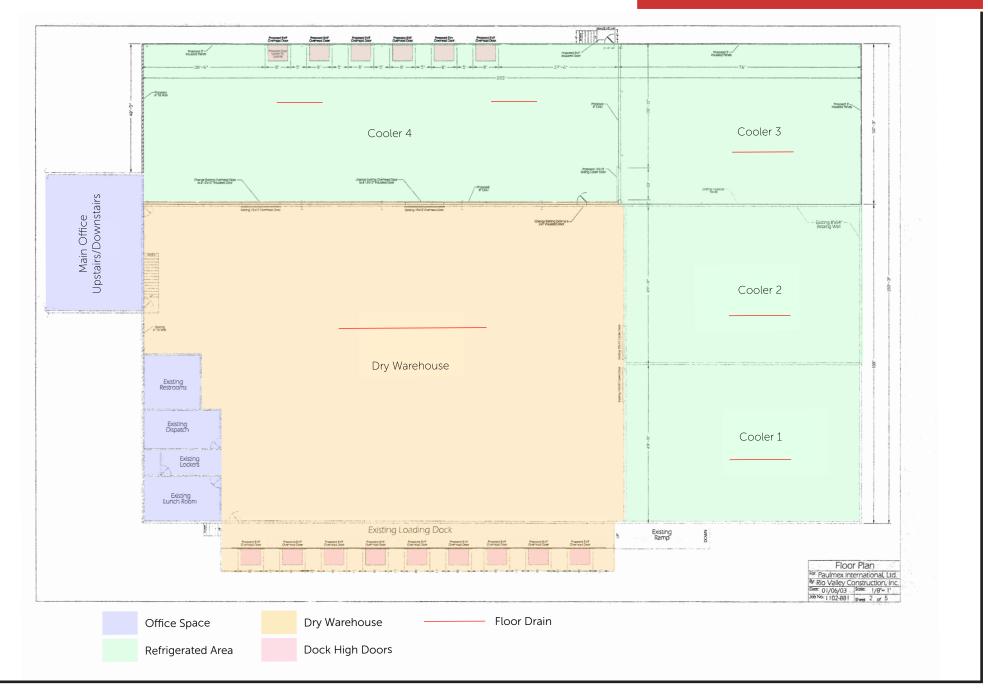
215 W Mile 17 ½ North Rd (also known as Russell Rd.) is located 3/4 miles west of the intersection of I-69C and Russell Rd. This facility is a combination of cold storage and dry storage in Edinburg, TX. It is well designed to accommodate packing, processing and cold storage requirements. The building is conveniently located just off I-69C, which is the major north/south arterial for the State of Texas.

PROPERTY FEATURES

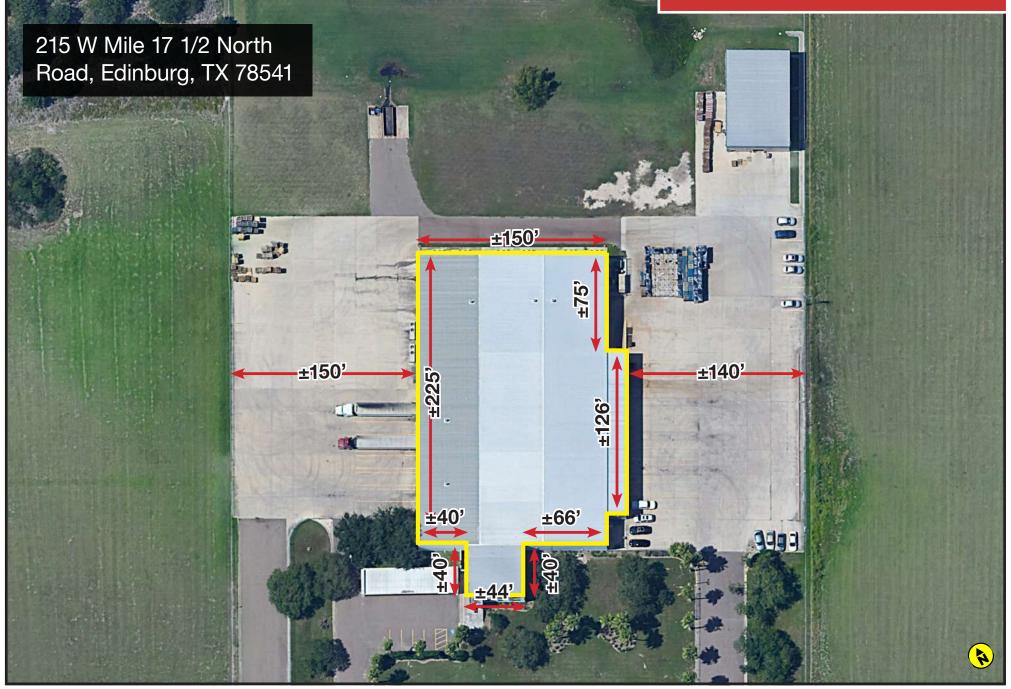
Year Built:	Original Construction: 1997 Cold Storage/Expansion: 2003		
Total Land Area:	±6.60 AC		
Building Area (SF):	±37,115 SF // ±3,750 SF		
Total Refrigerated Area:	±18,540 SF		
Total Dry Warehouse Area:	±13,606 SF		
Office Space (SF):	±4,969 SF		
Storage Shed (SF):	±3,750 SF (Not Included in Building Area SF)		
Ceiling Height:	Varies		
Dock Doors:	15 Dock High Doors		
Grade Level Doors:	1 Ramp		
Dock Equipment:	6 Pit Levelers, 9 Edge of Dock, and Dock Seals		
Floor Drains:	6 Center Trench Drains		
Ceiling Fans:	2 HVLS Ceiling fans, 24'		
Generator:	Diesel Generator (Whole Warehouse)		



WAREHOUSE FLOOR PLAN

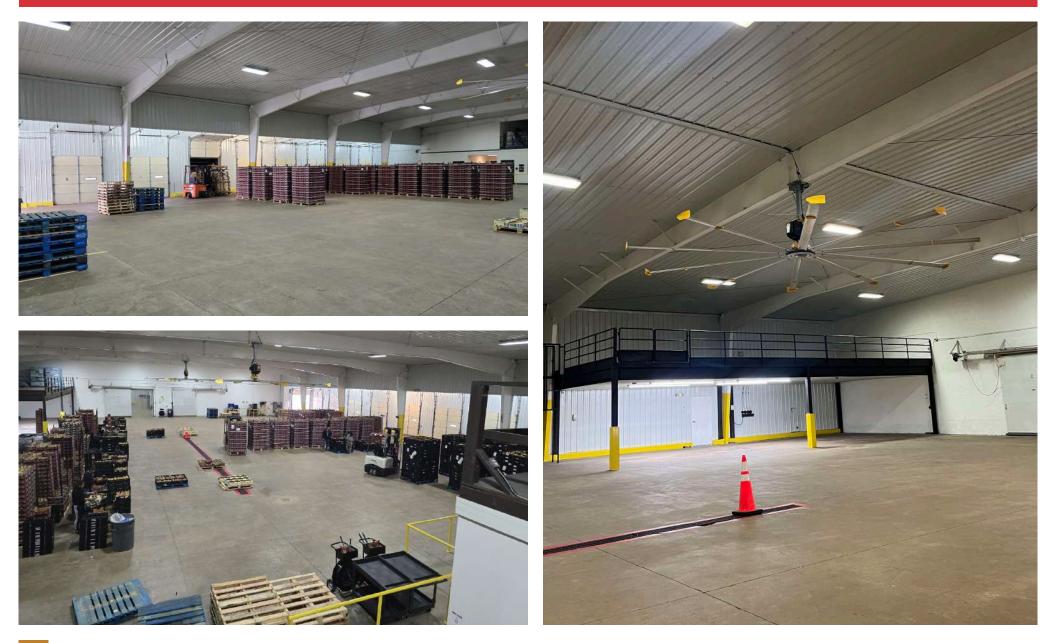


AERIAL



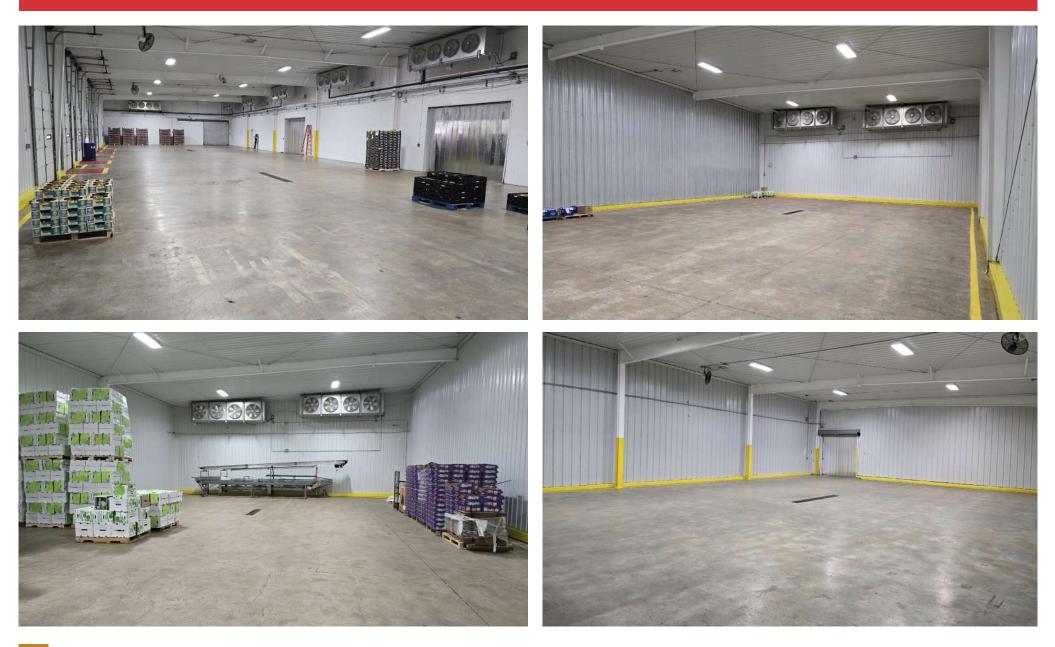
215 W Mile 17 1/2 North Road, Edinburg, TX 78541 **DRY WAREHOUSE**





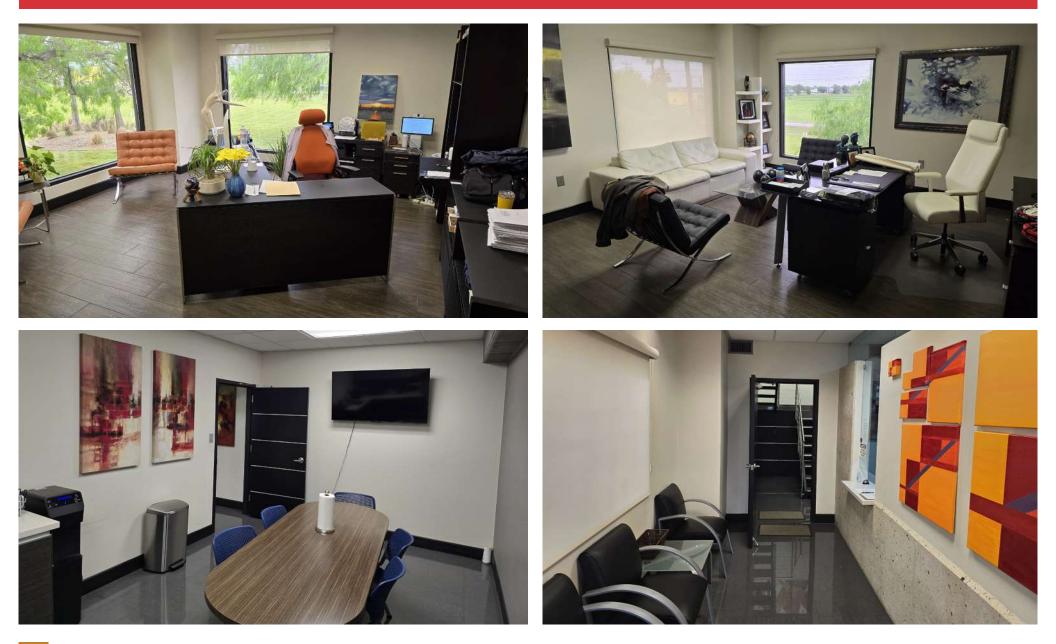
215 W Mile 17 1/2 North Road, Edinburg, TX 78541 **REFRIGERATED AREA**





215 W Mile 17 1/2 North Road, Edinburg, TX 78541 OFFICE AREA





215 W Mile 17 1/2 North Road, Edinburg, TX 78541 **OUTDOOR FEATURES**





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

NAI Rio Grande Valley Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9008410 License No.	mikeb@nairgv.com Email	956-994-8900 Phone
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Designated Broker of Firm	License No.	Email	Phone
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Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov