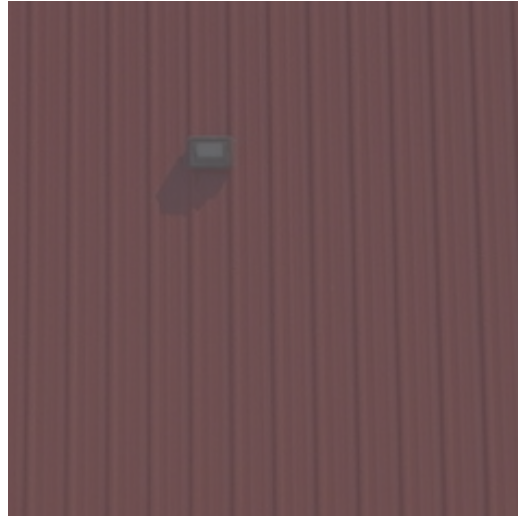


INDUSTRIAL PROPERTY FOR LEASE

5152 LOGANS RUN



5152

LOGANS RUN

HARLINGEN, TX

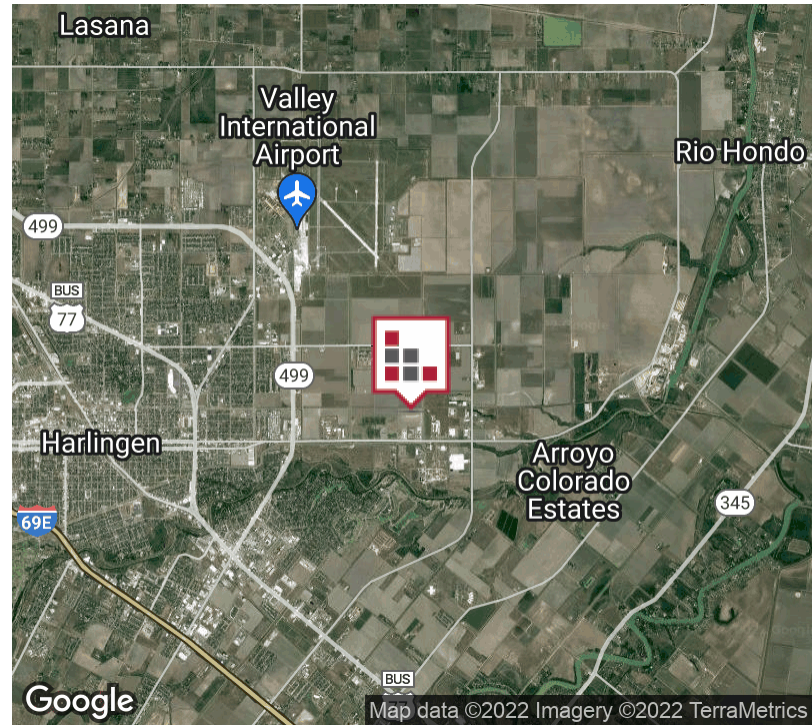


+/- 1.77 Acre Newly Sub-divided Industrial Lot available with two (2) 5,000 sf Warehouses with Shared access on Lot 11 - Block 1 for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse. Warehouse Dimensions are 50 x 100, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park.



FOR LEASE 5152 LOGANS RUN

EXECUTIVE SUMMARY



OFFERING SUMMARY

Monthly Rent: \$3,555.33

Lease Rate: \$6.65 SF/yr
[NNN = \$1.88 Est]

Building Size: 5,000 SF

Available SF: 10,000 SF

Lot Size: 1.77 Acres

Year Built: 2022

Zoning: Industrial

Market: Rio Grande Valley

Submarket: Harlingen

PROPERTY OVERVIEW

+/- 1.77 Acre Newly Sub-divided Industrial Lot available with two (2) 5,000 sf Warehouses with Shared access on Lot 11 - Block 1 for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse. Warehouse Dimensions are 50 x 100, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park - Phase II. Approximate Lot Dimensions 192' x 460'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Water/Sewer/Trash/Mowing Included.

PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 14" Ceiling Height
- Concrete Drive
- Two (2) Grade Level Doors - 12' x 12'
- New Construction -- Available 10/2021

FOR LEASE 5152 LOGANS RUN

LEASE SPACES



LEASE INFORMATION

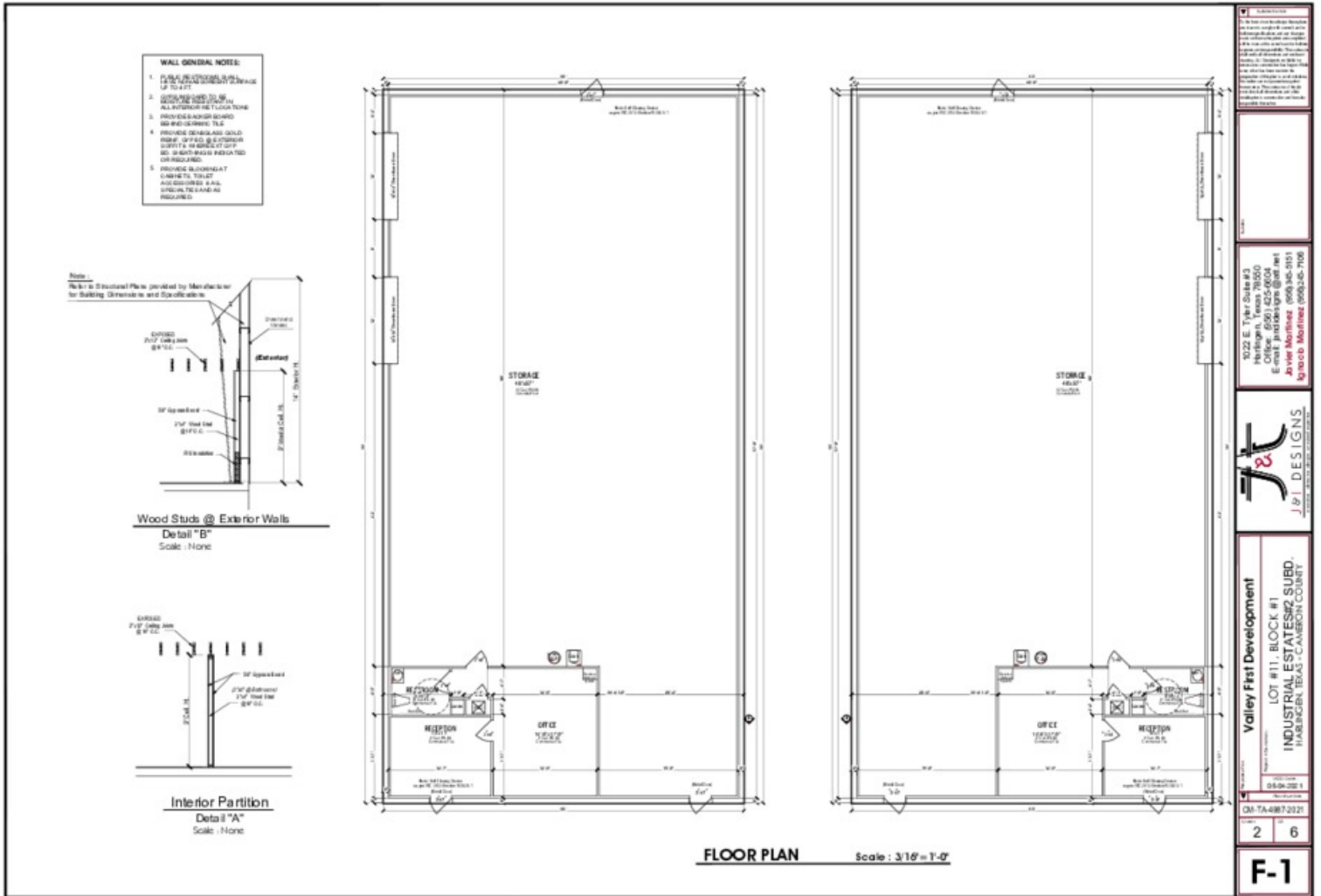
Lease Type:	\$1.88 NNN	Lease Term:	36 to 60 months
Total Space:	10,000	Lease Rate:	\$6.65 SF/yr + NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5152-A Logans Run	Available	5,000 SF	[NNN = \$1.88 Est]	\$6.65 SF/yr	5152-A for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse.
5152-B Logans Run	Available	5,000 SF	[NNN = \$1.88 Est]	\$6.65 SF/yr	5152-B for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse.

FOR LEASE 5152 LOGANS RUN

FLOOR PLANS



FOR LEASE 5152 LOGANS RUN

ELEVATION PLAN

REAR ELEVATION Scale: 3/16"=1'-0"

FRONT ELEVATION Scale: 3/16"=1'-0"

LEFT ELEVATION Scale: 3/16"=1'-0"

RIGHT ELEVATION Scale: 3/16"=1'-0"

TRASH ENCLOSURE W/ WOOD FENCE Scale: 3/16"=1'-0"

ROOF PLAN Scale: 1/8"=1'-0"

FRONT ELEVATION Scale: 3/16"=1'-0"

REAR ELEVATION Scale: 3/16"=1'-0"

RIGHT ELEVATION Scale: 3/16"=1'-0"

LEFT ELEVATION Scale: 3/16"=1'-0"

ROOF PLAN Scale: 1/8"=1'-0"

TRASH ENCLOSURE W/ WOOD FENCE Scale: 3/16"=1'-0"

METAL ROOFING

Note: Refer to Structural Plans provided by Manufacturer for Building Dimension and Specifications.

1. TO RICH. SLOPE

1. TO RICH. SLOPE

Valley First Development
LOT #11, BLOCK #1
INDUSTRIAL ESTATES #2 SUBD.
HARLINGEN, TEXAS - CAMERON COUNTY

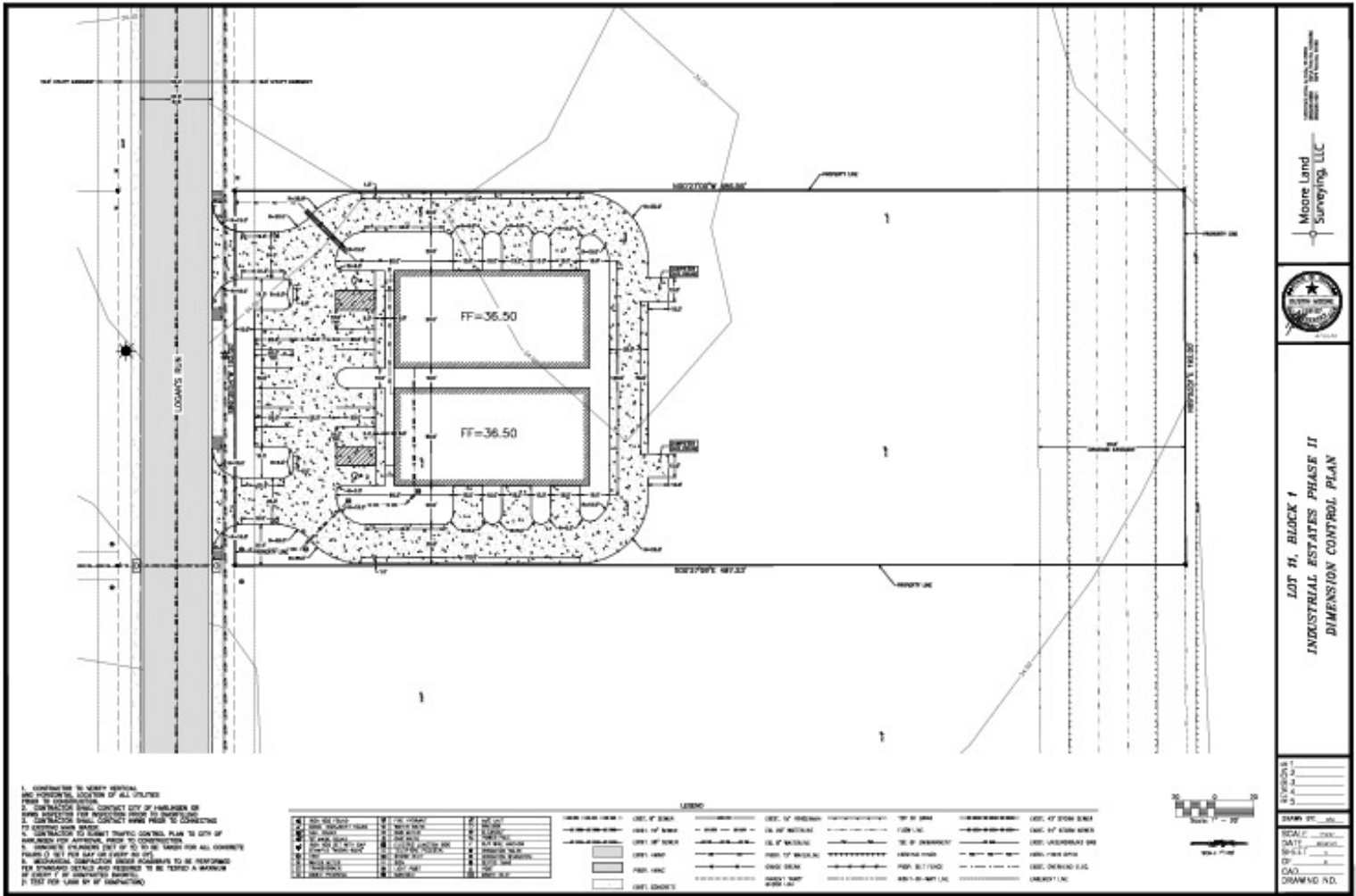
DM 7A-487-2321

4 6

EV-1

FOR LEASE 5152 LOGANS RUN

SITE PLANS

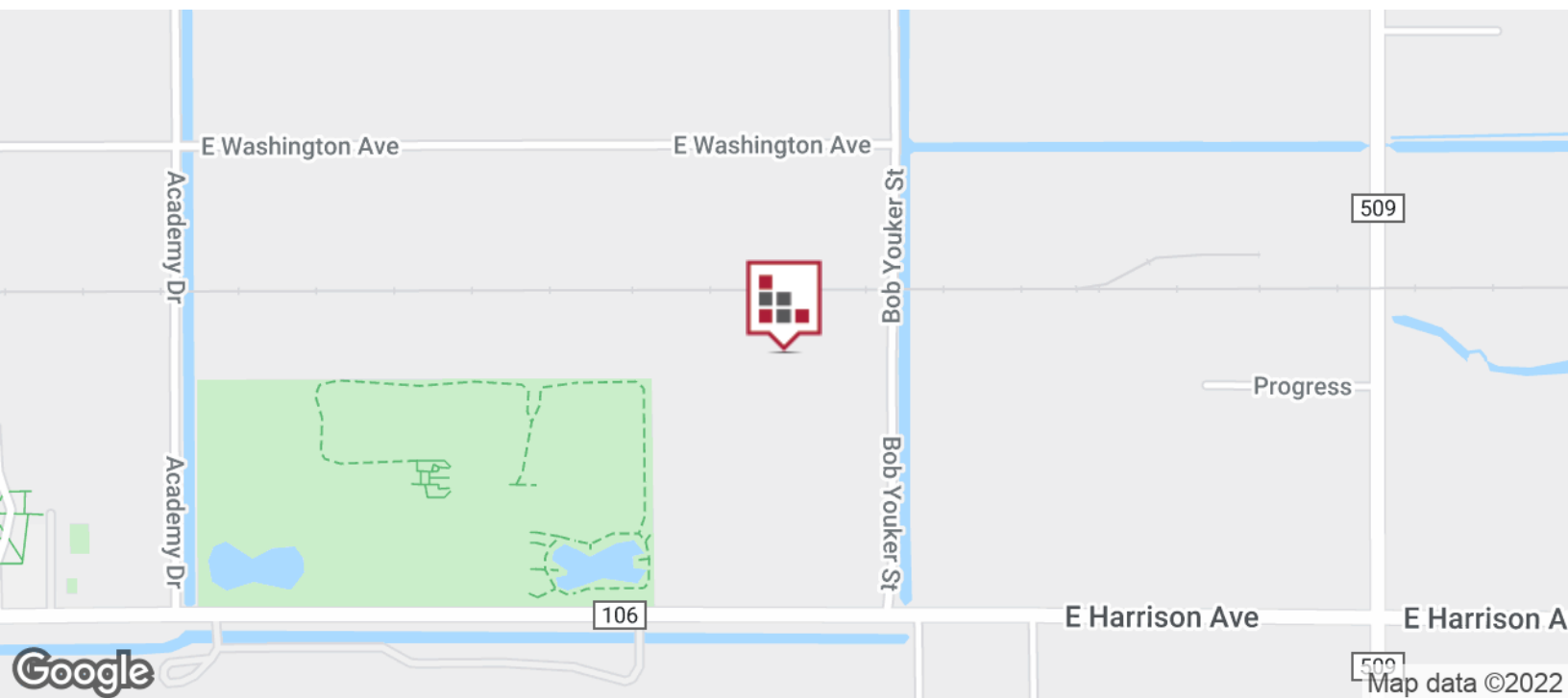


CINDY HOPKINS REAL ESTATE
312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

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FOR LEASE
5152 LOGANS RUN

LOCATION MAP



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FOR LEASE
5152 LOGANS RUN

DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,510	76,711	135,370
Median age	28.6	32.0	33.3
Median age (Male)	28.4	31.0	31.8
Median age (Female)	30.7	33.5	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	897	24,695	42,433
# of persons per HH	2.8	3.1	3.2
Average HH income	\$47,446	\$46,337	\$48,836
Average house value	\$110,936	\$85,819	\$85,880
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	73.0%	82.7%	82.0%
RACE (%)	1 MILE	5 MILES	10 MILES
White	86.9%	87.4%	88.7%
Black	0.6%	1.0%	0.7%
Asian	3.6%	1.3%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	5.8%	8.4%	8.0%

* Demographic data derived from 2010 US Census