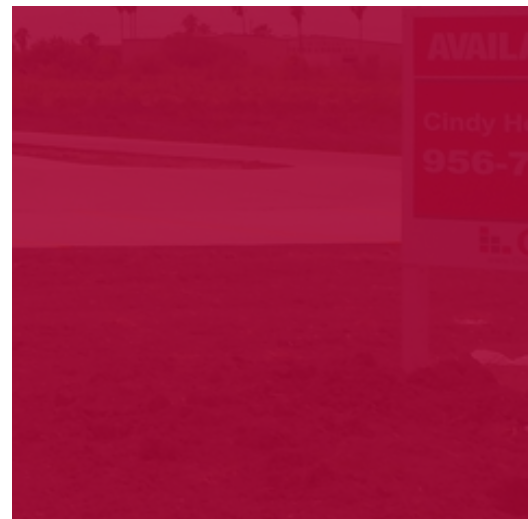
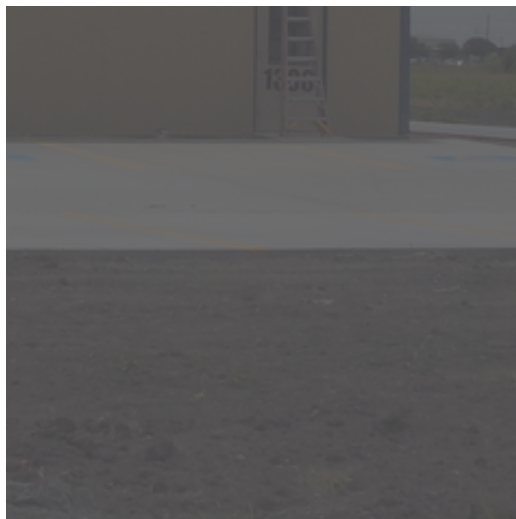


INDUSTRIAL PROPERTY FOR SALE

1306 INDUSTRIAL WAY



1306
INDUSTRIAL WAY
HARLINGEN, TX



Freestanding Warehouse located within the Harlingen Industrial Park. New Construction includes a 2,500 sf Office with 7,500 sf Warehouse. Warehouse has 4 Grade-Level roll-up doors -- 14 x 16, which includes Two (2) drive-thru bays. Driveway is Concrete with drive-around access.



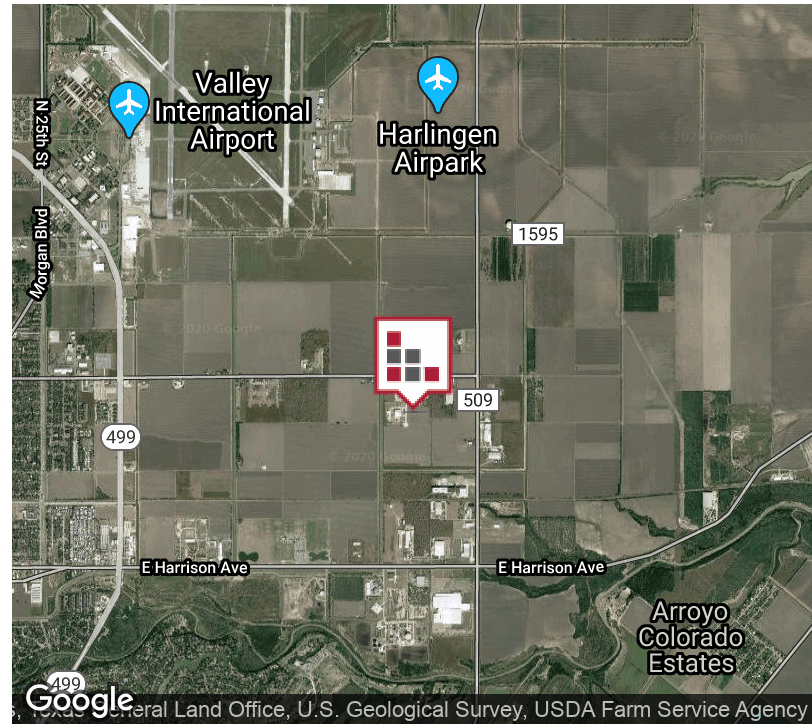
FOR SALE

1306 INDUSTRIAL WAY

EXECUTIVE SUMMARY



New Construction - 9,000 SF Warehouse



Sale Price	\$675,000
------------	------------------

OFFERING SUMMARY

Building Size:	9,000 SF
Lot Size:	3.2 Acres
Price / SF:	\$75.00
Year Built:	2020
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Freestanding Warehouse located within the Harlingen Industrial Park. New Construction includes a 2,500 sf Office with 7,500 sf Warehouse. Warehouse has 4 Grade-Level roll-up doors – 14 x 16, which includes Two (2) drive-thru bays. Driveway is Concrete with drive-around access. Office has painted concrete floors, breakroom, 4 private offices and large workspace with access to Warehouse. Mens/Womens restrooms have two-stalls each.

PROPERTY HIGHLIGHTS

- **Freestanding Warehouse**
- **3-Phase Electric**
- **Located in Harlingen industrial Park**
- **New Construction**
- **Circular Concrete Drive**
- **2 Drive-Thru Bays**

FOR SALE
1306 INDUSTRIAL WAY

ADDITIONAL PHOTOS



Exterior Photo - New Construction



Two (2) Drive-Thru Bays



Interior Photo - 18' Ceiling Height

FOR SALE
1306 INDUSTRIAL WAY

ADDITIONAL PHOTOS



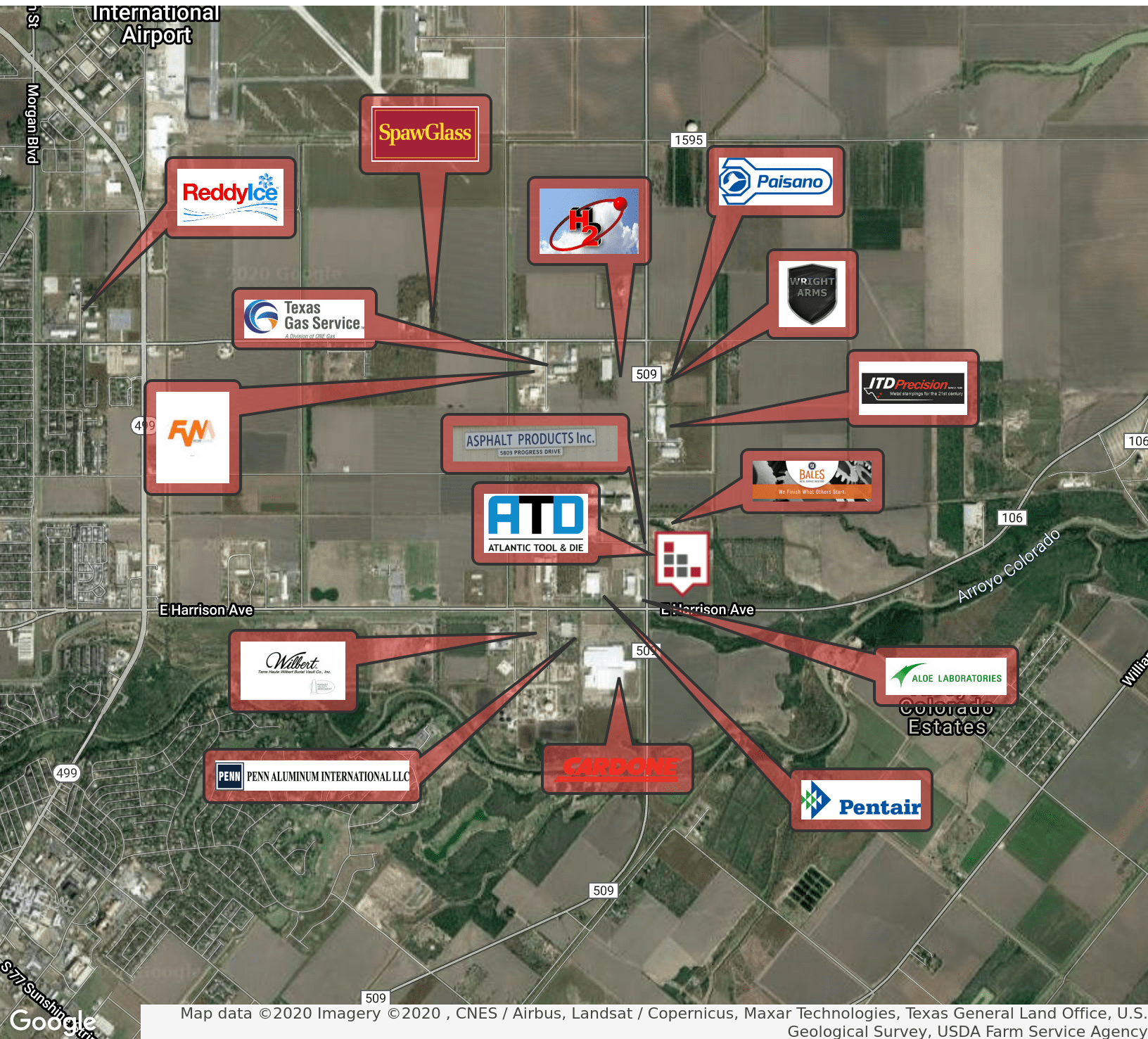
Large Work Area with 4 Private Offices



Reception Area - Interior Front Door

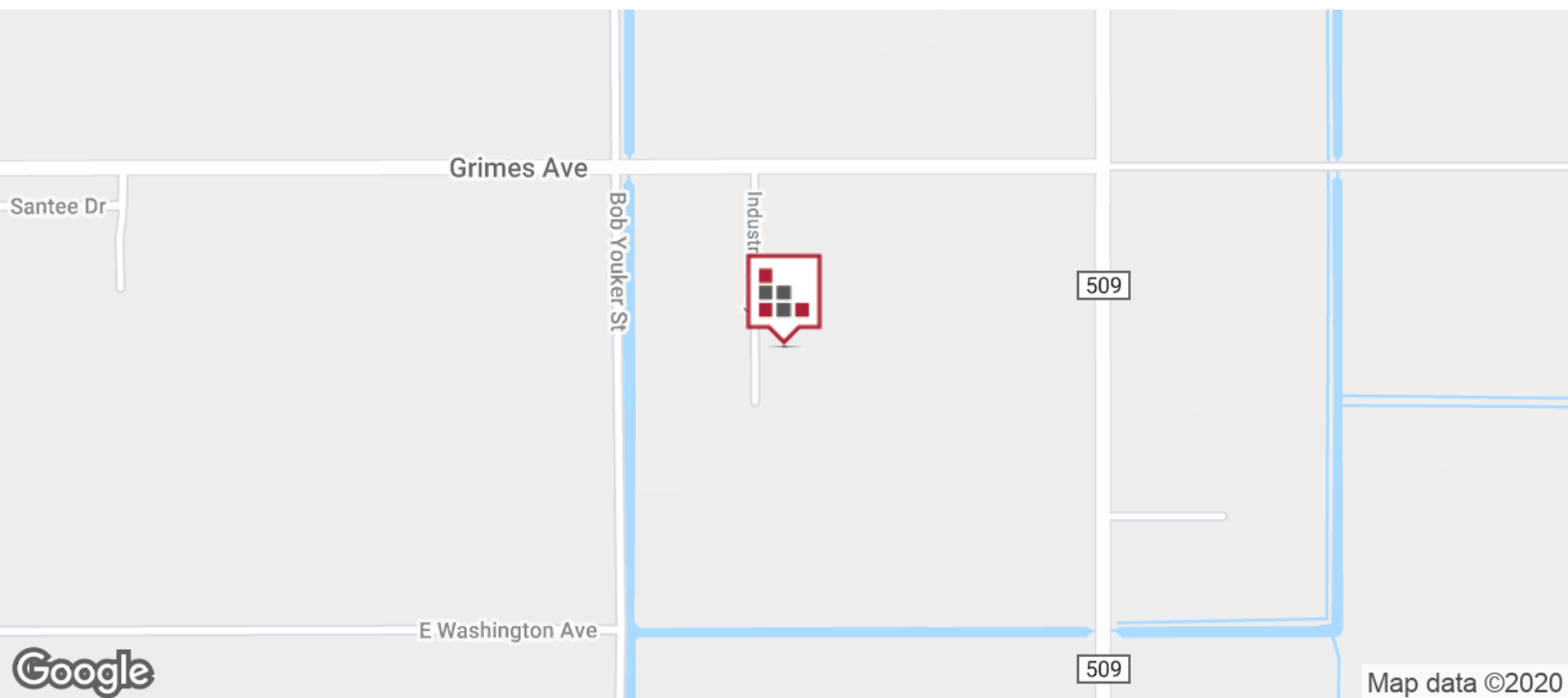
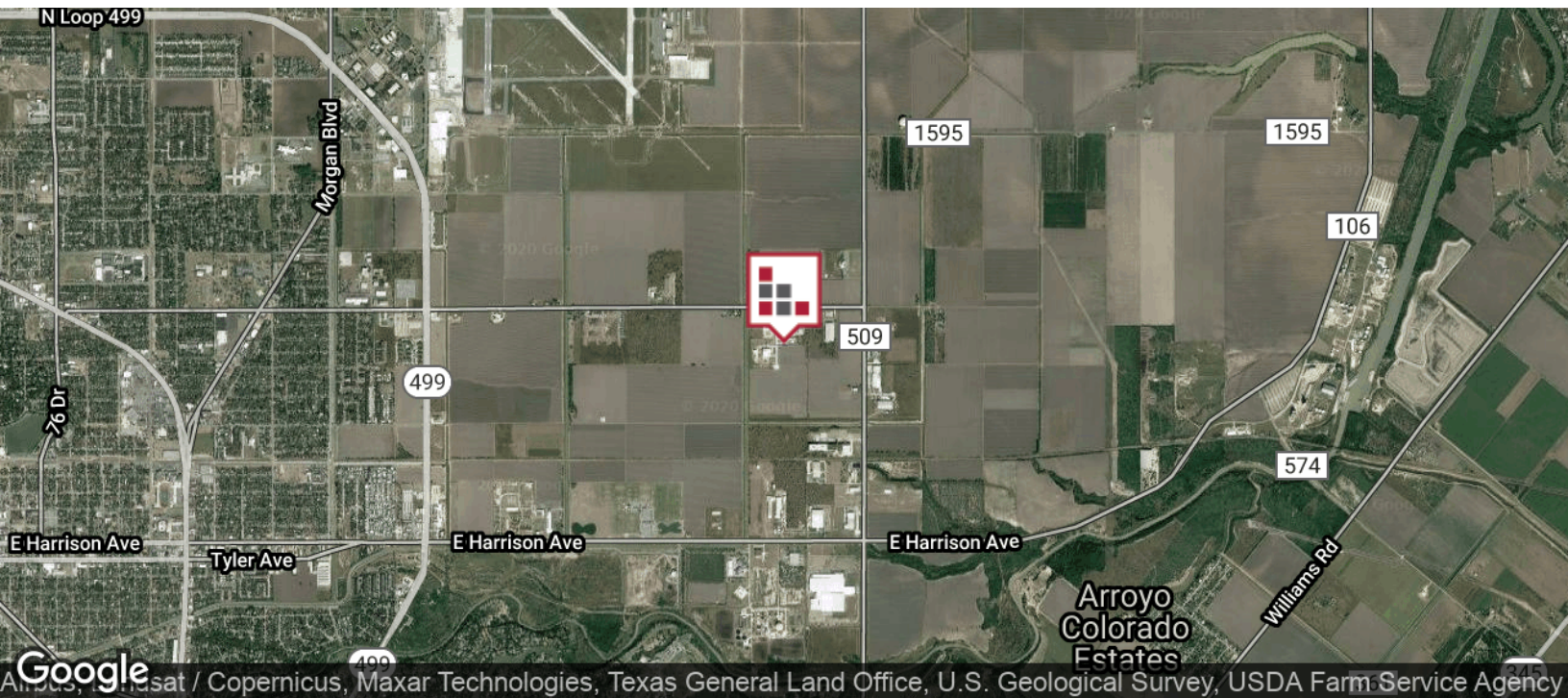
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



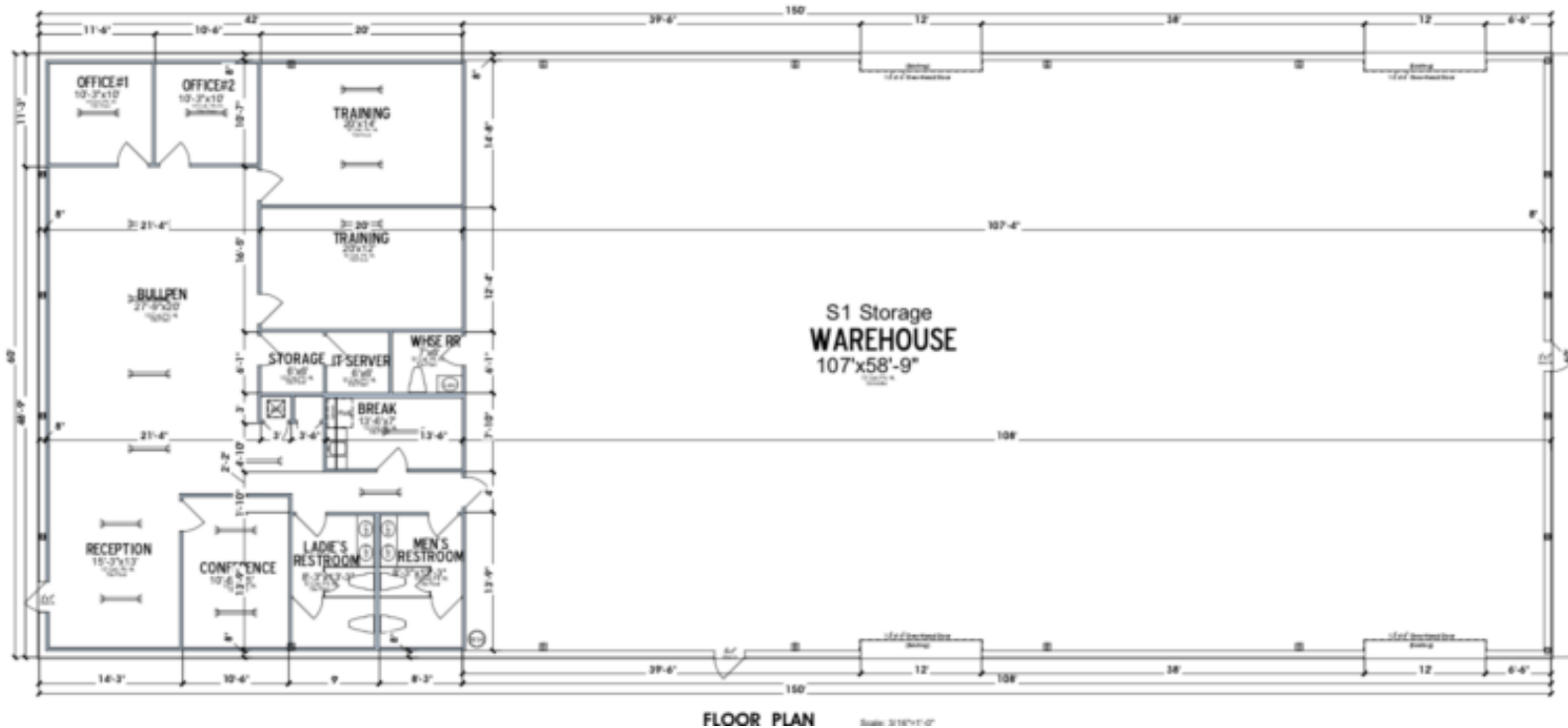
FOR SALE
1306 INDUSTRIAL WAY

LOCATION MAPS



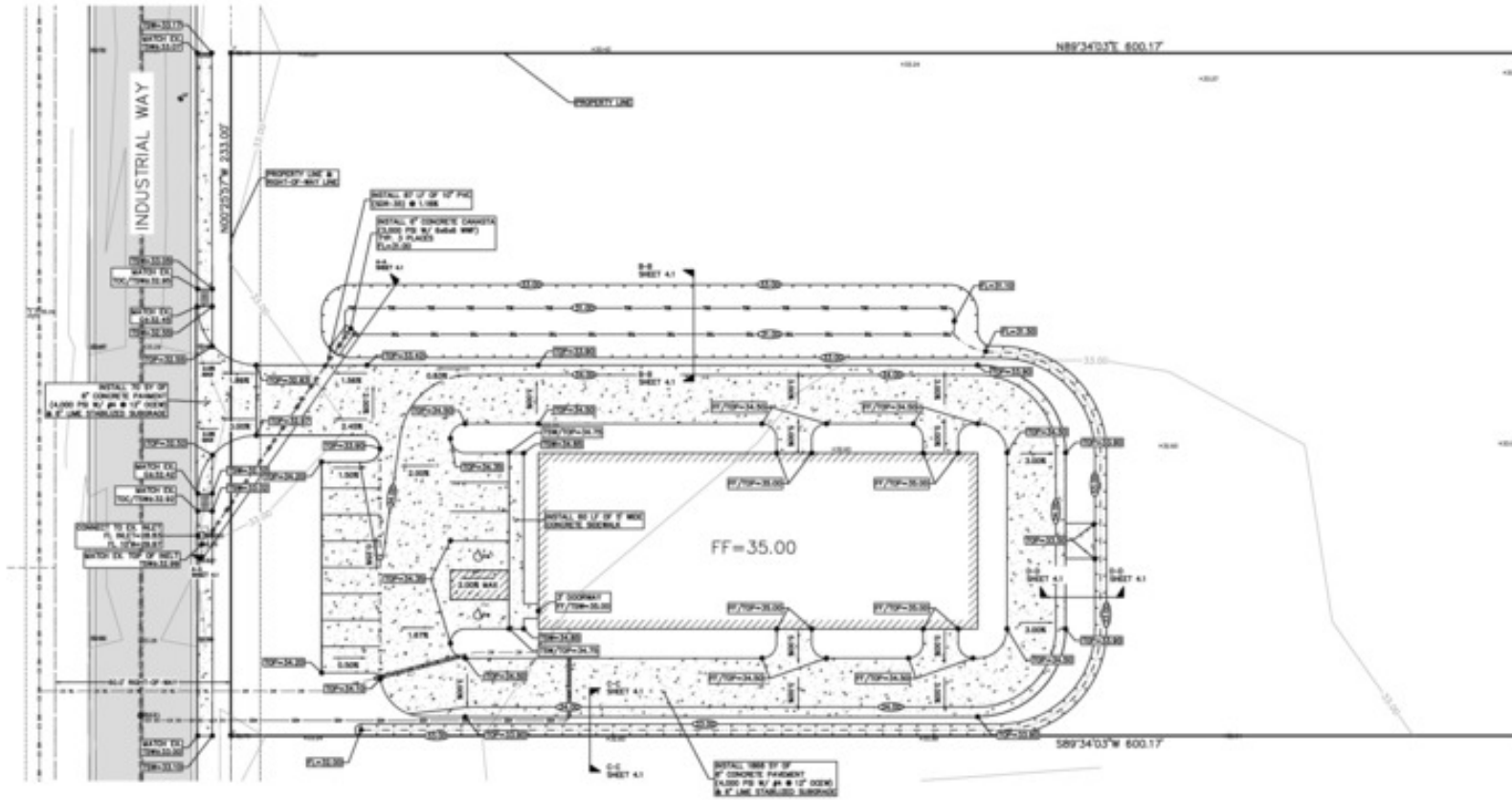
FOR SALE
1306 INDUSTRIAL WAY

FLOOR PLAN



FOR SALE
1306 INDUSTRIAL WAY

SITE PLAN



LEGEND

1. 10' CONC. CURB	1. 10' CONC. CURB
2. 10' CONC. CURB	2. 10' CONC. CURB
3. 10' CONC. CURB	3. 10' CONC. CURB
4. 10' CONC. CURB	4. 10' CONC. CURB
5. 10' CONC. CURB	5. 10' CONC. CURB
6. 10' CONC. CURB	6. 10' CONC. CURB
7. 10' CONC. CURB	7. 10' CONC. CURB
8. 10' CONC. CURB	8. 10' CONC. CURB
9. 10' CONC. CURB	9. 10' CONC. CURB
10. 10' CONC. CURB	10. 10' CONC. CURB

EXIST. 8" WATERLINE	PROF. 10' STORM DRAIN	PROF. 10' STORM DRAIN BREAK
PROF. 8" SAN. SEW.	PROF. 8" WATERLINE	PROF. 8" WATERLINE
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.
EXIST. 8" SAN. SEW.	PROF. 8" SAN. SEW.	PROF. 8" SAN. SEW.

TRACTOR TO VERIFY VERTICAL
EXISTENTIAL LOCATION OF ALL UTILITIES
TO CONSTRUCTION.
TRACTOR SHALL CONTACT CITY OF HARLINGEN
FOR CONTROL OFFICER.
(CALL: 956-873-3484 FOR INSPECTIONS)
TRACTOR SHALL CONTACT HHS PRIOR TO
TIE TO UTILITIES.