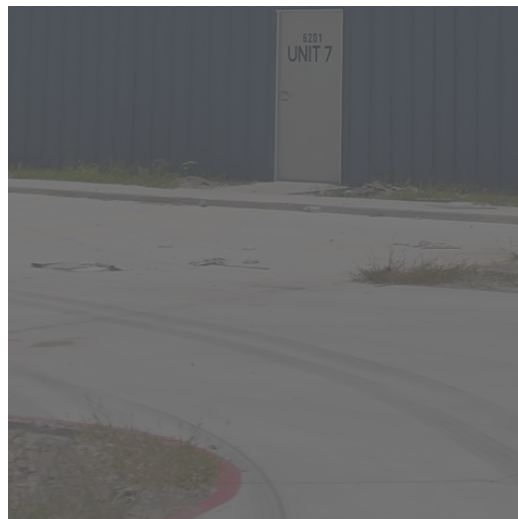
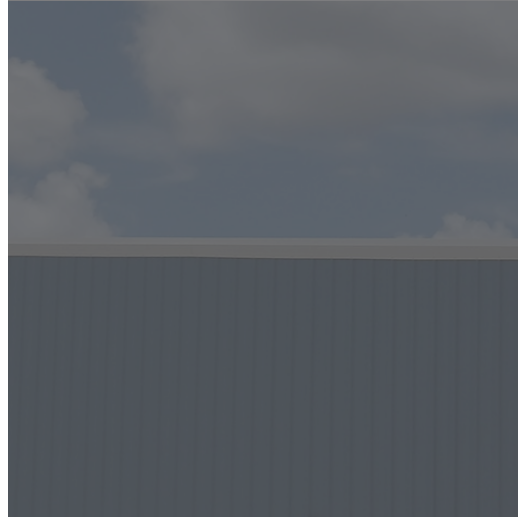


INDUSTRIAL PROPERTY FOR LEASE

# 6201 FM 106 UNIT 13



+/- 1.81 Acre Newly Subdivided Industrial Lot Under Construction with one (1) 20,000 sf Warehouse for Lease DIRECTLY ACROSS from the Port of Brownsville. +/- 20,000 sf Warehouse with +/- 3,000 sf office and 17,000 sf Warehouse. Warehouse Dimensions are 120' x 165' Graduated 22 - 25" Ceiling Height and six (6) 12' x 14' Grade Level Doors and two (2) sets of restrooms.



FOR LEASE  
6201 FM 106, UNIT 13

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$8.20 SF/yr NNN = \$1.44
<b>MONTHLY RENT:</b>	<b>\$16,066.67</b>
Building Size:	20,000 SF
Lot Size:	2.23 Acres
Number of Units:	1
Year Built:	2026
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

+/- 2.23 Acre Newly Subdivided Industrial Lot Under Construction with one (1) 20,000 sf Warehouse for Lease under construction in Harlingen Industrial Park - Phase III. +/- 20,000 sf Warehouse with +/- 3,000 sf office and 17,000 sf Warehouse. Warehouse Dimensions are 120' x 165' Graduated 22 - 25" Ceiling Height and six (6) 12' x 14' Grade Level Doors and two (2) sets of restrooms with additional warehouse restroom. Front Loading Dock and leveler can be installed for additional cost. Wet Sprinkler System Installed. Corner Lot dimensions are +/- 330' x 330". Seller is a General Contractor and can Build-to-Suit to your business requirements. Full Set of Plans Available upon request. Water/Sewer/Trash/Mowing additional cost. Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,

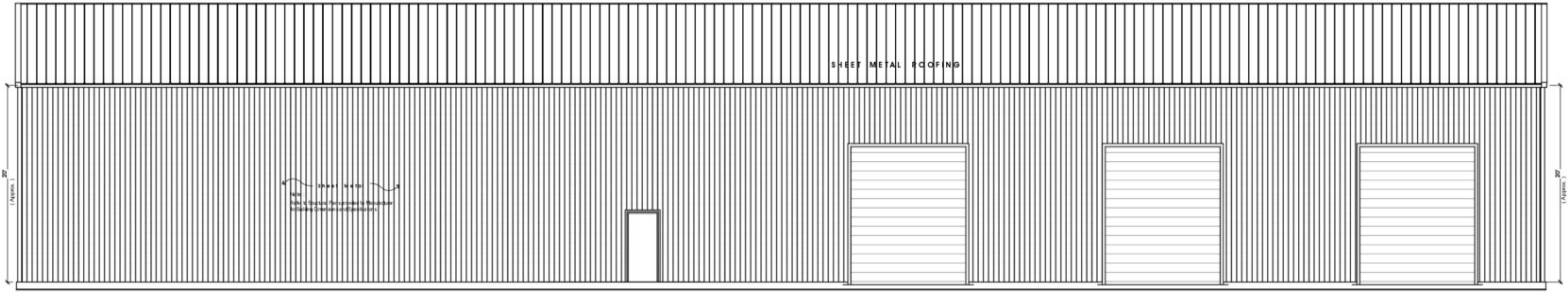
### PROPERTY HIGHLIGHTS

- **Freestanding Industrial Warehouse**
- **22' - 25" Graduated Ceiling Height**
- **Concrete Drive**
- **Seven (7) Grade Level Doors - 12' x 14'**
- **2026 Construction**

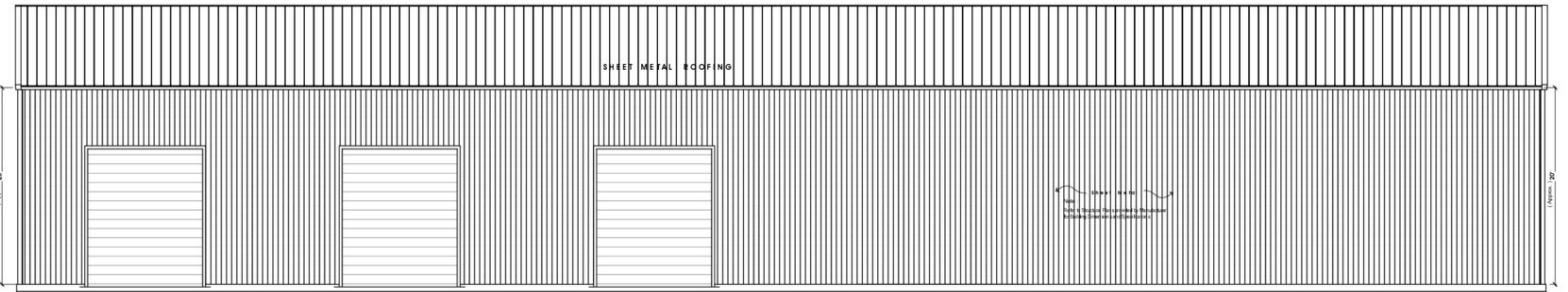
FOR SALE OR LEASE  
6201 FM 106, UNIT 13

# BUILDING ELEVATION

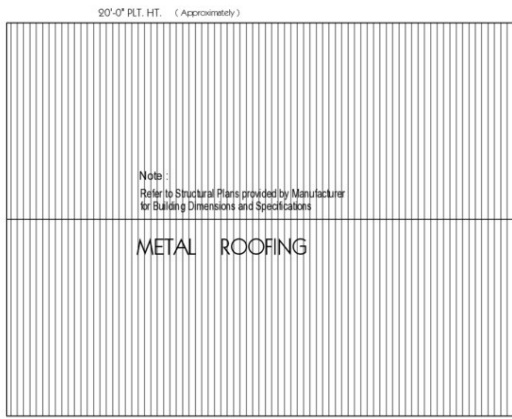
DRONE VIDEO



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



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

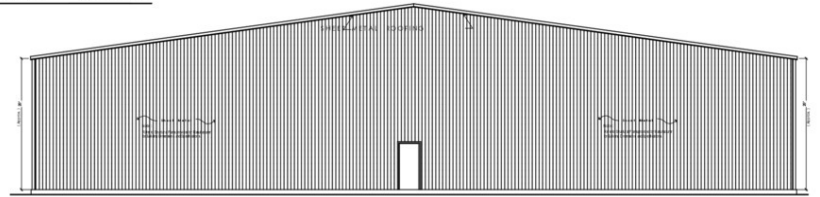


Note:  
Refer to Structural Plans provided by Manufacturer  
for Building Dimensions and Specifications

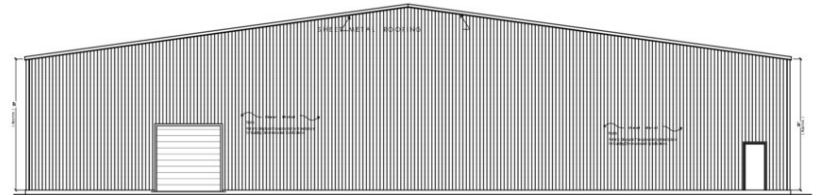
METAL ROOFING

**ROOF PLAN**

Scale: 1/16"=1'-0"



**RIGHT ELEVATION** Scale: 1/8"=1'-0"



**LEFT ELEVATION**

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



Commercial Real Estate in the Rio Grande Valley

**CINDY HOPKINS REAL ESTATE**

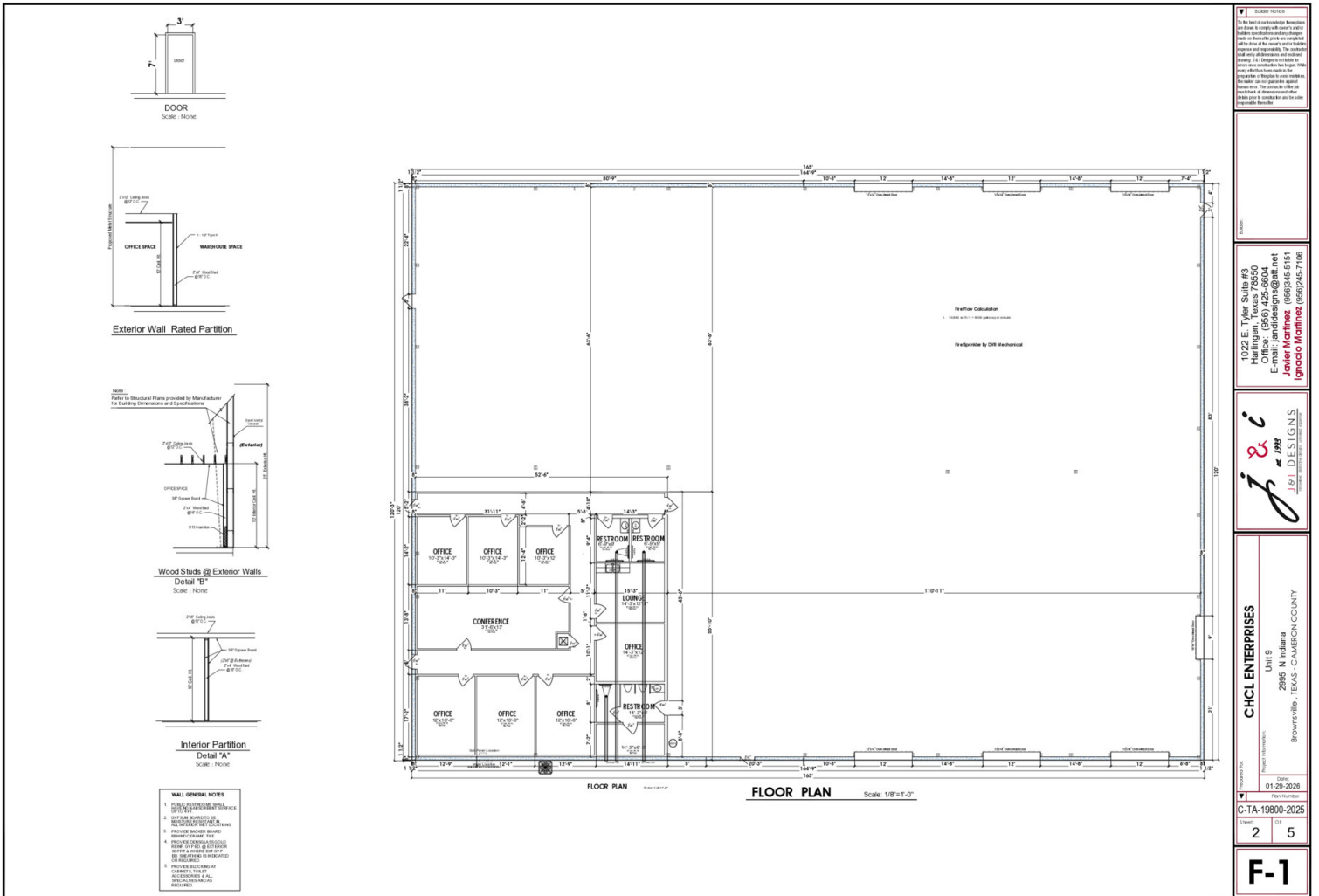
222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // cindy@chopkinsrealestate.com

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# FOR LEASE 6201 FM 106, UNIT 13

## FLOOR PLAN

DRONE VIDEO



FOR SALE OR LEASE  
6201 FM 106, UNIT 13

**ADDITIONAL PHOTOS**



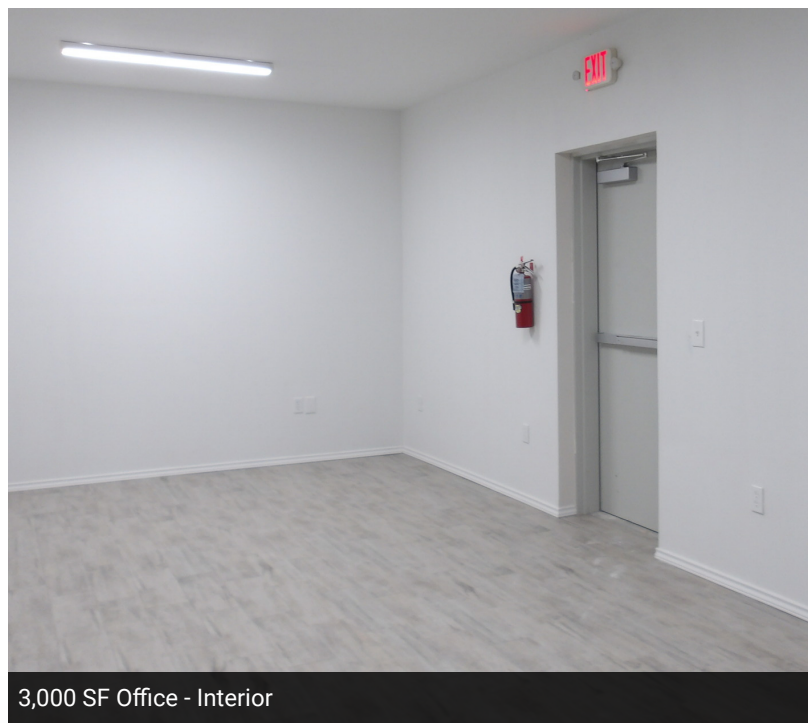
Front Elevation [example]



Side Elevation [example]



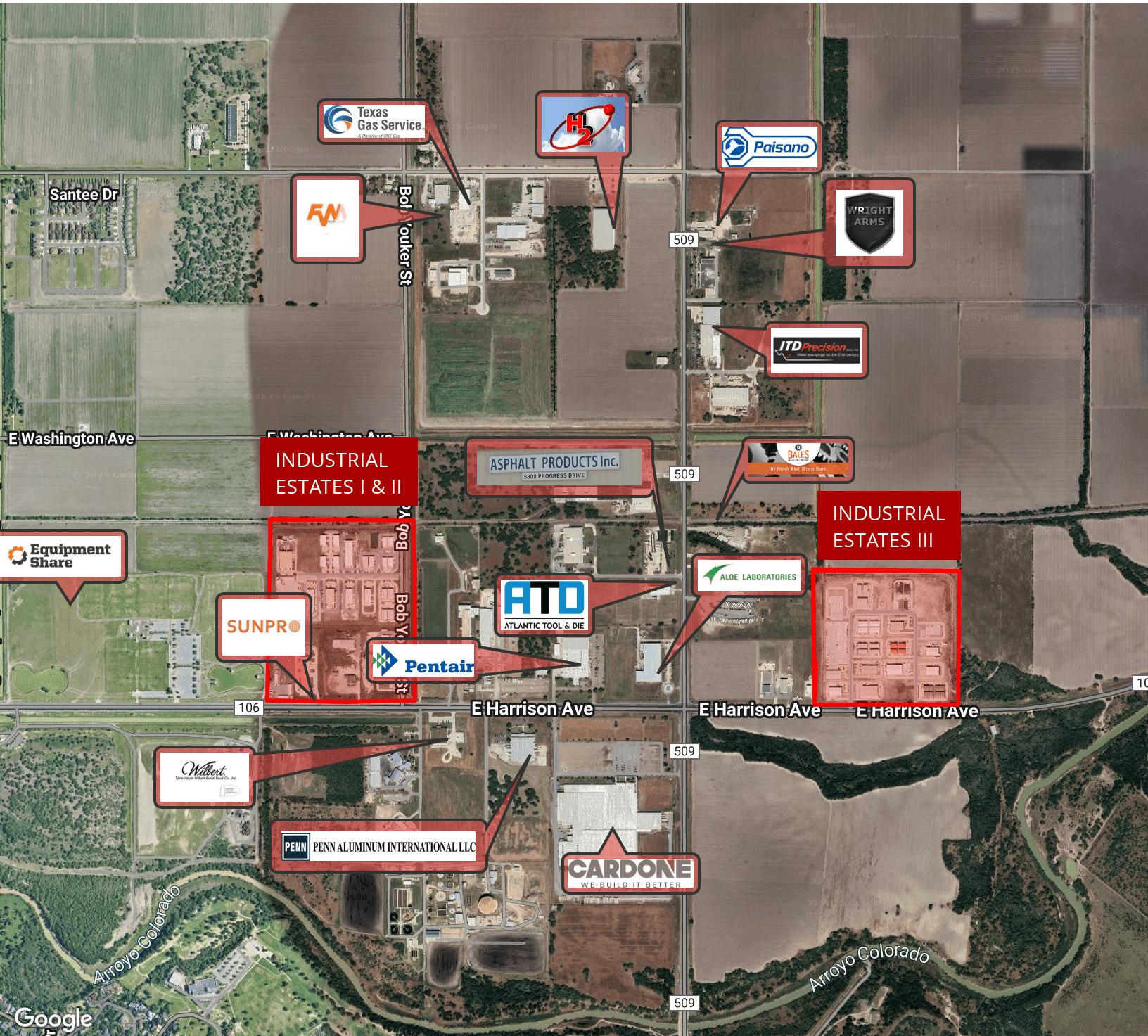
Interior Grade Level Doors



3,000 SF Office - Interior

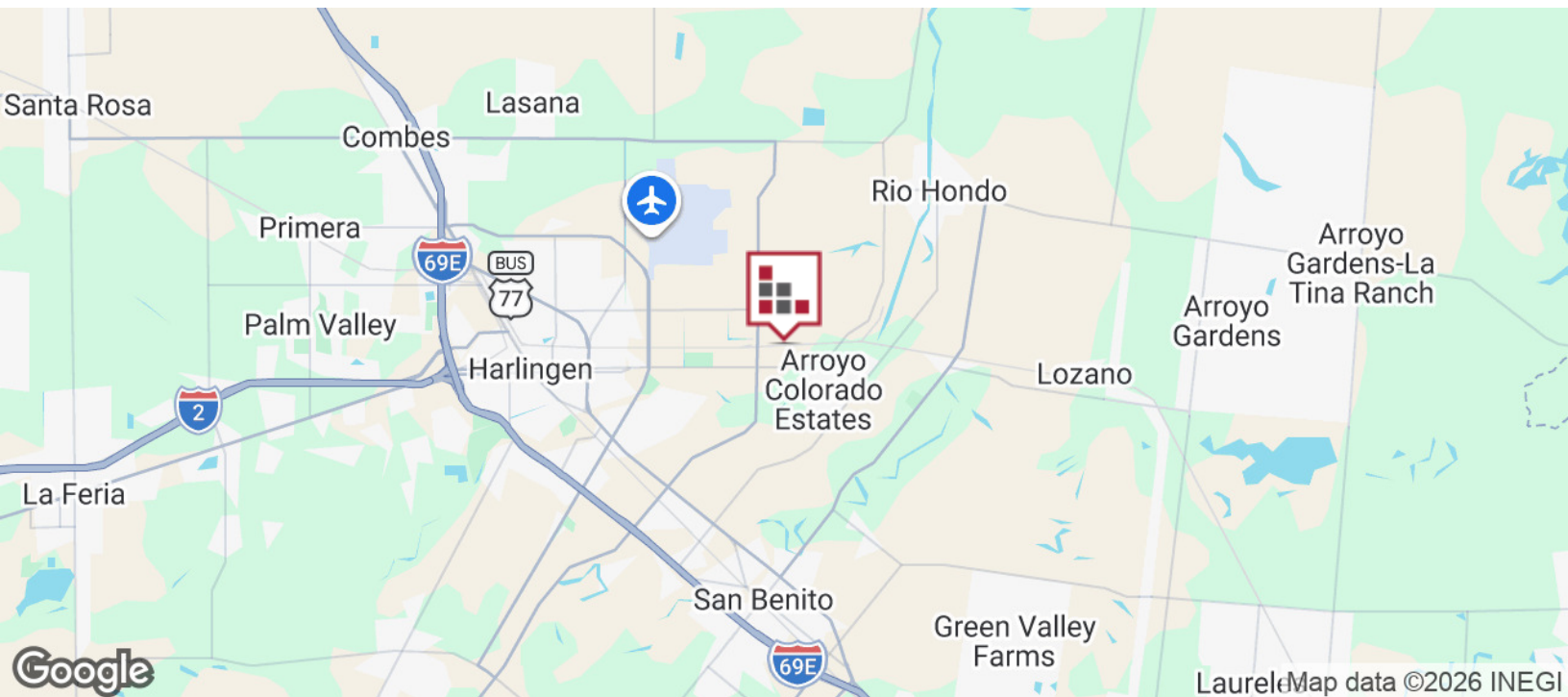
# HARLINGEN INDUSTRIAL ESTATES

## HARLINGEN INDUSTRIAL - RETAILER MAP



FOR SALE OR LEASE  
6201 FM 106, UNIT 13

**LOCATION MAP**



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956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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FOR LEASE  
6201 FM 106, UNIT 13

**DEMOGRAPHICS MAP**



**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	13,798	70,609	143,952
Median age	32.5	34.0	34.2
Median age (Male)	31.5	32.6	33.2
Median age (Female)	33.0	36.4	36.2

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	4,804	24,440	47,793
# of persons per HH	2.9	2.9	3.0
Average HH income	\$78,960	\$65,086	\$70,394
Average house value	\$169,561	\$125,617	\$132,753

**ETHNICITY (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	81.1%	85.4%	85.4%

**RACE (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	50.0%	53.1%	54.7%
Black	3.3%	1.7%	1.2%
Asian	0.6%	0.6%	0.8%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.4%	0.8%	0.5%
Other	13.2%	8.5%	8.4%

\* Demographic data derived from 2020 ACS - US Census



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