

AUGUST 2026

**NALHiffman**  
Commercial Real Estate Services, Worldwide

# 5810 EAST HARRISON AVENUE HARLINGEN, TEXAS

**666,794 SQUARE FOOT WAREHOUSE FACILITY** SITUATED ON **83.7 ACRES**

HIGHLY FUNCTIONAL BUILDING WITH **CLEAR HEIGHTS BETWEEN 17' AND ~28' AND 32 DOCKS**

STRATEGIC RIO GRANDE VALLEY LOCATION WITH **DIRECT ACCESS TO I-69E, I-2, VALLEY INTERNATIONAL AIRPORT, AND THE BROWNSVILLE SHIP CHANNEL**

**CRITICAL U.S.-MEXICO BORDER GATEWAY** SERVING MANUFACTURING, LOGISTICS, NEARSHORING, AND CROSS-BORDER DISTRIBUTION DEMAND



# INVESTMENT OVERVIEW

5810 EAST HARRISON AVENUE, HARLINGEN, TX

The NAI Hiffman Industrial Capital Markets Team is pleased to present for sale 5810 East Harrison Avenue in Harlingen, Texas, a vacant 666,794-square-foot warehouse facility situated on 83.74 acres. The Property is a highly functional industrial asset featuring clear heights between 17' and ~28' and 32 dock-high doors. Its location provides strong regional and cross-border connectivity, with immediate access to the broader Rio Grande Valley, major Texas highway networks, and Northern Mexico's manufacturing base. The Property is located approximately five miles from the I-69E/I-2 interchange, 3.7 miles from U.S. Route 83/I-69E, 20 minutes from the U.S.-Mexico border crossing, five minutes from Valley International Airport, and approximately 28 miles from the Brownsville Ship Channel, supporting its appeal for manufacturing, logistics, and cross-border distribution users.

The Property benefits from robust existing electrical infrastructure, including two 12.47 kV AEP Texas primary feeds with automatic transfer capability, customer-owned medium-voltage switchgear, and at least 9,000 kVA of installed transformer capacity. Historical utility records reflect peak billed demand of approximately 1,350 kW, providing a strong foundation for power-intensive users. Additional available capacity beyond historical demand remains subject to confirmation by AEP Texas.

The Brownsville-Harlingen industrial market is strategically positioned as a critical U.S.-Mexico border gateway for international trade, manufacturing, logistics, and cross-border distribution. Located in the Rio Grande Valley, the market benefits from direct access to Northern Mexico's major manufacturing centers, including the maquiladora base in Reynosa and Matamoros, while offering connectivity throughout Texas and the broader U.S. market. Its location within Cameron County and Foreign Trade Zone No. 62 further enhances its competitive position, providing occupiers with access to a highly ranked trade zone, multiple industrial park sites, port and airport infrastructure, and a cost-effective alternative to larger Texas logistics hubs. These advantages, combined with ongoing nearshoring and onshoring trends, support demand from a diverse range of users across manufacturing, aerospace, energy, logistics, and trade-related industries.

The market is supported by a strong multimodal transportation network anchored by the Port of Brownsville, the only deep water seaport directly on the U.S.-Mexico border, as well as the Port of Harlingen, rail service through the Brownsville & Rio Grande International Railway, air cargo infrastructure at Valley International Airport, and highway access via I-69E and I-2. The region also benefits from a skilled, cost-competitive labor force and workforce development resources such as Texas State Technical College in Harlingen, which provides training aligned with industrial demand. From a real estate perspective, the Brownsville-Harlingen industrial market totals approximately 20.6 million square feet, with logistics space comprising the majority of inventory. As of 2Q 2026, vacancy stands at 11.4%, largely driven by availability in smaller units, while large-block options remain limited and new construction is minimal, with only approximately 70,000 square feet currently underway.

## INVESTMENT CONTACTS

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# PROPERTY OVERVIEW

5810 EAST HARRISON AVENUE, HARLINGEN, TX

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| PROPERTY TYPE          | Warehouse                                                                                              |
| PROPERTY SIZE (SF)     | 666,794                                                                                                |
| OFFICE SIZE (SF)       | 20,394                                                                                                 |
| YEAR BUILT / RENOVATED | 1991 / 2012                                                                                            |
| ACREAGE                | 83.74                                                                                                  |
| CLEAR HEIGHT           | 17' - 27' 9"                                                                                           |
| LOADING DOCKS          | 32                                                                                                     |
| DRIVE-IN DOORS         | 10                                                                                                     |
| BAY SIZE               | 40' x 40'                                                                                              |
| TRUCK COURT            | Side depth: 130'<br>Rear depth: 240'                                                                   |
| CAR PARKING            | 1020                                                                                                   |
| TRAILER PARKING        | 180                                                                                                    |
| ROOF TYPE              | CentiMark and Johns Manville TPO                                                                       |
| ROOF AGE               | Varied ages by section<br>Larger sections overlayed in 2019<br>Warranties vary by section through 2039 |
| POWER                  | Two 12.47 kV primary feeds<br>At least 9,000 kVA of installed transformer capacity                     |
| LIGHTING               | LED, fluorescent, and incandescent                                                                     |
| SPRINKLER              | Wet 4"-6" sprinkler system with diesel and electric fire pumps                                         |
| CONSTRUCTION TYPE      | CMU block and insulated metal panel exterior                                                           |
| ZONING                 | N (Non-Designated)                                                                                     |





# AREA OVERVIEW

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