

HARLINGEN, TEXAS

FOR LEASE

Office—Warehouse—Storage Units

REDELCO

BUSINESS PARK

1920—2020 LOOP 499

Harlingen, Texas

- Easy Access To I-69 & I-2
- ZONED: LIGHT INDUSTRIAL
 - Ample Parking
- 1 Block From Expwy. 77/83

Excellent For :

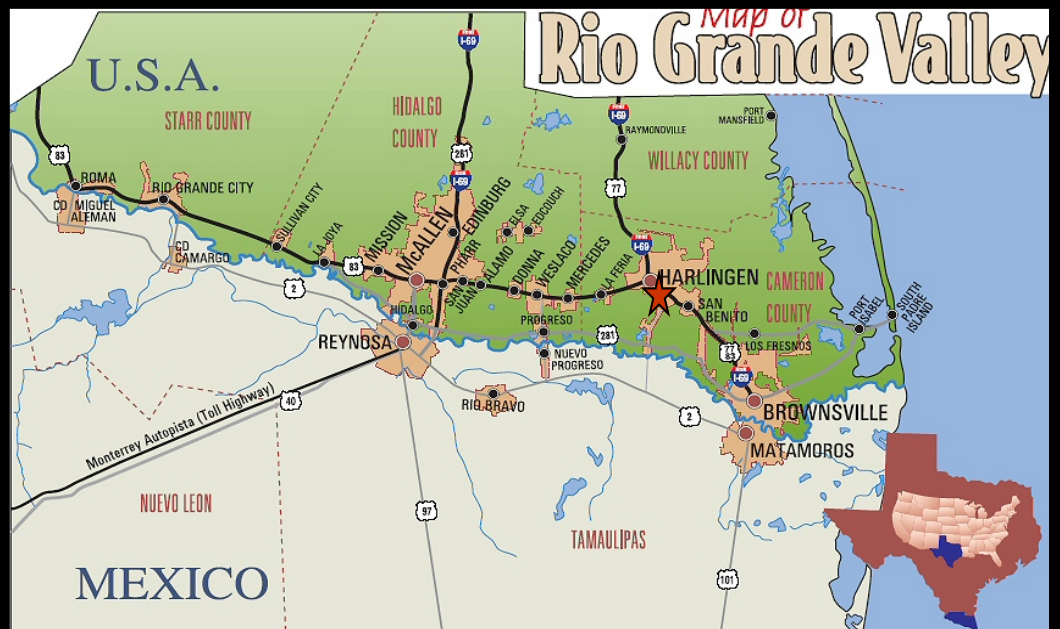
Business Site, Medical Use,
Warehouse, Storage, Etc.

*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

CONTACT:
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(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)



HARLINGEN, TEXAS

Warehouse & Offices - For Lease

Redelco Business Park

1920 - 2020 N. Loop 499 - Harlingen, Texas

PROPERTY SUMMARY

Redelco Business Park contains 12 acres with varying sizes of flex warehouse and office with warehouse units. Located less than one block off I-69 (Expwy 77). Great business location centrally located within the Rio Grande Valley providing easy access in any direction. Major interchange with I-69 & I-2 less than 1 mile from the site.

LAND: 12 Acre Business Park—Can accommodate excess parking, fenced yard opportunities, build-to suit, storage yard, etc. Park is located within a “qualified opportunity zone”.

UNITS: 35 Units - Provides small flex warehouses with or without office with grade level roll up door. The larger offices with warehouse units vary in size with overhead doors either grade level and/or small truck well units. Excellent for showroom with warehouse area. Overhead doors vary from 10' x 10' , 12' x 12' , up to 14' x 12' depending on the unit.

LEASE TERM: 12 Months—36 Months (Negotiable—Short Term, Etc.)



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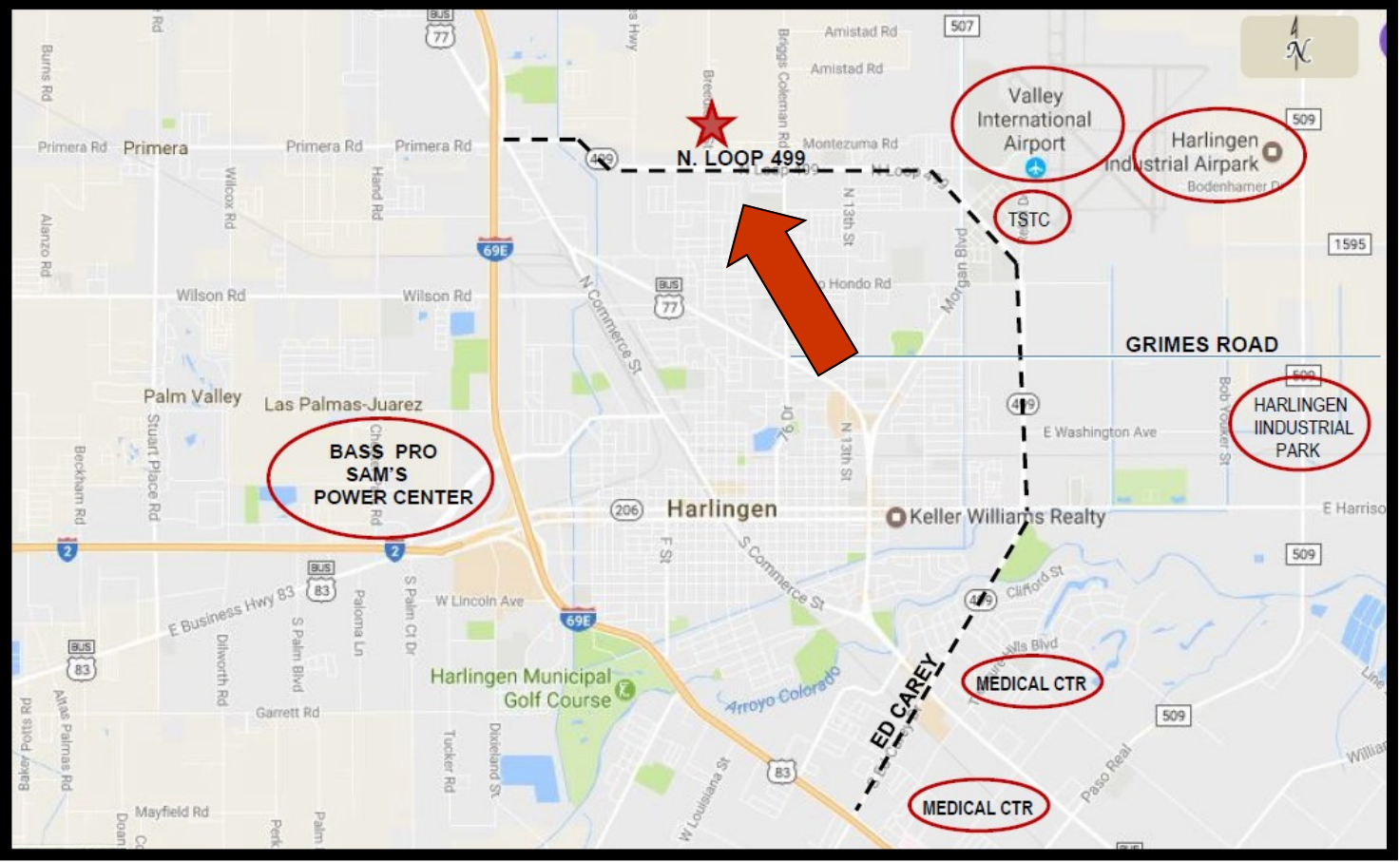
***20 Minutes To Brownsville**

*** 45 Minutes To McAllen**

- **20 Miles To Intl. Border Of Mexico**

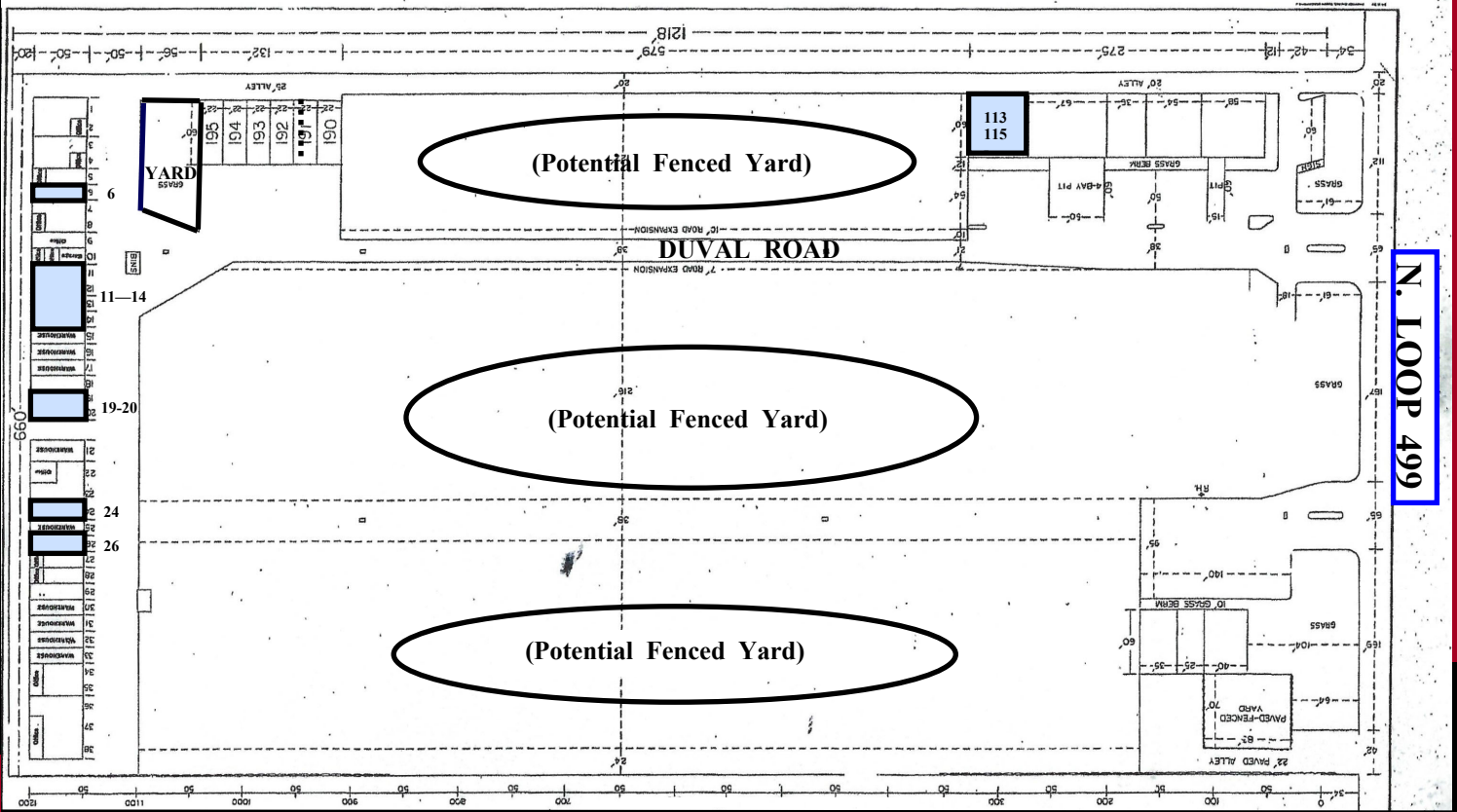
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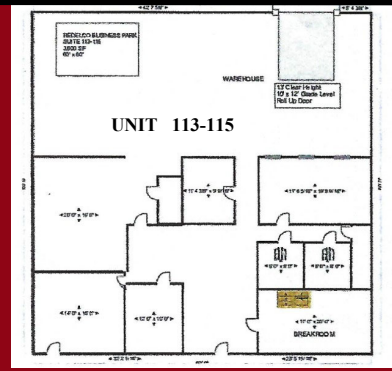
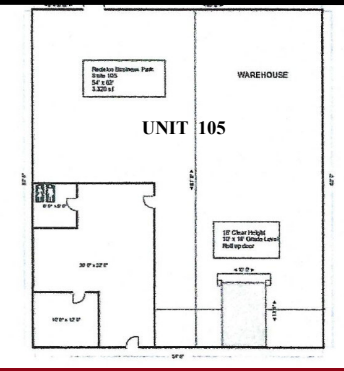
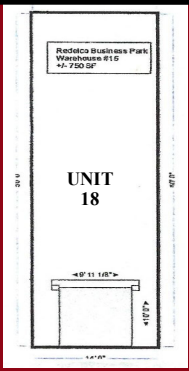
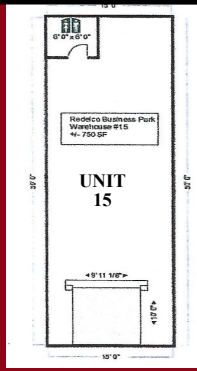


FOR LEASE REDELCO BUSINESS PARK

AVAILABLE SUITES



N. LOOP 499



WHSE/UNIT #	SIZE	TYPE	RATE	LEASE TYPE	DESCRIPTION
UNIT 6	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level 1-10' x 10' Overhead
UNITS 11-14	3,000 S.F.	IN-LINE	\$2,396.00	GROSS + ELECTRIC	Warehouse Ground Level 4-10' x 10' Overhead Doors
UNIT 19-20	1,500 S.F.	IN-LINE	\$1,198.00	GROSS + ELECTRIC	Warehouse Ground Level 2-10' x 10' Overheads
UNIT 26	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level 1-10' x 10' Overhead
UNIT 24	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level 1-10' x 10' Overhead
UNIT 113-115	3,500 S.F.	IN-LINE	\$2,345.00	GROSS + ELECTRIC	Office With HVAC Warehouse Space - Overhead & Rear Access (2,000 SF OFC & 1,500 SF WHSE)
FENCED YARD AREA	3,484 S.F.		CALL BROKER		CALL BROKER FOR INFO & PRICING

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
 - 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.

MARCUS PHIPPS REAL ESTATE LLC	568880	marcus@harlingenhomes.com	(956)423-5300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARCUS PHIPPS	450735	marcus@harlingenhomes.com	(956)793-2355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pauline Zurovec	249384	pauline@przcommercial.com	(956)793-9993
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501