

HARLINGEN, TEXAS

FOR LEASE 1240 S.F. WAREHOUSE & 2 ACRES 3410 E. GRIMES ROAD

BLDG: 1,240 S.F.

LAND: 2 ACRES

Move-In-Ready

\$3,975.38 MO

- Easy Access To I-69 & I-2
- ZONED: LT Industrial
- International Airport 2 Blocks
- Industrial Park 1/2 Mile
- Excellent For :

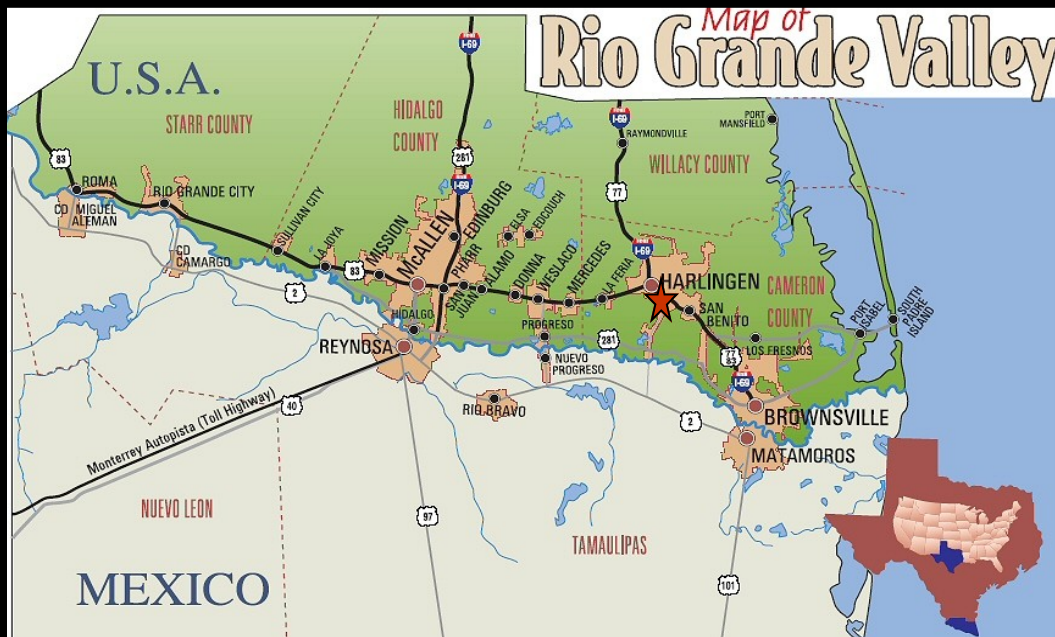
Auto or Equipment Rental/Sales,
Contractor Yard, Auto Recovery,
Etc.

*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

For Lease

3410 E. GRIMES ROAD

OFFERING SUMMARY—3410 E. GRIMES RD., HARLINGEN, TX 78550

IMPROVEMENTS & USE: Great for auto recovery yard, contractor use, auto & heavy equipment rentals/sales.

STRUCTURE & LAND:

LAND: Two (2) Acres with 259+ frontage on Grimes Road. Fenced yard, separate ingress & egress gates, paved office parking.. Three strand barb-wire fence.

WAREHOUSE: 1,240 S.F. & TWO (2) acres fenced yard. Ready for occupancy. Constructed +/- 2006. Large fenced yard with 3 strand barbed wire. Prime location for contractor, towing company, equipment yard, rental agency, etc. Warehouse is clear span. One (1) overhead door (12' x 12'), 15' center. Office has new 2-ton HVAC (2 offices), car wash pit on site. 230 VOLT - 1 PHASE, two (2) entrances to yard. Pole sign on site. Security system on site.

AREA: Centrally located in Harlingen within the Rio Grande Valley. Easy access from any direction. Easy access to Exp. 77/83 (I-69). Only one stop light from Valley International Airport, 1/10 mile to Harlingen Industrial Park, Port Of Harlingen, rail system, 1-2 mile from medical centers.

ZONING: Light Industrial

LEASE TERMS: Five (5) Year Term Minimum RENTS: \$3,975.38 Mo.

Base Rents: \$ 3,500.00 Mo.

Tax: \$ 250.38 (\$3,004.50—2026)

Ins: \$ 225.00 (\$2,700.00—2026)

PROPERTY HIGHLIGHTS

I-69E (formerly U.S. Highway 77) is the most direct, four lane highway connecting Houston, San Antonio and Corpus Christi to the Rio Grande Valley.

- I-69E intersects Interstate Highway 37 at Corpus Christi, which provides access to San Antonio to the West.
- McAllen and Laredo are accessible via I-2 (formerly U.S. Expressway 83) in Harlingen.

Subject site is located within a 1-2 mile range of two major medical centers, VA Hospital, University of Texas RGV, Texas State Technical College. Only minutes from Harlingen International Airport, Los Indios Foreign Trade Zone, the Port of Harlingen.

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Serving The Rio Grande Valley

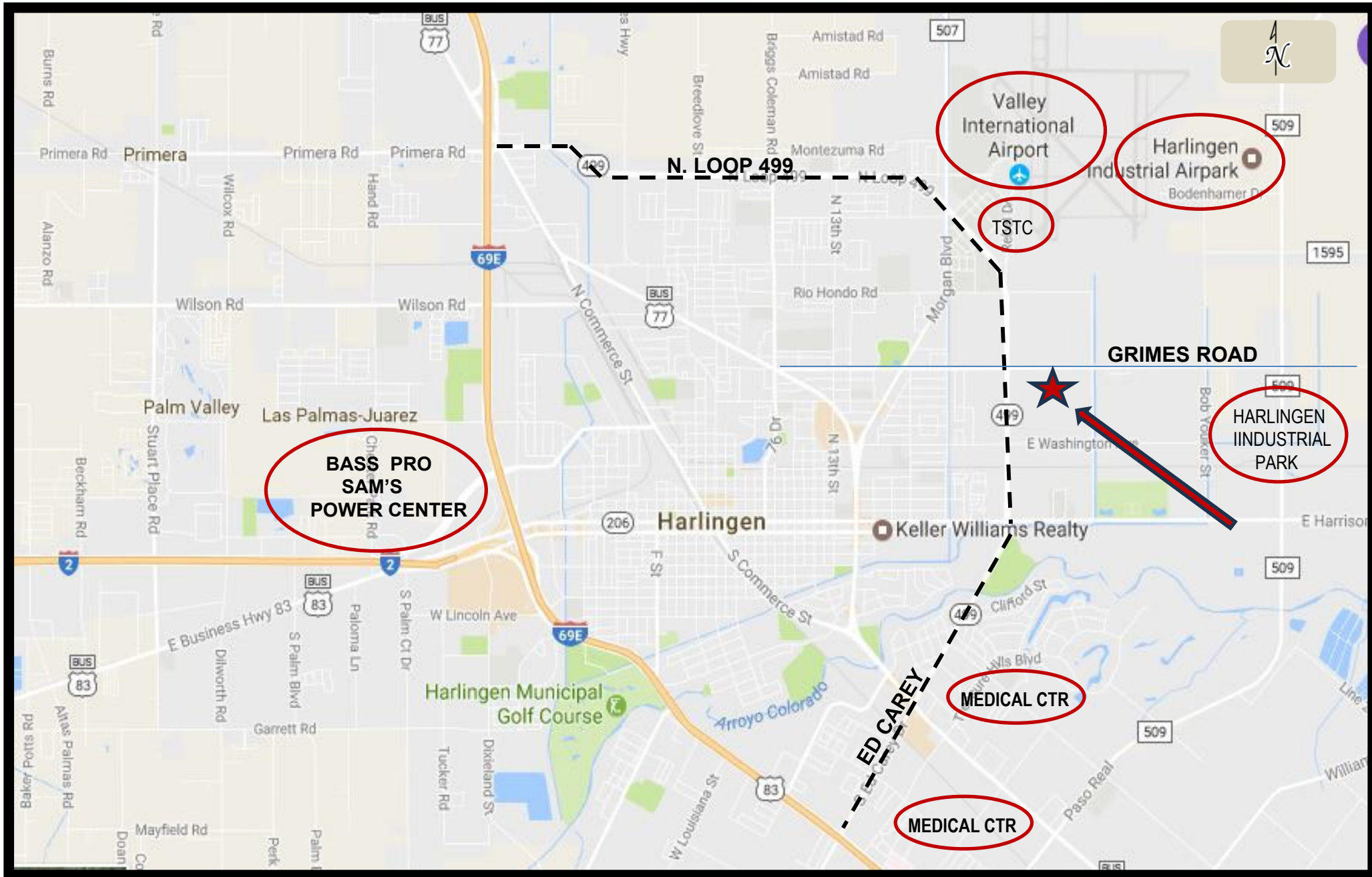
*Investments—Warehouse—
Retail—Land—Businesses*

- 45 Minutes To McAllen / Edinburg
- 20 Minutes To Brownsville
- 20 Minutes To Weslaco
- 60 Minutes To SPACE-X

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