

5200 GEORGE MCVAY

5200 George McVay Drive, McAllen, TX 78503

INDUSTRIAL PROPERTY FOR LEASE



SUSIE TORRES

Director of Leasing & Land Sales, Rio Grande Valley
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TANO CARRANZA

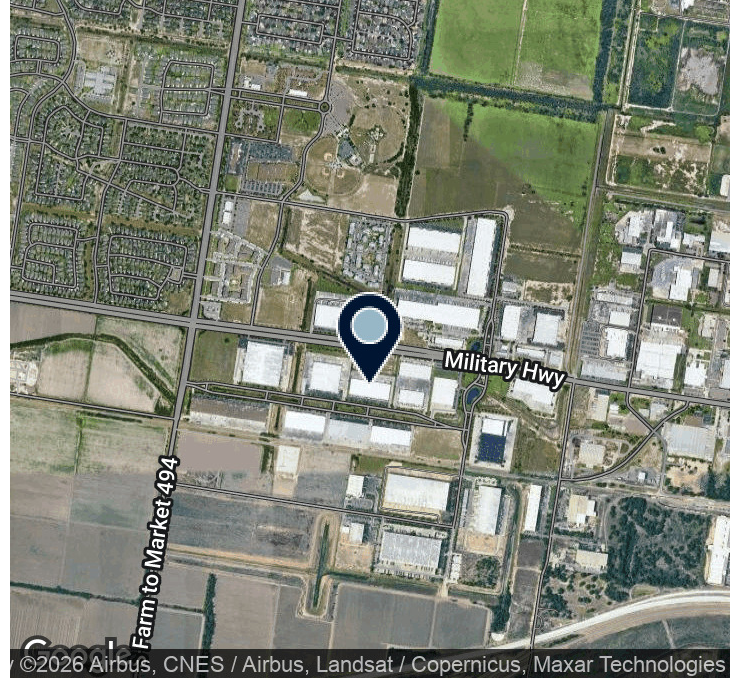
Vice President of Asset Management, Real Estate
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PROPERTY DESCRIPTION

Industrial space located in McAllen, Texas inside Sharyland Business Park. This property is located on George McVay Dr. with immediate access to E. Military Rd. and Pharr International Bridge. The 2 available suites span 18,724 and 36,000 SF, equipped with dock-high doors and office areas.

PROPERTY HIGHLIGHTS

- Located in the established and sought-after Sharyland Industrial Park
- Total 32 Dock Doors and 3 Drive-in Ramps
- Total 131 Parking Spaces
- Immediate access to Interstate 2, E. Military Rd. and Pharr International Bridge
- Ample warehouse space for storage, light manufacturing, or fulfillment
- Positioned inside a well-maintained industrial park with other major logistics operators

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	18,724 - 36,000 SF
Lot Size:	6.64 Acres
Building Size:	126,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	129	1,261
Total Population	73	365	4,072
Average HH Income	\$123,536	\$123,120	\$104,425

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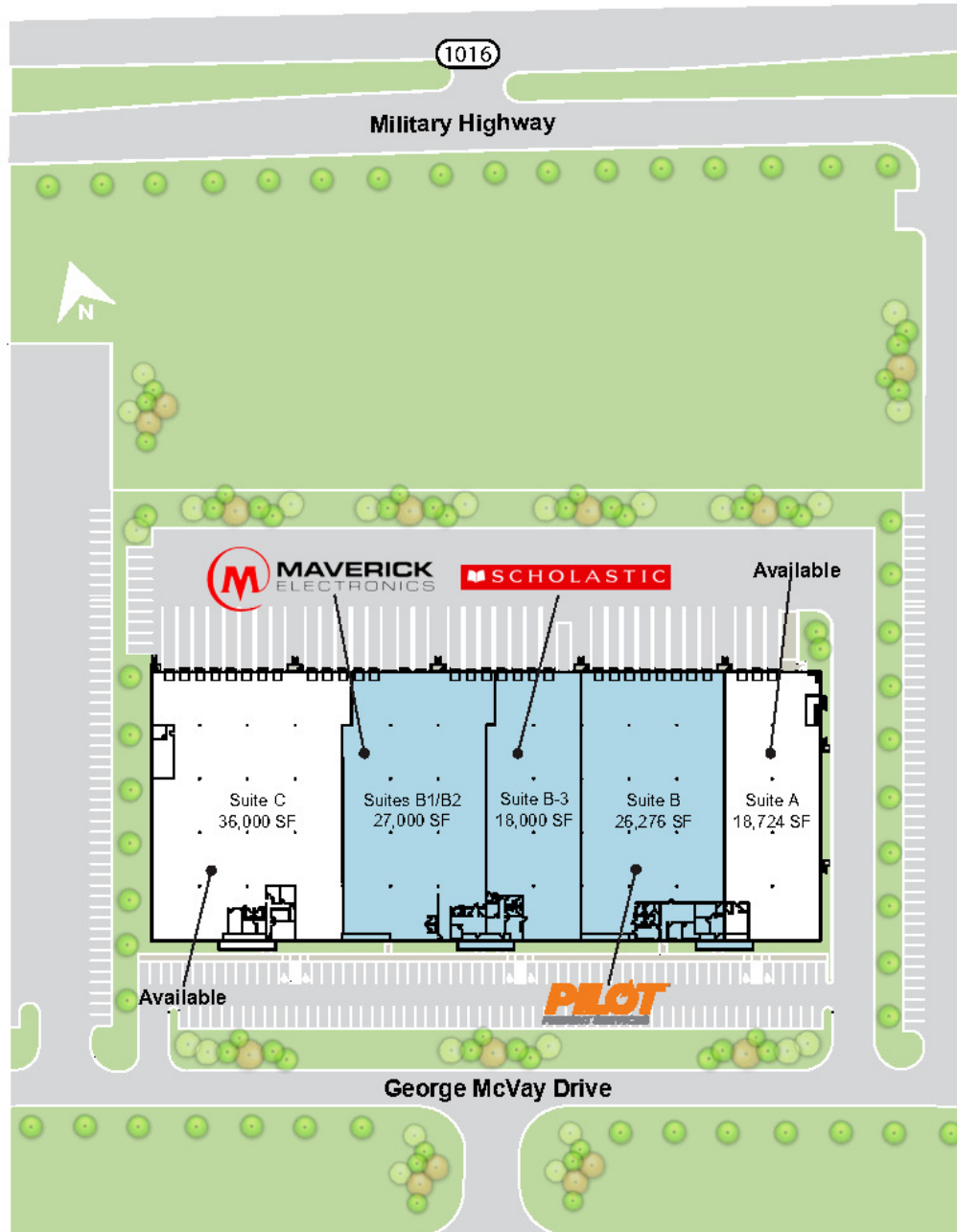
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