

INDUSTRIAL PROPERTY FOR LEASE

5823
MILLINEUM
DRIVE



5823

MILLINEUM DRIVE

HARLINGEN, TX

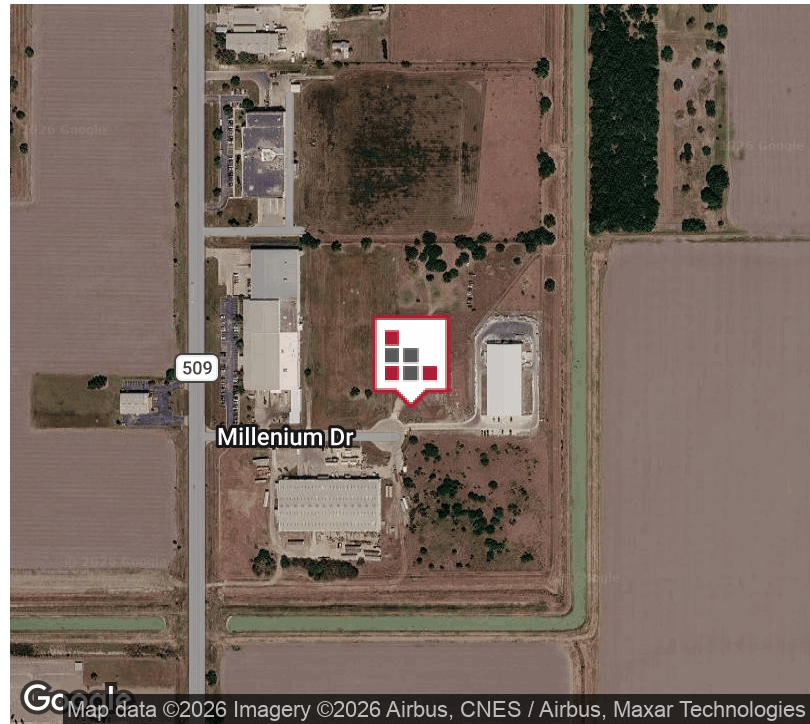


JOIN ACTION GYPSUM on this +/- 3.14 Acre Industrial Lot with one (1) 30,000 sf Warehouse with Sprinkler System and 3-Phase Electric for Lease in the Harlingen Industrial Park. +/- 30,000 sf Warehouse with +/- 1,701 sf office and 28,299 sf Warehouse. Warehouse Dimensions are 120' x 250'. Graduated 22' - 25' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. One (1) 12' x 14' rear loading grade level door that can be converted into Dock High Door.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr NNN = \$1.44 [est]
MONTHLY RENT:	\$27,350.00
Available SF:	30,000 SF
Lot Size:	3.14 Acres
Number of Units:	1
Year Built:	2026
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

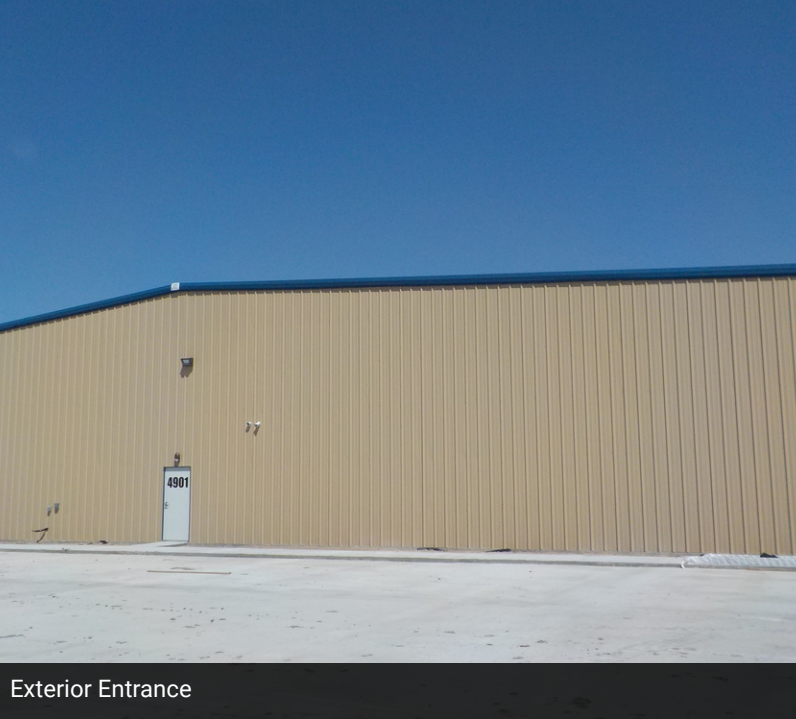
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PROPERTY HIGHLIGHTS

- **Freestanding Industrial Warehouse**
- **25' Graduated Ceiling Height**
- **Concrete Drive**
- **Six (6) Drive Thru Grade Level Doors - 12' x 14'**
- **One (1) Rear Loading Grade Level Door - can be converted to Dock High**
- **New Construction -- Available Julv. 2026**

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ADDITIONAL PHOTOS



Exterior Entrance



Grade Level Doors - Drive Thru



Interior Photo



Interior Photo



CINDY HOPKINS REAL ESTATE

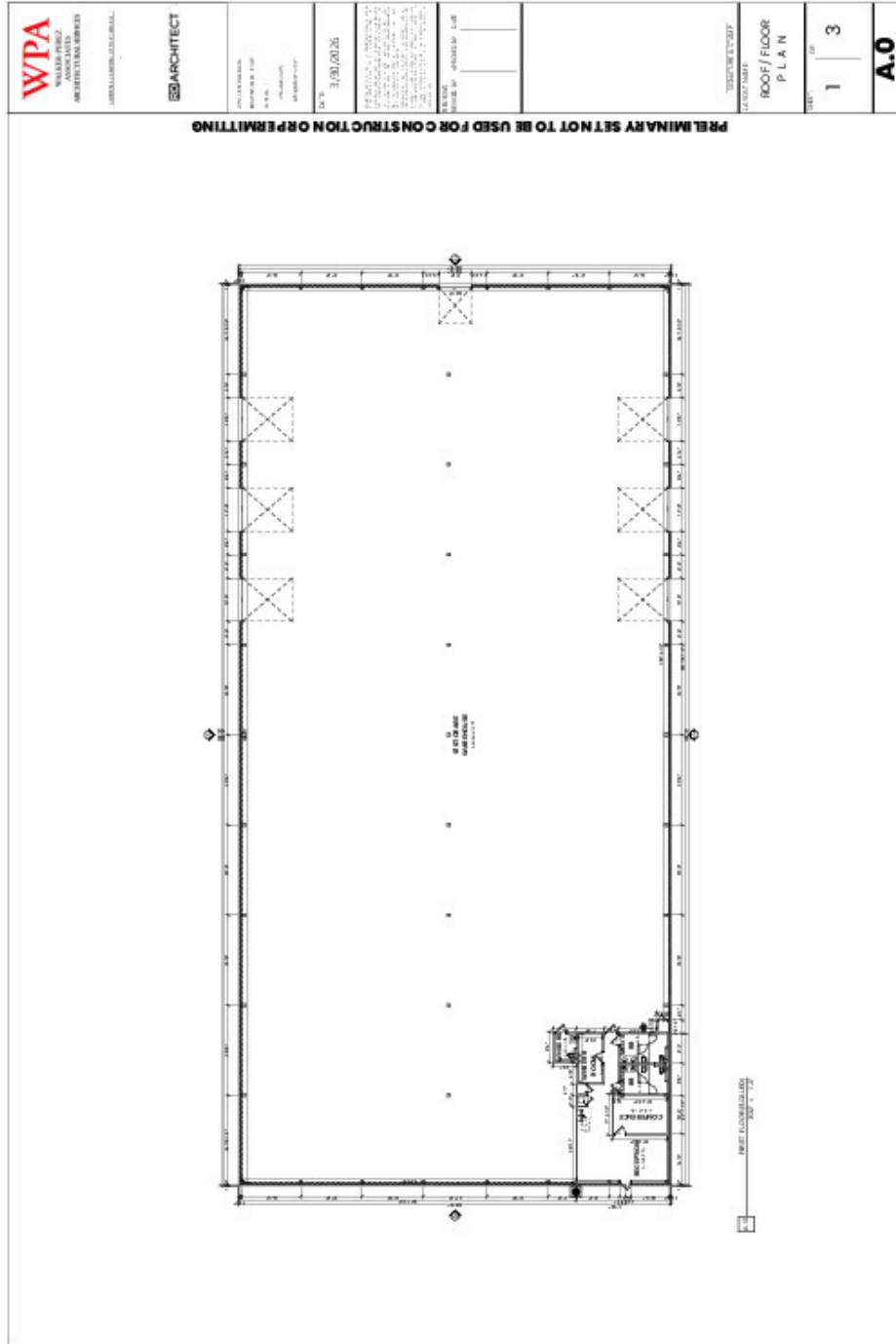
222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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FLOOR PLAN

AREA DRONE VIDEO



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AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

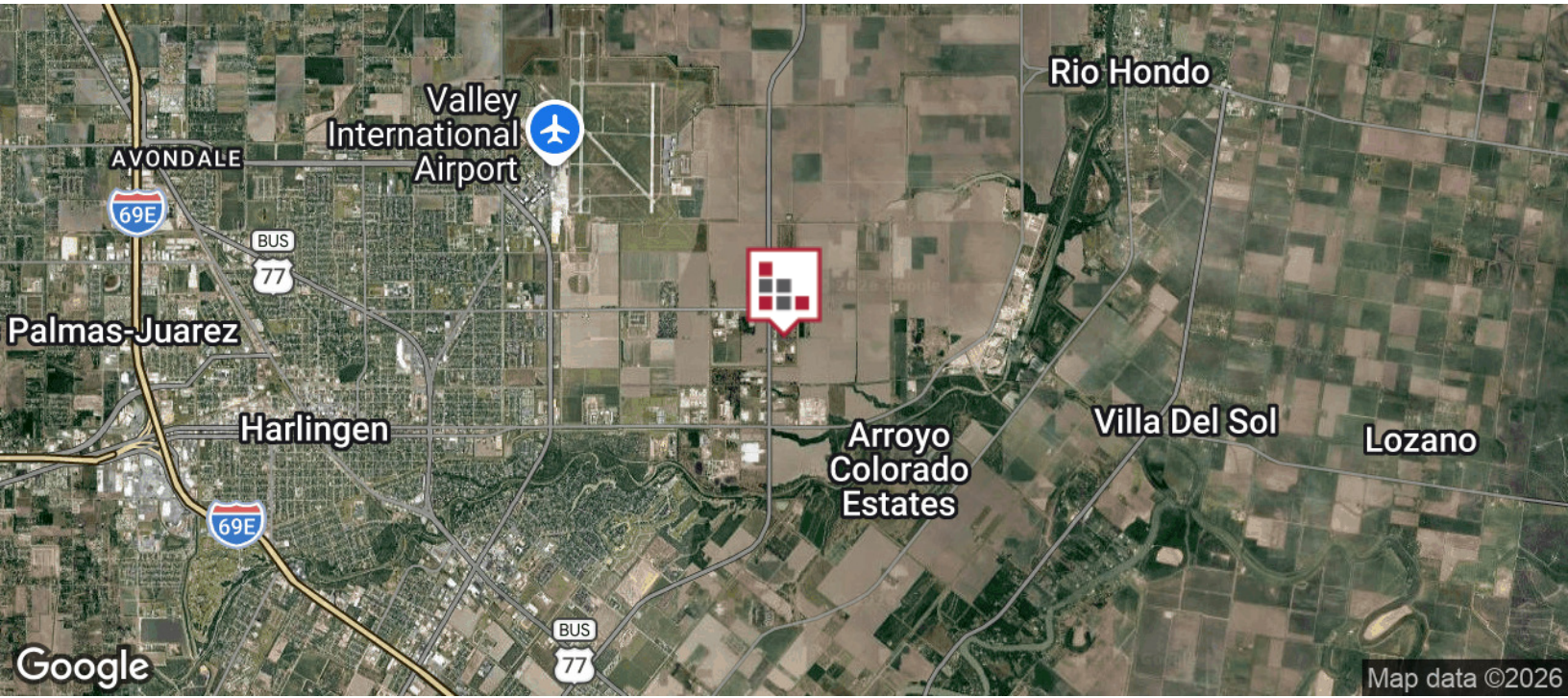
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	17,006	70,869	142,400
Median age	32.5	34.1	34.2
Median age (Male)	31.3	32.8	33.2
Median age (Female)	32.9	36.5	36.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	6,024	24,607	47,432
# of persons per HH	2.8	2.9	3.0
Average HH income	\$78,349	\$65,817	\$70,405
Average house value	\$169,505	\$127,212	\$132,767

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	80.8%	85.1%	85.3%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	53.6%	53.3%	54.9%
Black	3.4%	1.7%	1.2%
Asian	0.7%	0.7%	0.8%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	0.8%	0.5%
Other	11.5%	8.9%	8.4%

* Demographic data derived from 2020 ACS - US Census



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