

INDUSTRIAL PROPERTY FOR LEASE

# 14392 US-83 HIGHWAY



# 14392

U.S. 83  
HARLINGEN, TX

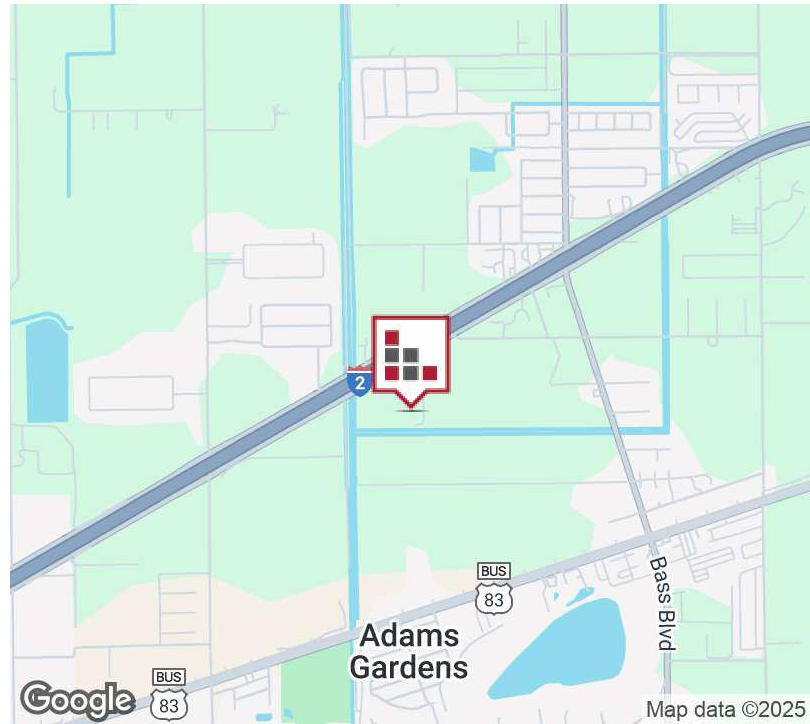


Conveniently located on Interstate 2 frontage Road, this 53,900 sf Warehouse is NOW AVAILABLE for lease. Formerly Carey Sheet Metal the warehouse is Built in 1970, freestanding with +/- 270 frontage x 228' depth. Facility has six (6) rear docks, 220 - 3 Phase electric service on columns, 25' Column Spacing, 3 Ton Crane, Two (2) Drive in Doors with 16' x 14' roll up doors.



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr \$1.35 Nets
Monthly Rent:	33,013.75
Building Size:	53,900 SF
Available SF:	53,900 SF
Lot Size:	7 Acres
Number of Units:	1
Year Built:	1970
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

Conveniently located on Interstate 2 frontage Road, this 53,900 sf Warehouse is NOW AVAILABLE for lease. Formerly Carey Sheet Metal the warehouse is Built in 1970, freestanding with +/- 270 frontage x 228' depth. Facility has six (6) rear docks, 220 - 3 Phase electric service on columns, 25' Column Spacing, 3 Ton Crane, Two (2) Drive in Doors with 16' x 12' roll up doors. four (4) 10' x 10' doors on dock, 20' Ceiling Height at center, and an air compressor. The +/- 1,500 sf office was recently renovated with new paint throughout, upgraded restroom and flooring. 30 Pylon Sign located on the Frontage Road for advertising.

### PROPERTY HIGHLIGHTS

- Expressway Frontage
- Freestanding Warehouse
- Mid Valley Location

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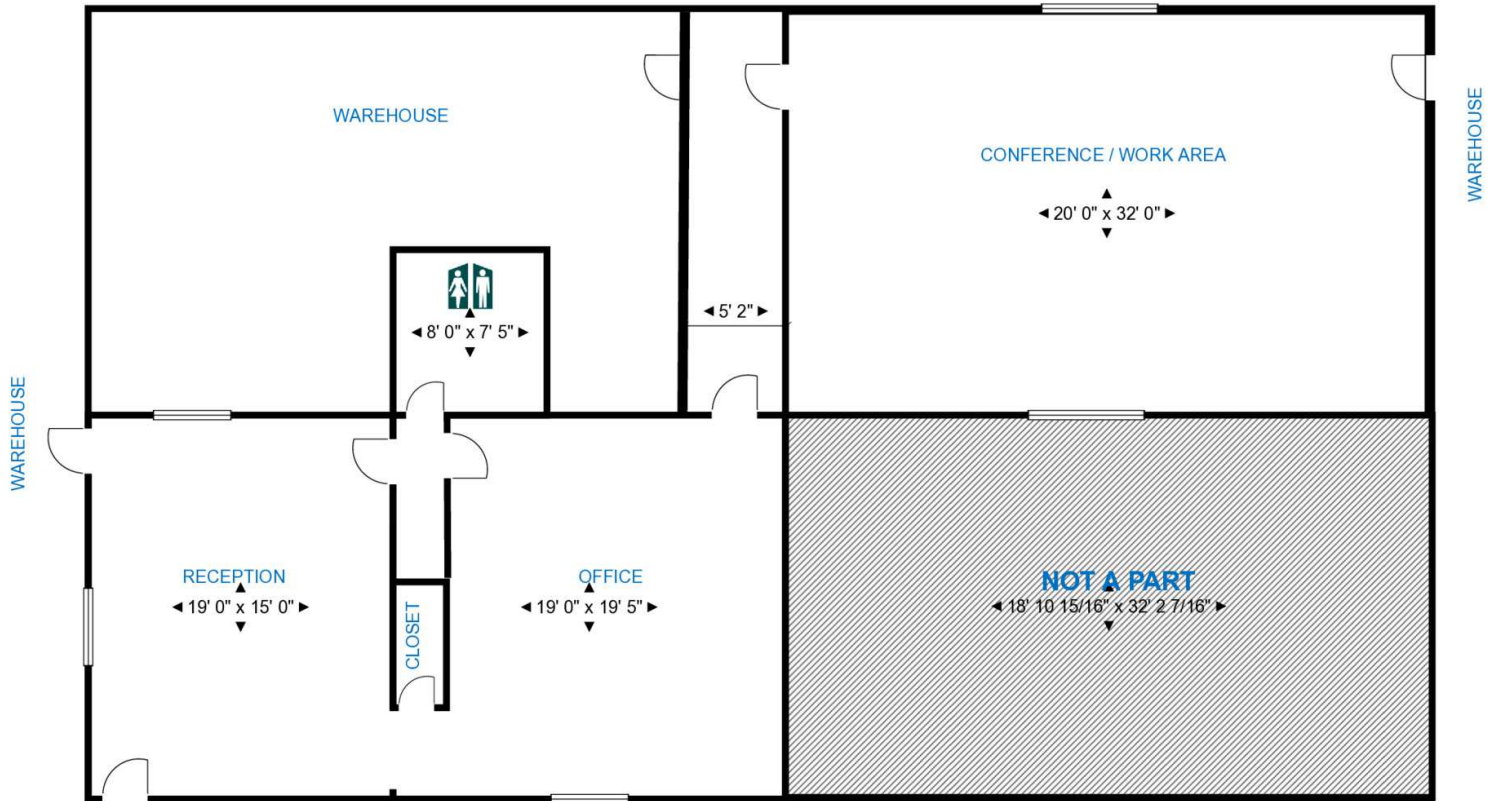
ADDITIONAL PHOTOS



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## FLOOR PLANS

DRONE VIDEO



CAREY SHEET METAL  
14392 US 83  
HARLINGEN, TEXAS  
+/- 50,000 SF WH w/office

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**LOCATION MAP**

