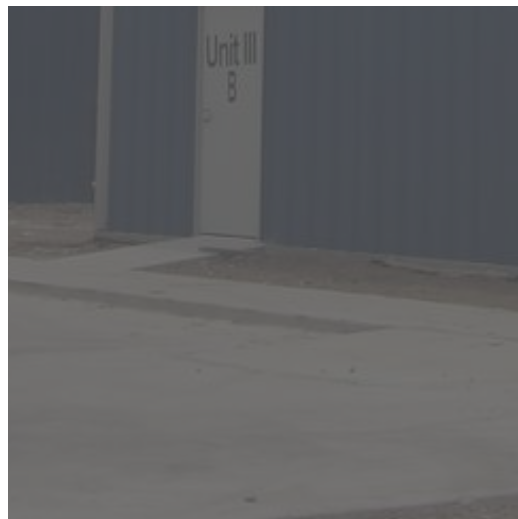
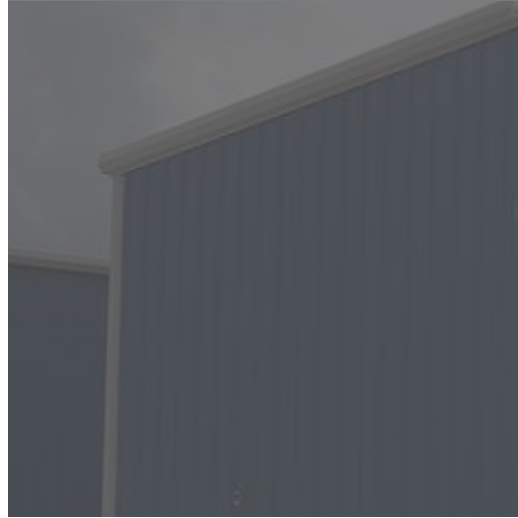


INDUSTRIAL PROPERTY FOR LEASE

6201 FM 106 UNIT 16



+/- 1.37 Acre Newly Sub-divided Industrial Lot available with two (2) 2,500 sf and one (1) 7,000 sf Warehouses with Shared access at Industrial Estates III - Unit 16 for Lease. +/- 2,500 sf Warehouses with +/- 540 sf office and 1,960 sf Warehouse. 7,000 sf units has 806 sf of office and 6,194 sf Warehouse space. Graduated Ceiling Height and Two (2) 12' x 14' Grade Level Door.



FOR LEASE
6201 FM 106, UNIT 16

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.63 - 9.75 SF/yr [\$1.91 NNN]
MONTHLY RENT:	\$2,429.17 - \$5,565.00
Building Size:	3,000 SF
Available SF:	2,500 - 7,000 SF
Lot Size:	1.37 Acres
Number of Units:	4
Year Built:	2025
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 1.37 Acre Newly Sub-divided Industrial Lot available with two (2) 2,500 sf and one (1) 7,000 sf Warehouses with Shared access at Industrial Estates III - Unit 16 for Lease. +/- 2,500 sf Warehouses with +/- 540 sf office and 1,960 sf Warehouse. 7,000 sf units has 806 sf of office and 6,194 sf Warehouse space. Graduated Ceiling Height and Two (2) 12' x 14' Grade Level Door. Ingress/Egress from FM 509 [Paseo Real] and FM 106 [E Harrison] and located in the Harlingen Industrial Park - Phase III. Water. Sewer and Mowing costs are shared and billed through NNN charges. Electricity is separately metered. Seller is a General Contractor and can Build-to-Suit to your business requirements.

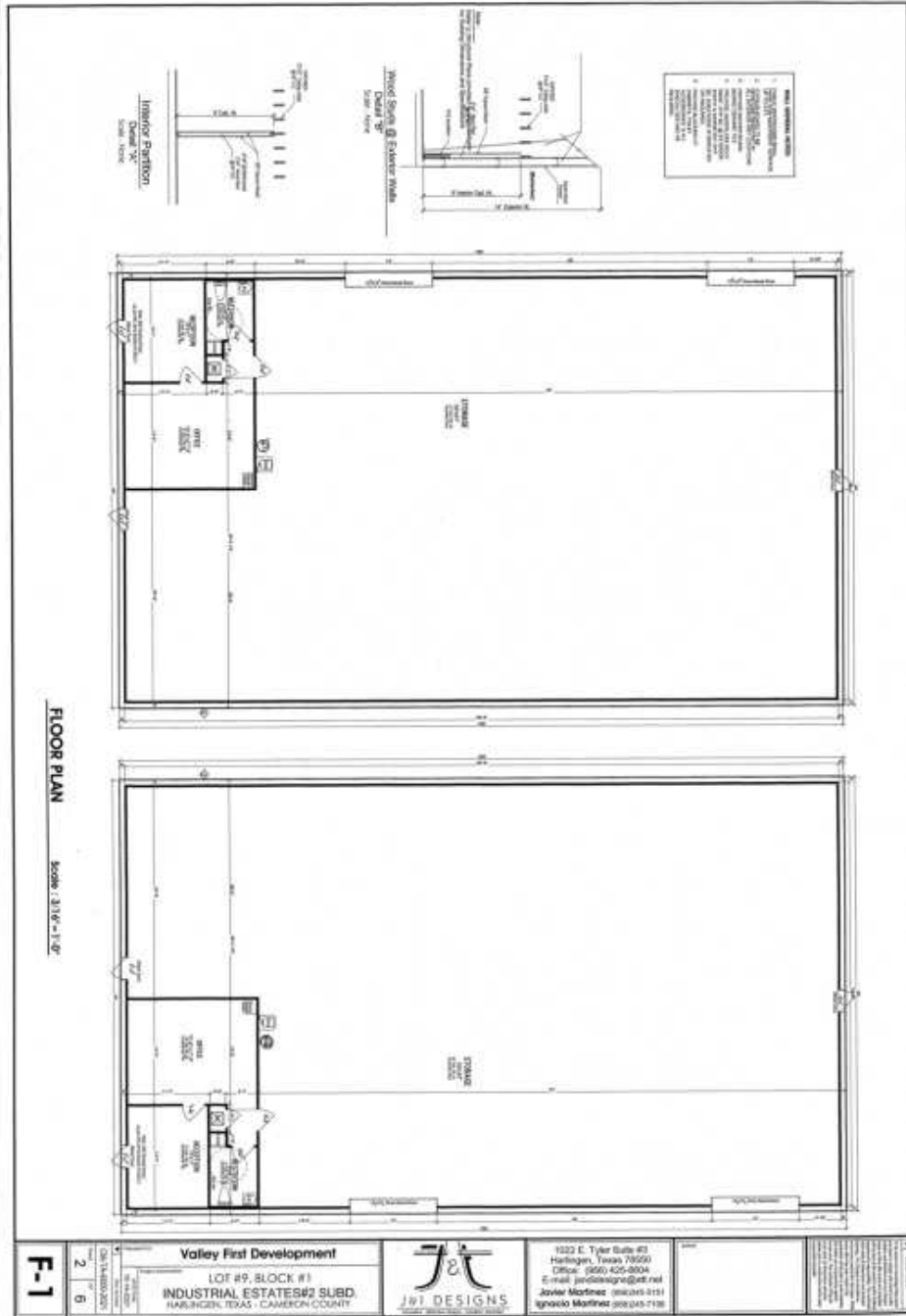
PROPERTY HIGHLIGHTS

- **New Construction**
- **25" Graduated Ceiling Height**
- **Concrete Drive**
- **Two (2) Grade Level Doors - 12' x 14'**

FOR LEASE
6201 FM 106, UNIT 16

FLOOR PLAN - 2,500 SF UNITS

INDUSTRIAL ESTATES II - BIRD'S EYE VIEW

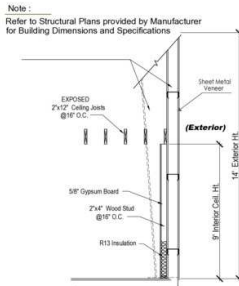


FOR LEASE 6201 FM 106, UNIT 16

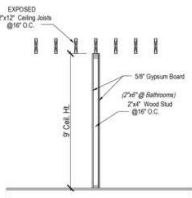
FLOOR PLAN - 7,000 SF UNIT

INDUSTRIAL ESTATES II - BIRD'S EYE VIEW

- WALL GENERAL NOTES:**
- PUBLIC RESTROOMS SHALL HAVE NON-ABSORBENT SURFACE UP TO 4 FT.
 - GYPSON BOARD TO BE GYPSON BOARD TAPE IN ALL INTERIOR SET LOCATIONS
 - PROVIDE BACKER BOARD BEHIND CERAMIC TILE
 - PROVIDE DOWNGRASS SOLD REIN. GYP. BO. @ EXTERIOR SOFFIT & WHERE EXT. GYP. BO. SHEATHING IS INDICATED OR REQUIRED
 - PROVIDE BLOCKING AT CABINETS, TOILET ACCESSORIES, & ALL SPECIALTIES AND AS REQUIRED

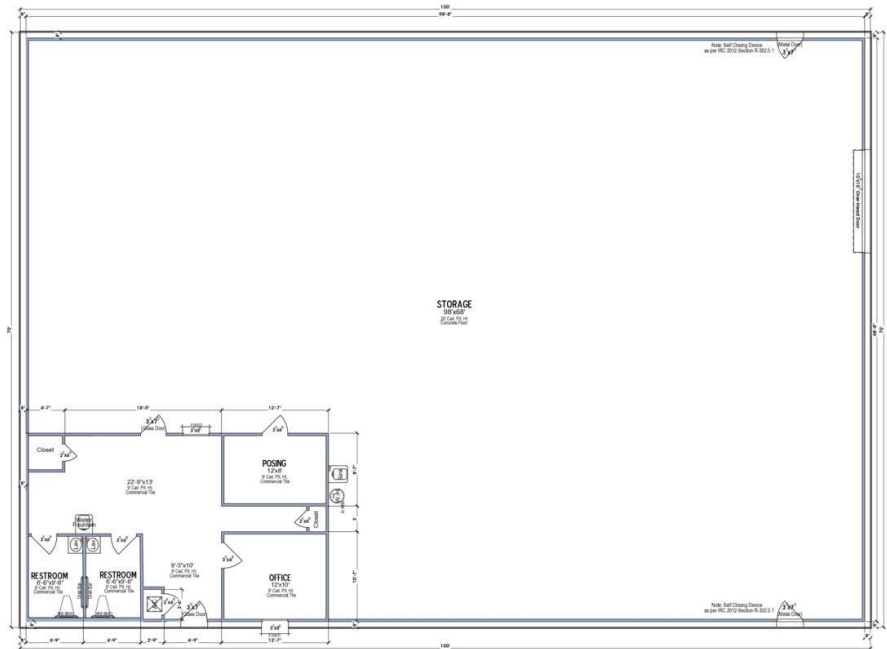


Wood Studs @ Exterior Walls
Detail "B"
Scale: None



Interior Partition
Detail "A"
Scale: None

Note:
Refer to Structural Plans provided by Manufacturer for Building Dimensions and Specifications



FLOOR PLAN Scale: 3/16" = 1'-0"

Disclaimer
The information herein is provided for informational purposes only and does not constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. The information herein is subject to change without notice and is not guaranteed.

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P & H LAND
6201 FM 106
UNIT #16 A
HARLINGEN, TEXAS 78550 - CAMERON COUNTY

MOI Date: 10-07-2024
Sheet Number: 2 of 6
Project Number: CM-TA-7000 (16A)-2024

F-1

FOR LEASE
6201 FM 106, UNIT 16

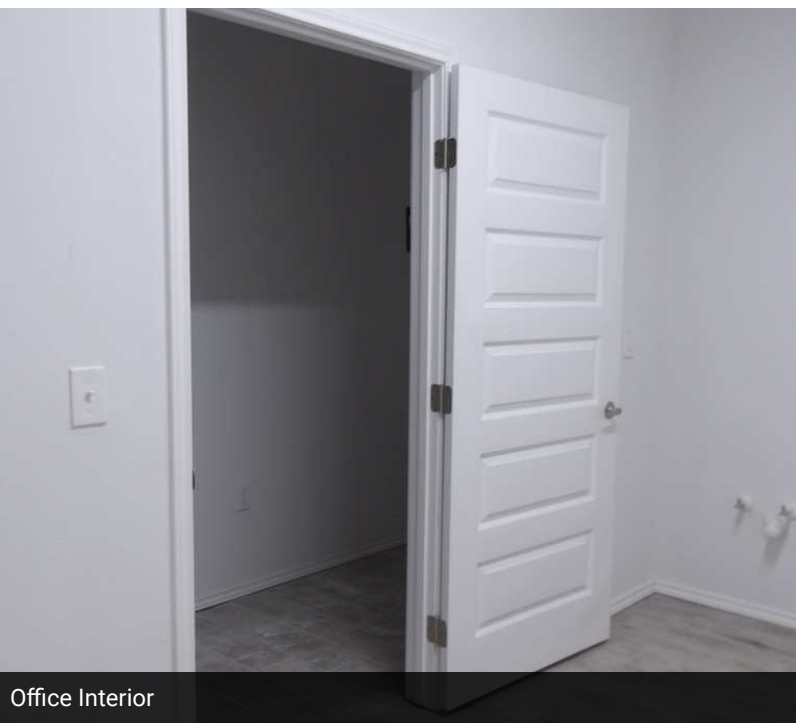
ADDITIONAL PHOTOS



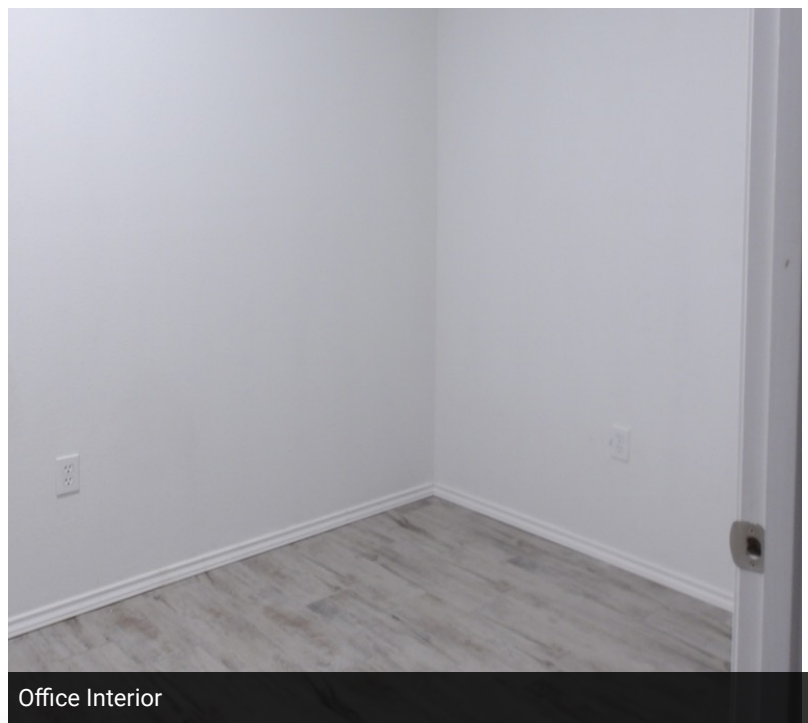
NEW Construction



Warehouse Interior



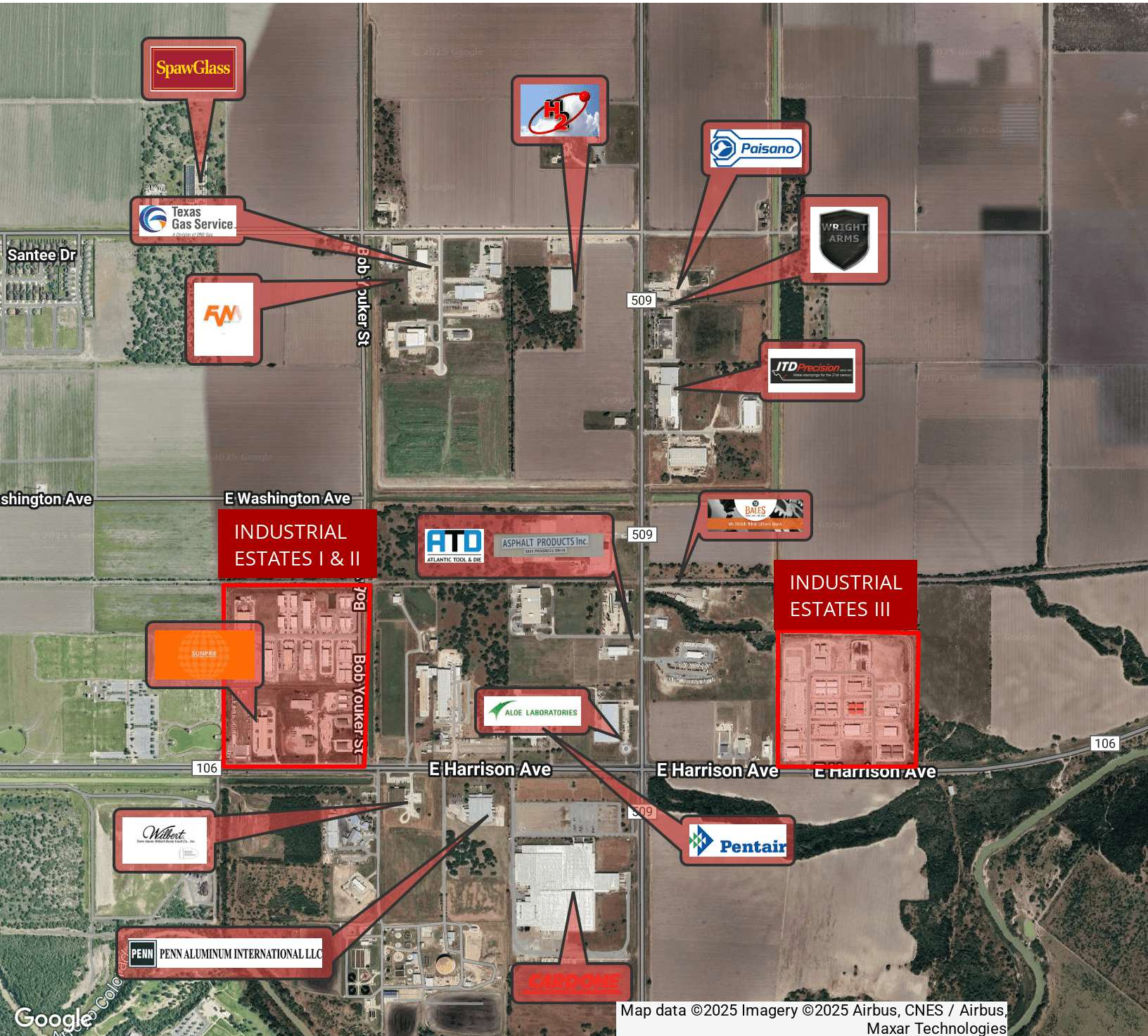
Office Interior



Office Interior

HARLINGEN INDUSTRIAL

RETAILER MAP



FOR LEASE
6201 FM 106, UNIT 16

LOCATION MAP



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Map data ©2025 Google, INEGI



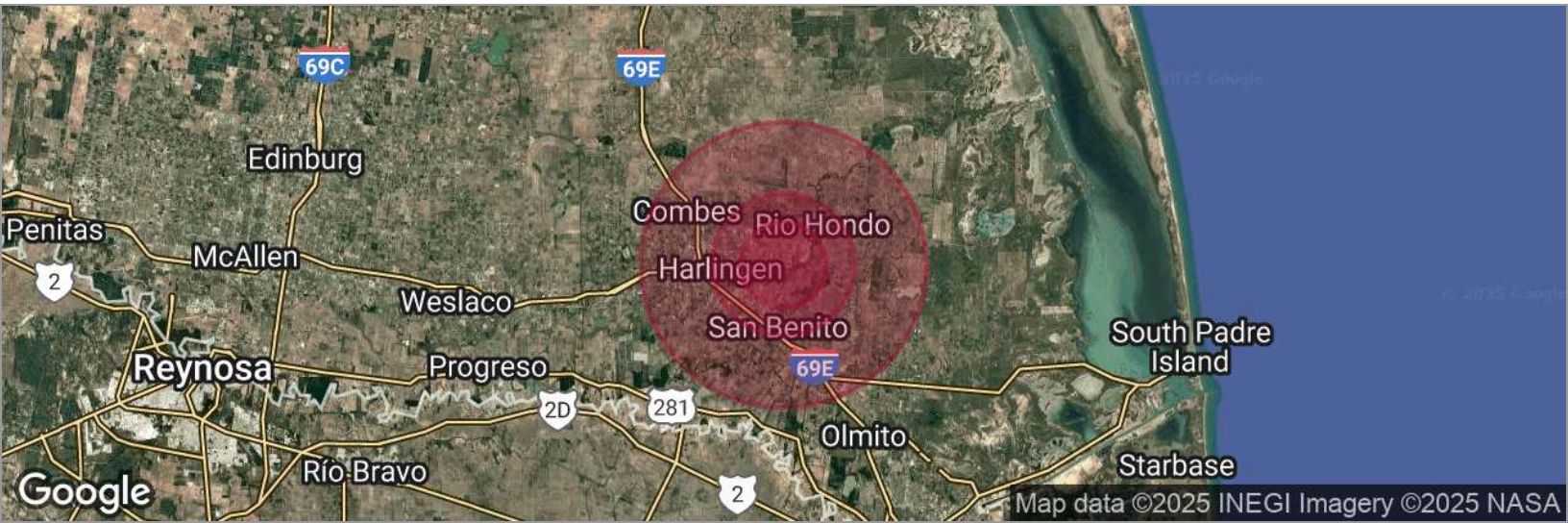
CINDY HOPKINS REAL ESTATE

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FOR LEASE
6201 FM 106, UNIT 16

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	14,323	68,048	137,674
Median age	38	38	38
Median age (Male)	37	37	37
Median age (Female)	39	39	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	5,156	23,640	46,352
# of persons per HH	2.8	2.9	3
Average HH income	\$79,832	\$68,744	\$72,570
Average house value	\$155,657	\$141,414	\$146,680
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	78.0%	86.2%	86.8%
RACE (%)	3 MILES	5 MILES	10 MILES
White	44.8%	42.8%	41.6%
Black	1.7%	1.0%	0.9%
Asian	1.6%	0.9%	0.8%
Hawaiian	0.1%	0.0%	0.1%
American Indian	0.8%	0.6%	0.6%
Other	14.0%	16.6%	17.3%

* Demographic data derived from 2020 ACS - US Census