

3911 W STATE HWY 107
EDINBURG, TX 78539

WAREHOUSE/RETAIL FOR LEASE
8,000 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

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ERIC CORTEZ

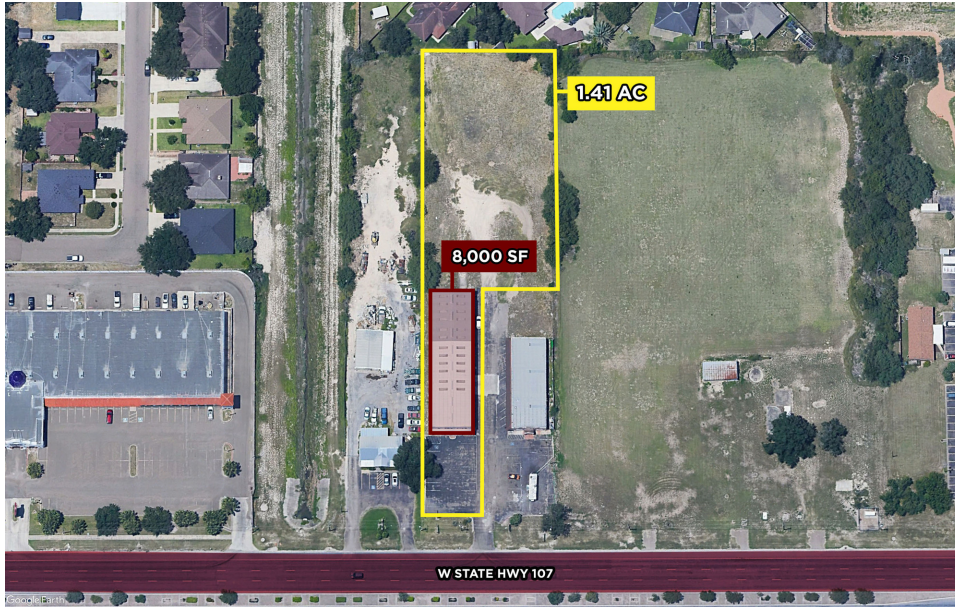
Real Estate Agent
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NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

3911 W STATE HIGHWAY 107 | EDINBURG, TX 78539



PROPERTY DESCRIPTION

This flex building offers approximately 8,000 square feet of space and is ideal for various businesses. It features 1,700 square feet of retail/showroom space and 6,300 square feet of warehouse. You can enjoy excellent visibility along West State Highway 107, with convenient access to Interstate 2 and Interstate 69C. Additionally, the space includes one grade-level door and one dock well, 14-foot eaves, and ample parking with 14 spaces at the front of the building. The property sits on approximately 1.41 acres. One acre of land that can be fenced and utilized as a yard or storage. This property's prime location makes it perfect for your operations.

OFFERING SUMMARY

Lease Rate:	\$9.60 SF/YR + \$2.40 SF/YR (NNN)
Lot Size:	1.41 Acres
Building Size:	8,000 SF
Office SF:	1700 SF
Warehouse SF:	6300 SF
Parking Spaces	14
Traffic Count:	Texas State Hwy 107: 26,862 VPD

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,408	51,319	164,305
Total Population	9,029	149,906	495,598
Average HH Income	\$68,719	\$70,189	\$56,198

FOR LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

ADDITIONAL PHOTOS

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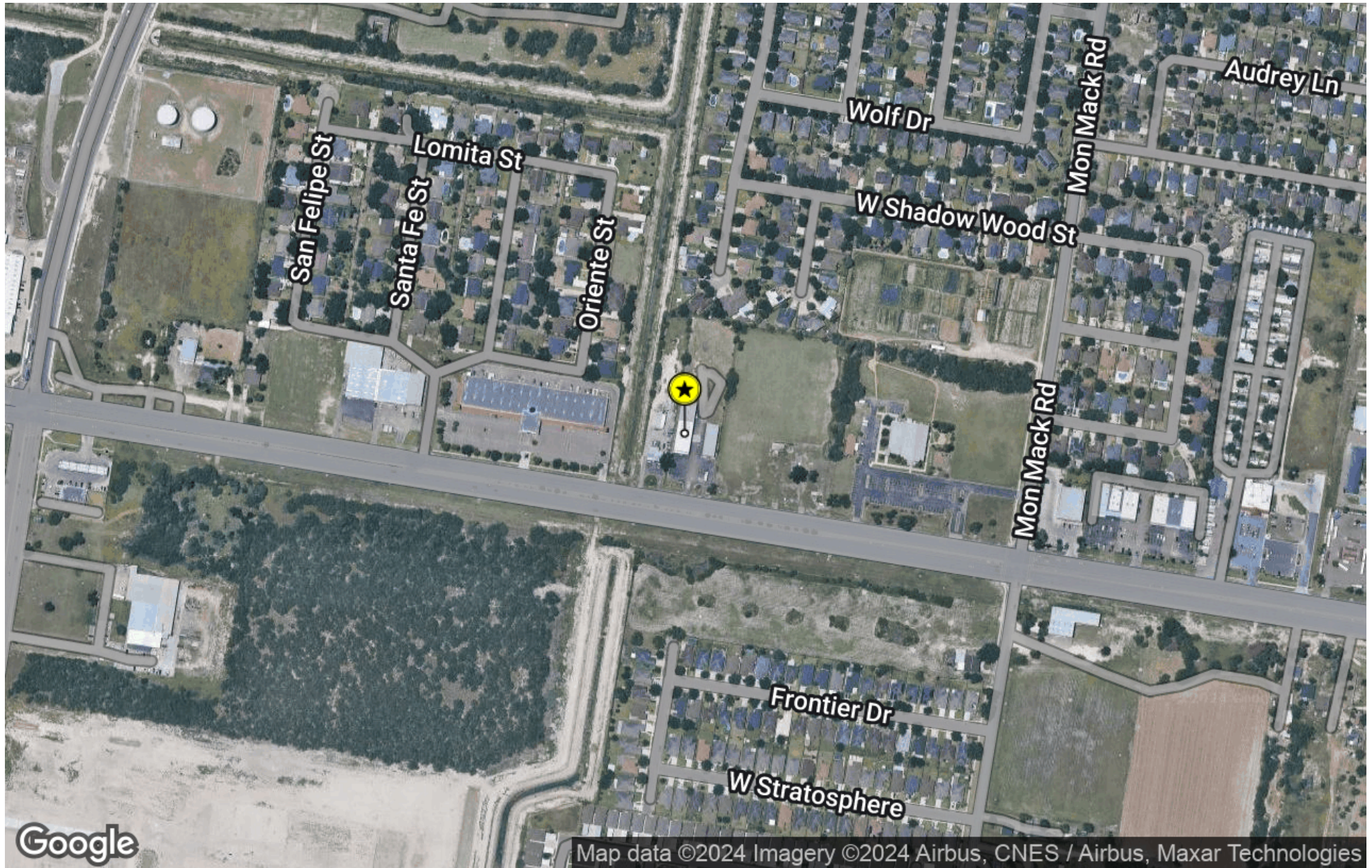


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AERIAL MAP

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