9106 S AUSTIN DR. PHARR, TX 78577

INDUSTRIAL PROPERTY FOR LEASE 14,800 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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SUITE A & SUITE B: PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Please make note of the following details about the warehouse: - Total size: 14,880 square feet - Each warehouse includes three loading docks - Ceiling height: 19 feet 4 inches - Low Eave Height: 16 feet - High Eave Height: 19 feet 4 inches - Average height (8" purlin): 17 feet 8 inches - The new roof and sprinkler system is under construction and is expected to be completed by July. Features 3 Phase Electricity.

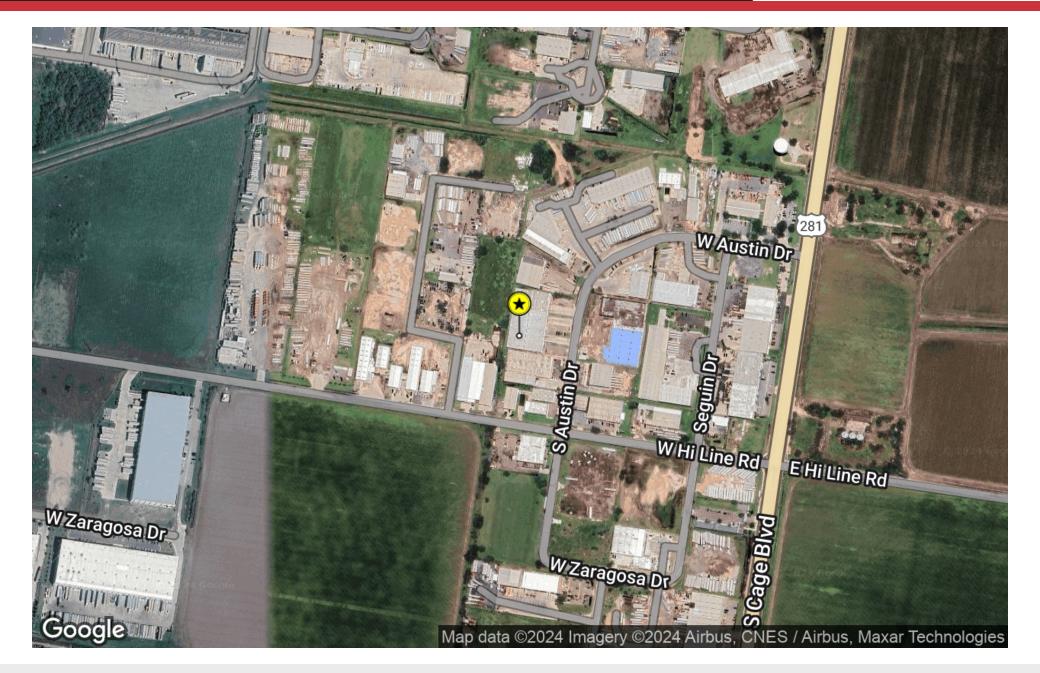
Agent Remarks: The landlord is installing a new roof and a sprinkler system.

OFFERING SUMMARY	
Lease Rate:	\$7.80 SF/YR + NNN (\$1.40 SF/YR)
Total Available SF:	Ste A: 14,880 SF Ste B: 14,880 SF
Warehouse:	Ste A: 13,626 SF Ste B: 13,472 SF
Office:	Ste A: 1,254 SF Ste B: 1,408 SF
Ceiling Height:	Ste A: 19 feet, 4 inches Ste B: 17 feet, 8 inches
High Eave Height:	19 feet, 4 inches
Low Eave Height:	16 feet
Dock Doors:	3 loading docks with dock-high doors
Electricity:	3 Phase Electricity
Parking Spaces:	9 spaces for each suite
Year Built:	1999

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INTERIOR PHOTOS 9106 S AUSTIN DR. | PHARR, TX 78577













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