

**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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**NAI** Rio Grande  
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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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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# AERIAL MAP

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# INTERIOR PHOTOS

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