

3801 W URSULA AVE
MCALLEN, TX 78503

INDUSTRIAL PROPERTY AVAILABLE

±76,000 TOTAL BUILDING SPACE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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Real Estate Agent

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY

800 W Dallas Ave McAllen, TX 78504

956.994.8900 | nairgv.com

OVERVIEW SUMMARY

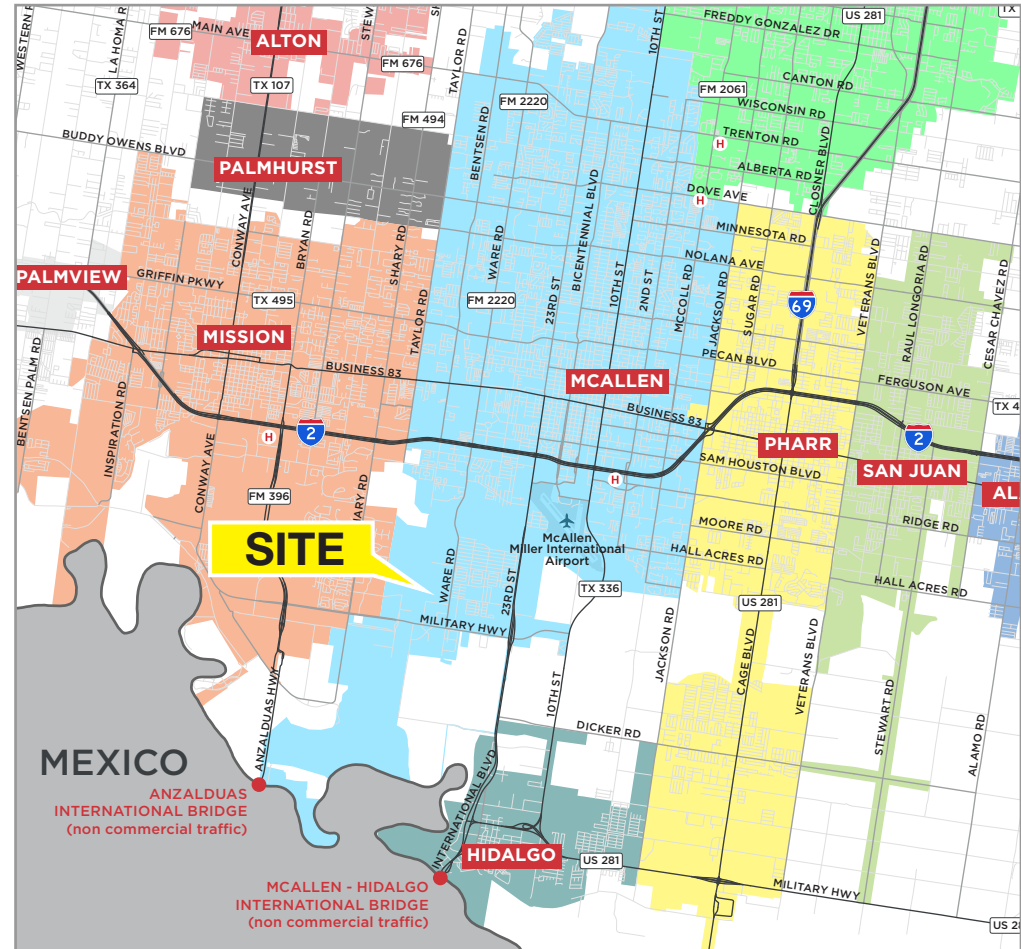
3801 W. URSULA AVE | MCALLEN, TX

PROPERTY SUMMARY

3801 W. Ursula Ave is located in the McAllen Southwest Industrial Zone, 9.7 miles from the Pharr International bridge (main commercial crossing for the McAllen MSA), 2.8 miles to Interstate 2, and 4.8 miles from Anzalduas International Bridge, This +/- 76,700 SF concrete tilt wall building that can be divisible and has additional land for expansion or trailer staging and is completely paved, fenced and secure. The building features include 25'-30'; clear height, sprinkler fire protection, 23 dock high doors with pit levelers at each door 1 ramp.

PROPERTY SPECIFICATIONS

Building Size (SF):	±76,700 SF
Available (SF):	±76,700 SF
Minimum (SF):	±30,500 SF
Office/Showroom (SF):	±10,425 SF
Clear Height:	25'-30'
Dock Doors:	23
Dock Equipment:	Pit Levelers at Each Door
Drive in Door:	1 Ramp
Trailer Parking:	±67 Spaces
Car Parking:	101
Truck Court:	±110'
Fire Protection:	Sprinkler
Roof / Lighting:	Metal / LED



PROPERTY HIGHLIGHTS

- Stand Alone / Single Tenant
- 25'-30' Clear Height
- Fire Protection
- Secured Truck Court
- Expansion Potential
- Trailer Parking on Site

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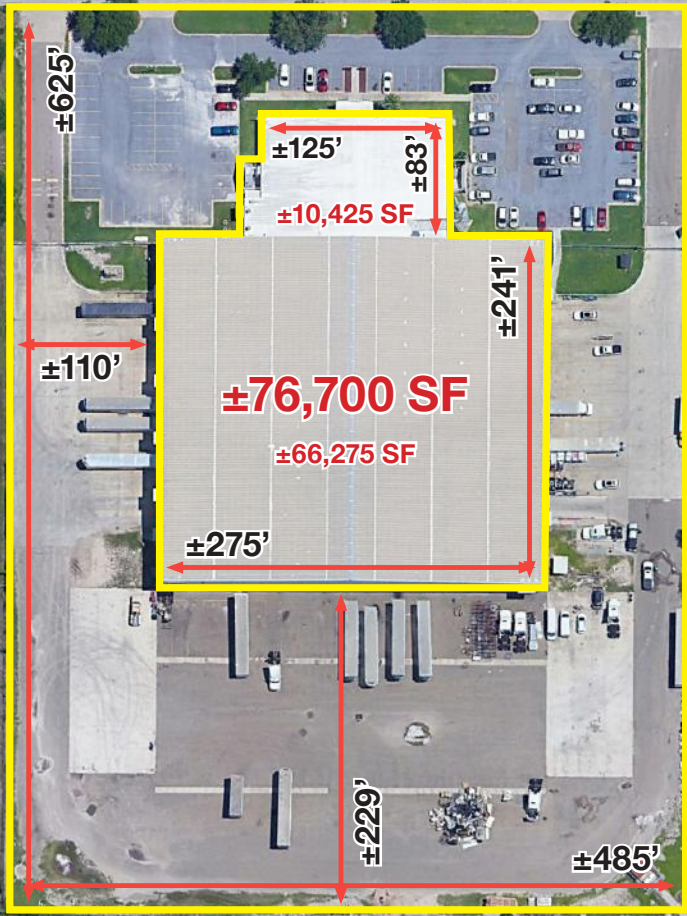
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3801 W Ursula Ave
McAllen, TX 78503

±6.95 AC

Ursula Ave

S Ware Rd



PREPARED BY:



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FLOOR PLAN

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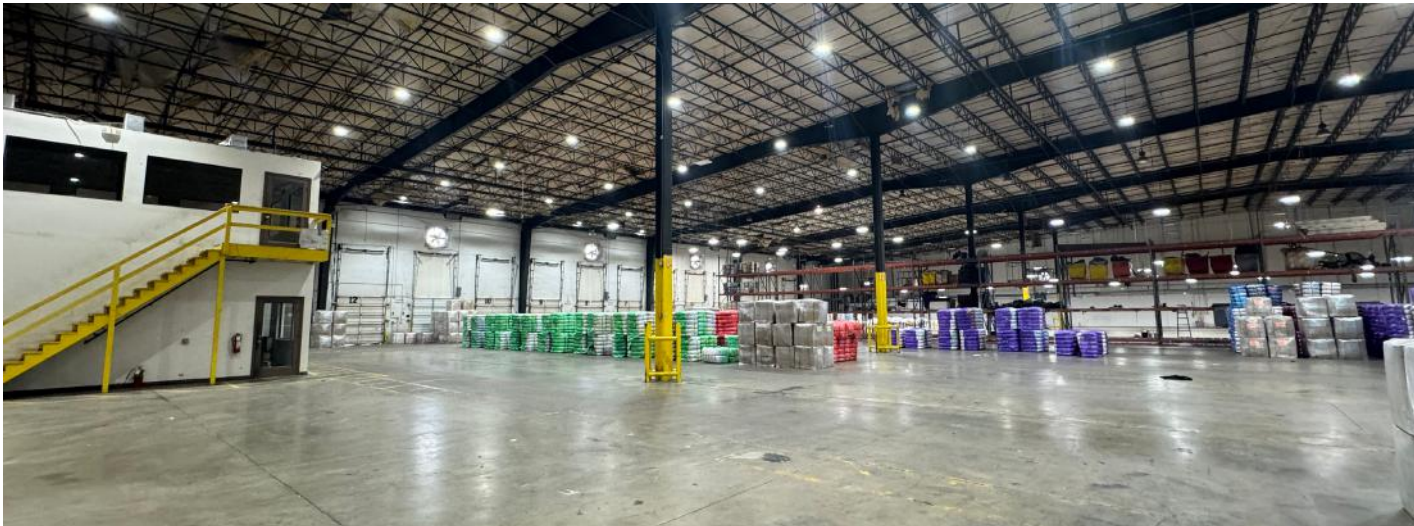
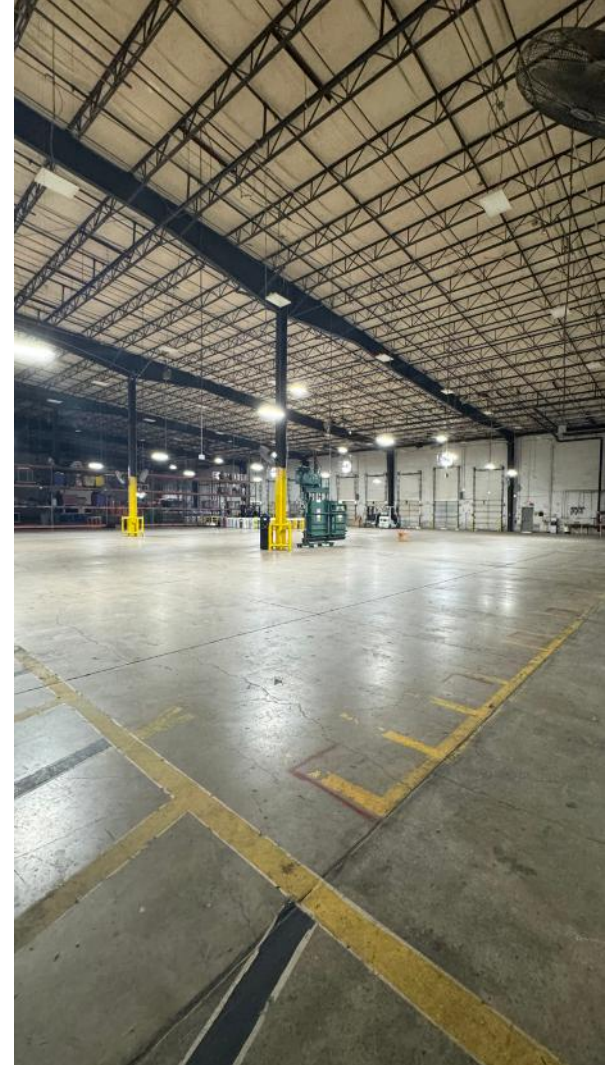


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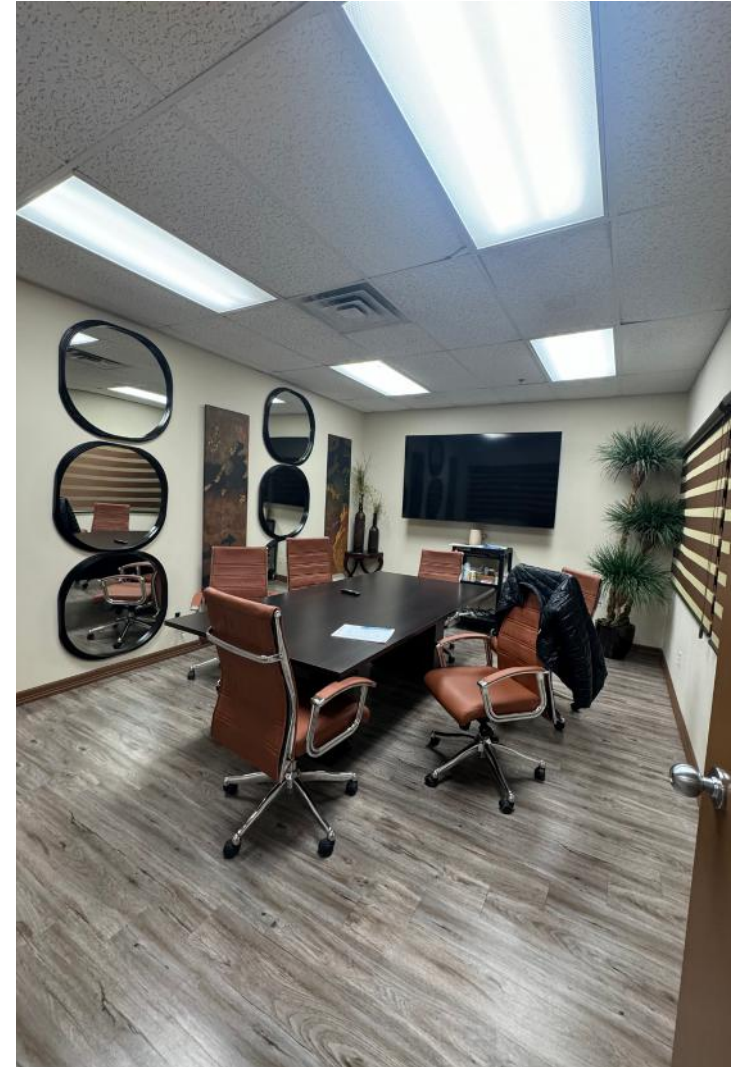
INTERIOR PHOTOS

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EXTERIOR PHOTOS

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