

**5901 SOUTH 23RD ST, UNIT R5**  
MCALLEN, TX 78503

**INDUSTRIAL PROPERTY FOR SALE**



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | [NAIRGV.COM](http://NAIRGV.COM)

# OVERVIEW SUMMARY

5901 SOUTH 23RD STREET, UNIT R5 | MCALLEN, TX 78503

## PROPERTY SUMMARY

Located in McAllen in the Warehouse Kingdom Phase 2 Industrial Park on the Northeast corner of Military Highway and South 23rd Street, 9.3 miles from the Pharr International Bridge (main commercial crossing for the McAllen MSA), 4.5 miles to Interstate 2, and 10 miles from Anzalduas International Bridge, This +/- 5,700 SF warehouse suite that is new construction and in shell condition. The building features include a 28' clear height and 3 dock-high doors with pit levelers.

## PROPERTY SPECIFICATIONS

<b>Building Size (SF):</b>	5,700 SF
<b>Available (SF):</b>	5,700 SF
<b>Clear Height:</b>	28'
<b>Dock Doors:</b>	3 Dock Doors
<b>Dock Equipment:</b>	Pit Levelers
<b>Car Parking:</b>	11 (Surface) 1.9/1,000 SF
<b>Truck Court:</b>	130' Minimum
<b>Fire Protection:</b>	Sprinkler
<b>Roof:</b>	Standing Steam
<b>Lighting:</b>	LED
<b>Sale Price:</b>	\$1,111,500
<b>Lease Rate:</b>	\$16.80 SF/yr (2.40 SF/mo)
<b>Taxes 2025:</b>	\$21,191



## PROPERTY HIGHLIGHTS

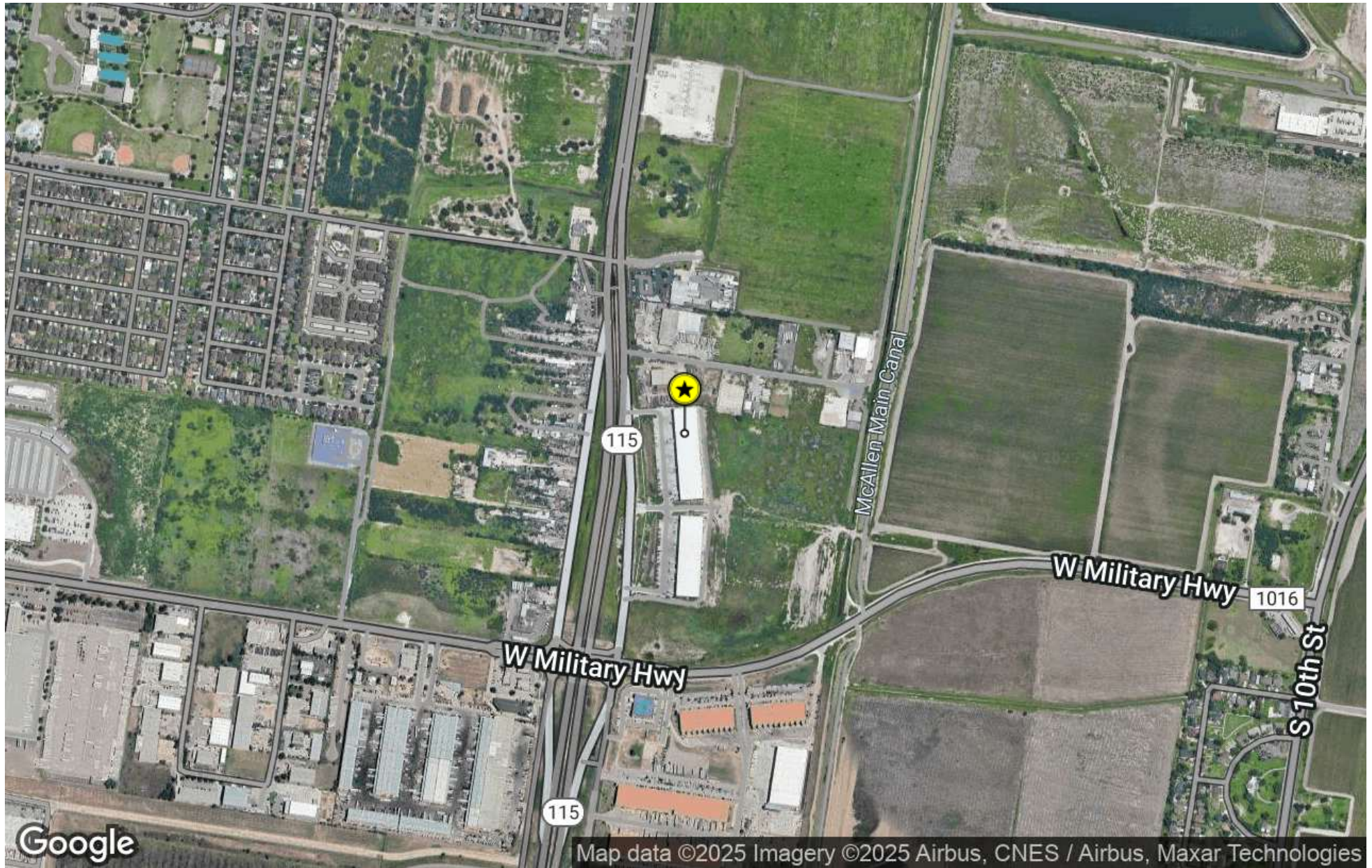
- Inline Space
- 28' Clear Height
- Fire Protection
- Trailer Parking on Site
- Built in 2021

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# AERIAL MAP

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# ADDITIONAL PHOTOS

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