

6612 S 28TH ST

MCALLEN, TX 78503

WAREHOUSE WITH OFFICE FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

Partner | Co-Managing Broker

956.227.8000 | laurap@nairgv.com

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

OVERVIEW SUMMARY

6612 S 28TH ST | MCALLEN, TX 78503

PROPERTY SUMMARY

Located in South McAllen, less than 10 miles from the Pharr International Bridge (the main commercial crossing for the McAllen MSA), 7 miles to Interstate 2, and 5.2 miles from Anzalduas International Bridge, This +/- 22,834 SF tilt wall construction building has features including a minimum clear height of 14'-21', fire protection, and 4 dock-high doors.

PROPERTY SPECIFICATIONS

Total Available:	22,834 SF
Minimum Available:	22,834 SF
Office:	424 SF
Clear Height:	14'-21'
Dock Doors:	4 Dock High
Dock Equipment:	4 Pit Levelers
Car Parking:	+/- 25 Spaces
Truck Court:	120'
Fire Protection:	Sprinklers
Lighting:	LED
Year Built:	1995
Zoning:	I-1 Light Industrial
Lease Rate:	\$0.65 SF/M + NNN (\$0.17)



PROPERTY HIGHLIGHTS

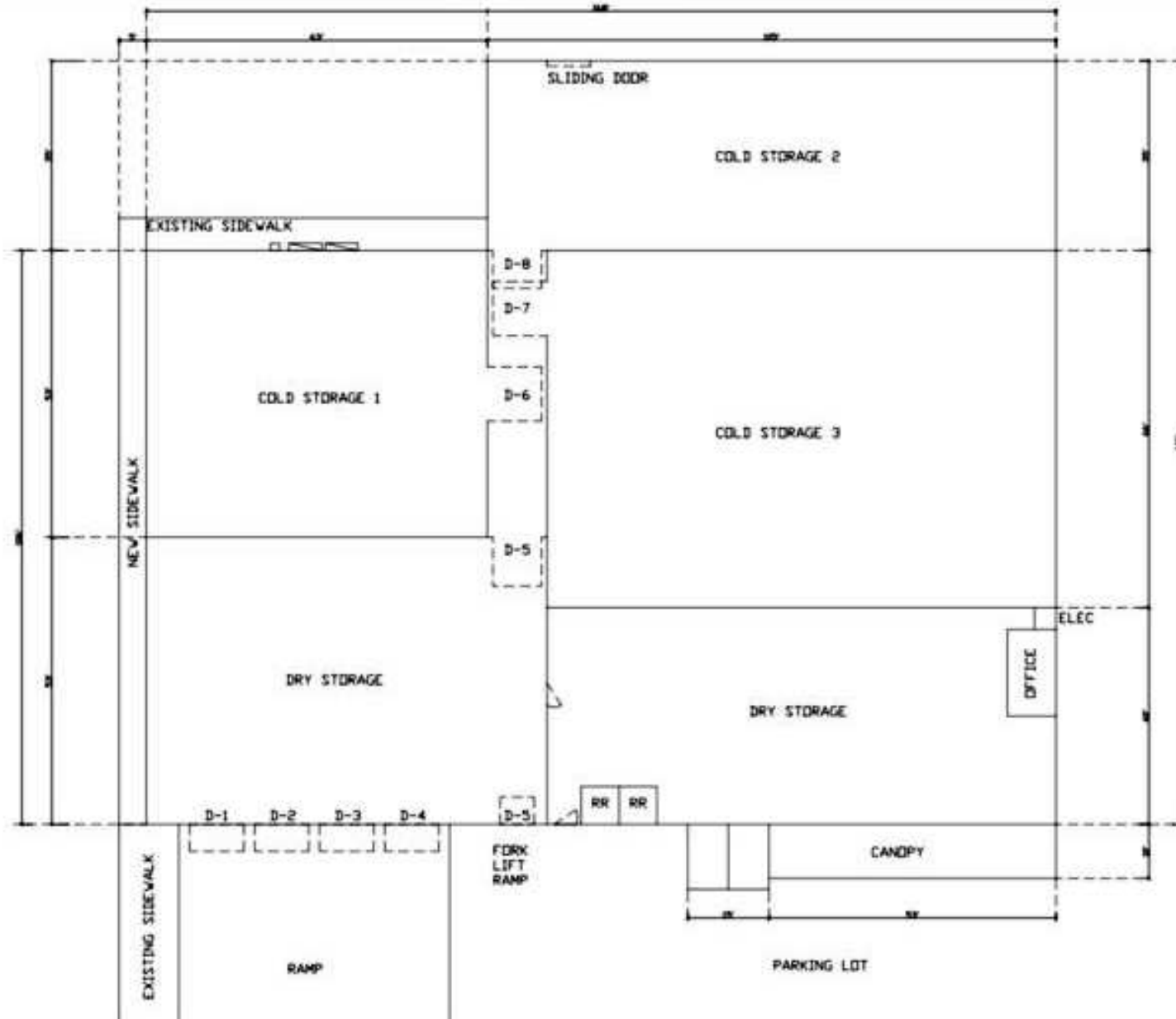
- Single Tenant
- Clear Height 14'-21'
- Proximity to all International Bridges
- Fire Protection

FOR LEASE | INDUSTRIAL PROPERTY

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FLOOR PLAN

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AERIAL MAP

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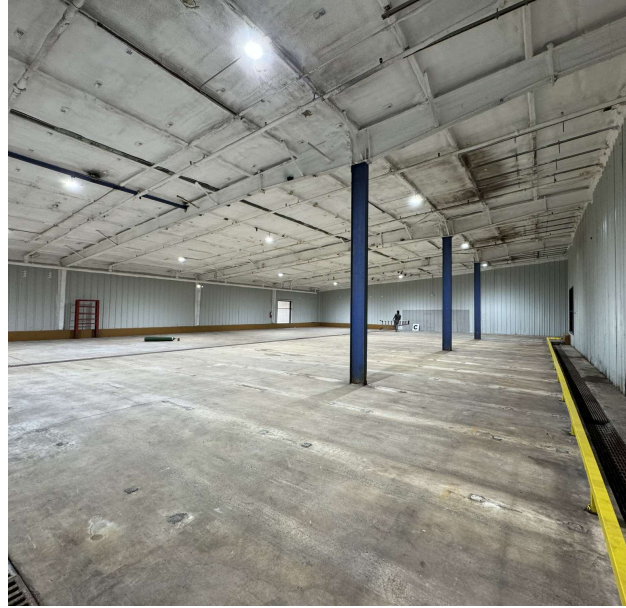


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ADDITIONAL PHOTOS

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