



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## 1315 BUSINESS PARK DRIVE

Mission, TX 78572

AVAILABLE SPACE

36,000 SF

ASKING PRICE

\$1,900,000



### WAREHOUSE

Daniel Galvan, SIOR, CCIM

956 451 2983

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Adalberto Arguelles

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**COLDWELL BANKER COMMERCIAL  
RIO GRANDE VALLEY**

508 E Dove Ave, McAllen, TX 78504  
956.631.1322

SALE / LEASE

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Mission, TX 78572

SALE /  
LEASE



## OFFERING SUMMARY

Sale Price:	\$1,900,000
Annual Rate:	\$4.56 SF/YR
NNN:	\$1.44 SF/YR
Warehouse:	32,250 SF
Office Space :	3750 SF
Total Space:	36,000 SF
Lot Size:	1.9 Acres
Year Built:	2021
Zoning:	Light Industrial

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## PROPERTY OVERVIEW

Great location to operate on the United States or Mexico side of the border. With 29' clear height, 107.5' x 30' column span, metal walls, metal standing seam roof, 8 dock high lodging doors and 2 forklifts ramps, this warehouse facility is ideal for distribution, manufacturing, or even cold storage.

## PROPERTY HIGHLIGHTS

- Proximity to Interstate 2
- Excellent Visibility
- 8 Dock High Loading Doors with Levelers
- 2 Forklift Ramps
- Cold Storage Potential



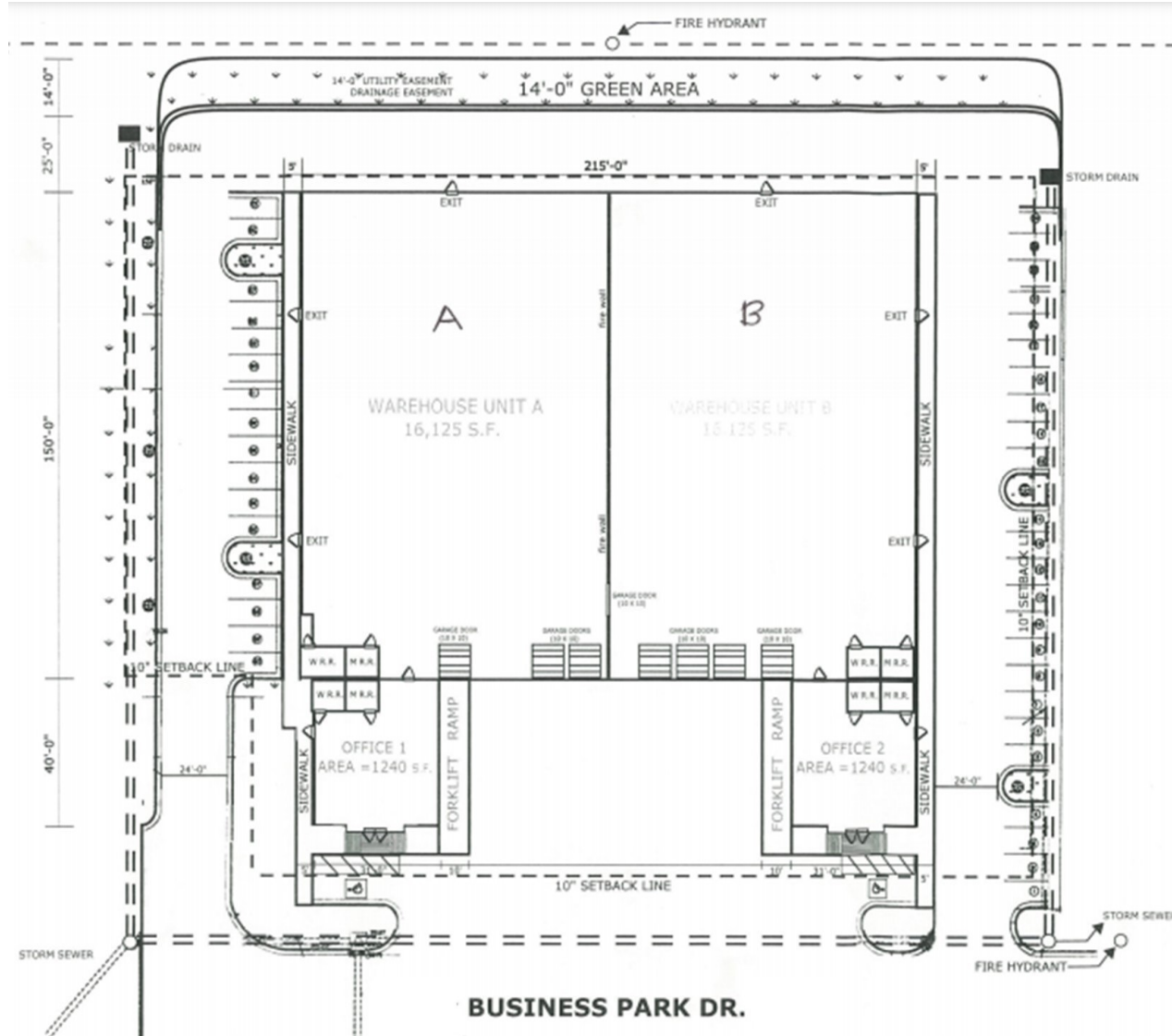
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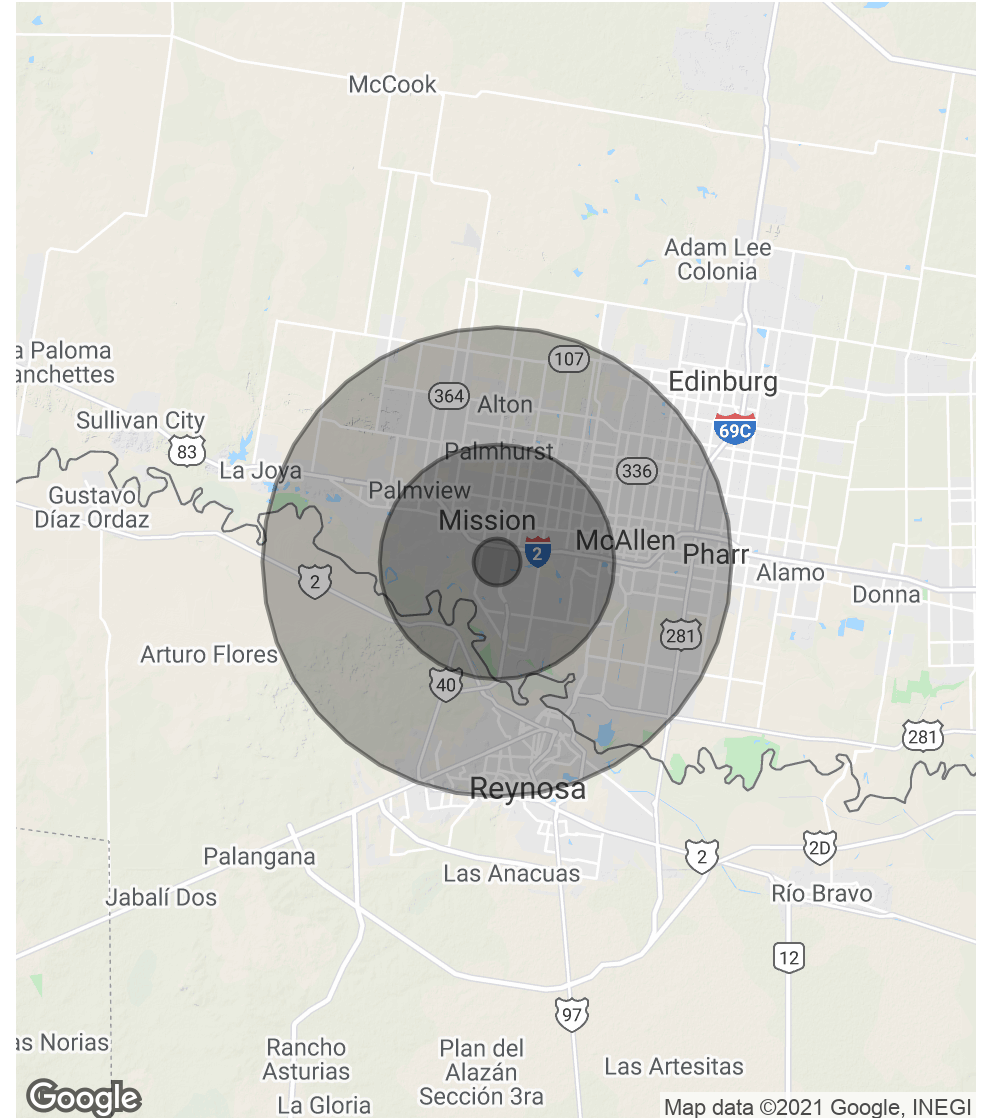
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,635	121,114	359,667
Average age	33.9	31.5	30.0
Average age (Male)	33.0	30.2	28.5
Average age (Female)	34.1	32.4	31.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,339	35,555	105,136
# of persons per HH	3.5	3.4	3.4
Average HH income	\$70,928	\$51,996	\$52,538
Average house value	\$226,773	\$119,361	\$116,603

\* Demographic data derived from 2010 US Census



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