

FOR LEASE

CALL CENTER / FLEX SPACE

± 43,673 SQ. FT.

1920 SE INDUSTRIAL

Edinburg, Texas 78542



PROPERTY OVERVIEW

- + Total Combined Building Size: ± 84,200 sq. ft.
- + Available Size:
 - Suite A - ± 25,015 sq. ft.
 - Suite B - ± 8,226 sq. ft.
 - Suite C - ± 6,125 sq. ft.
 - Suite D - ± 4,307 sq. ft.
- + Land Area: ± 6.34 acres
- + Fiber optic available at site
- + Additional overflow car parking at adjacent ± 9 acres with fenced perimeter
- + ± 120 surface parking spaces, with option of 200 additional spaces
- + Parking ratio - 7.3/1000 SF
- + Strategically located less than ± 1,000 feet from Interstate 69C; ideal for fleet / transportation operations.



CONTACT US

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CBRE

FOR LEASE SUITE A

± 25,015 SQ. FT.
1920 SE INDUSTRIAL DR.
Edinburg, Texas 78542



SUITE A PROPERTY OVERVIEW

- | | | | |
|-----------------------|---|-----------------------|---|
| + Available Space: | ± 25,015 sq. ft. | + Loading Doors: | 2 grade level |
| + Warehouse Area: | ± 14,273 sq. ft. | + Clear Height: | ± 16' to 22' |
| + Office Area: | ± 10,742 sq. ft.
(includes ± 4,000 sq. ft. of available call center space) | + Fire Protection: | Yes |
| + Warehouse Lighting: | Fluorescent | + Automobile Parking: | 90 spaces with overflow parking available |
| + Year Built: | 1985 | | |



PROPERTY PHOTOS



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FOR LEASE SUITE B

± 8,226 SQ. FT.
1920 SE INDUSTRIAL DR.
Edinburg, Texas 78542



SUITE B PROPERTY OVERVIEW

+ Available Space:	± 8,226 sq. ft.	+ Training Rooms:	2
+ Suggested Use:	Call center	+ Break Room:	1
+ Year Built:	1981	+ Restrooms:	2 sets
+ Private Offices:	4	+ Bullpen Areas:	2
+ Conference Rooms:	2	+ Fire Protection:	Sprinklered



PROPERTY PHOTOS



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FOR LEASE SUITE C & D

± 4,307 SQ. FT. | ± 6,125 SQ. FT.
1920 SE INDUSTRIAL DR.
Edinburg, Texas 78542



PROPERTY OVERVIEW (BOTH SUITES ARE AVAILABLE SEPARATELY)

SUITE C

- + Available Space: ± 6,125 sq. ft.
- + Office Area: To suit
- + Suite Dimensions: ± 43' x 145'
- + Clear Height: ± 17'
- + Fire Protection: Sprinklered
- + Warehouse Lighting: Fluorescent
- + Loading Doors: 1 grade level
- + Year Built: 1981

SUITE D

- + Available Space: ± 4,307 sq. ft.
- + Office Area: To suit
- + Suite Dimensions: ± 43' x 100'
- + Clear Height: ± 14'
- + Fire Protection: Sprinklered
- + Warehouse Lighting: Fluorescent
- + Loading Doors: 1 grade level*
*could be converted to dock well
- + Year Built: 1981



PROPERTY PHOTOS



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FOR LEASE SUITES A - D

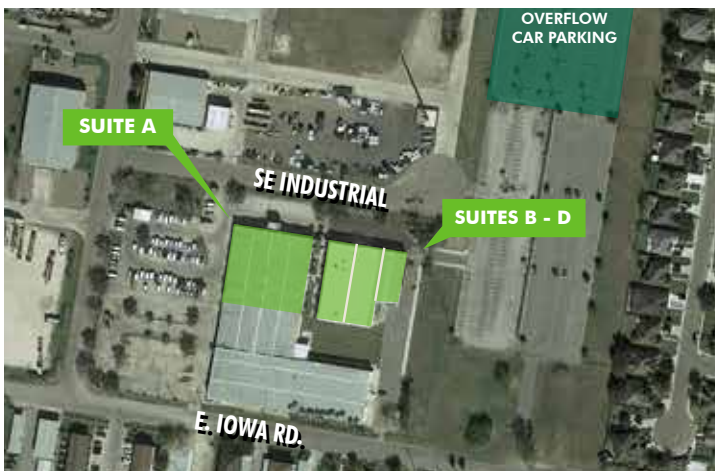
VARIOUS AVAILABLE SIZES

1920 SE INDUSTRIAL DR.
Edinburg, Texas 78542



SUITE CONFIGURATION

- SUITE A:** ± 25,015 sq. ft. available (± 14,273 sq. ft. of warehouse space)
- SUITE B:** ± 8,226 sq. ft. available (currently finished out for call center)
- SUITE C:** ± 6,125 sq. ft. available (shell condition)
- SUITE D:** ± 4,307 sq. ft. available (shell condition)



CONTACT US

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CBRE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Scott Senese	404094		(512) 499-4900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date