

Industrial Warehouse Manufacturing Facility
4001 W. Military Highway
McAllen, TX



ADDRESS: 4001 W. Military Highway, McAllen, TX

BUILDING CLASS: Warehouse & Manufacturing

BUILDING SIZE: Approximately 40,488 SF (As per HCAD 2009)

18,000 SF Manufacturing	Year Built 1993
2,400 SF Office	Year Built 1993
10,000 SF Warehouse	Year Built 1998
10,188 SF Warehouse	Year Built 2003

LOT: Approximately 3.83 Acres
166,834.80 Sq. Ft.

CEILING: 26 Ft.

FIRE PROTECTION: Sprinkler in main building

PARKING: 55+ Spaces

PRICE: \$ 1,620,000

COMMENTS: Existing light manufacturing facility that produces plastic injection molding components. Facility can be expanded to add an additional 10,150 SF warehouse plus another 59 parking spaces. Owner will consider a sale-leaseback proposal. Plastic injection equipment does not convey with the property.

For More Information, Contact:
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