CBRE

Owned by:

BH PROPERTIES

Harlingen Business Park

10,800 Square Feet

401 N. T Street | Suite A
Harlingen, Texas 78550
www.cbre.com/southtexasproperties

Access through N. T Street & Northbound U.S. 77 Frontage Road



Property Overview

Harlingen Business Park consists of 4 industrial buildings comprised of warehouse and flex space with offices. This industrial development is located at the heart of the I-69E and I-2 interchange. With direct access to I-69E frontage road, this development is ideal for operations like regional/national distributors and last-mile logistics looking to improve the processing and housing of their inventory. Providing two separate access points through North T Street and Interstate 69E frontage road, tenants are also able to maintain walk-in traffic.

Features

+ New Ownership
+ Updated Office Build-out
+ New Exterior Paint
+ New Dock Door Addition

Space Overview

Suite A

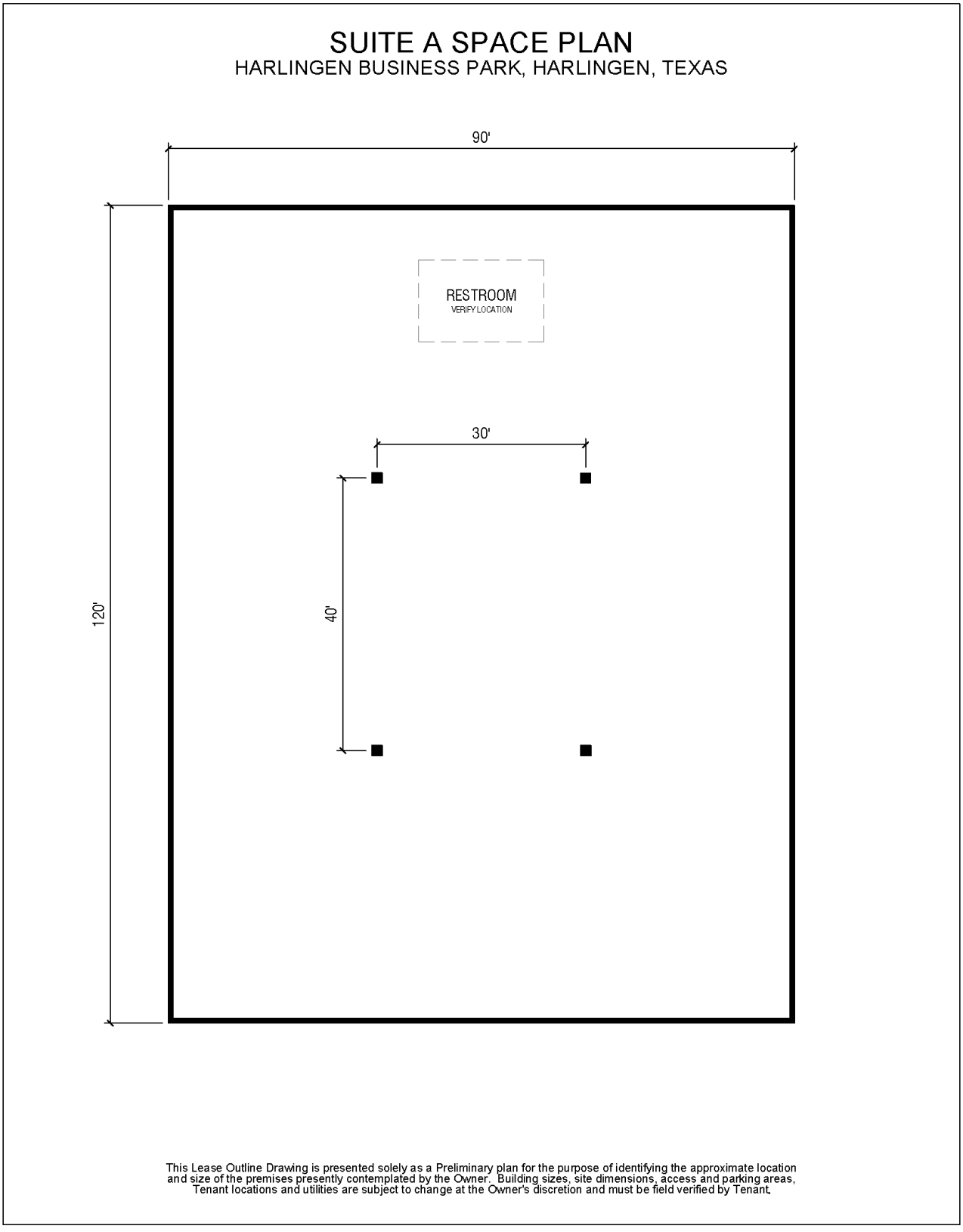
Property Features	
Building Size	35,900 SF
Available Space	10,800 SF
Office Area	TBD
Dock Doors	2 Dock-high
Clear Height	15' - 18'
Space Dimensions	90' x 120'
Fire Protection	Extinguishers
Roof	Thermoplastic Polyolefin (TPO)
Warehouse Lighting	LED
Automobile Parking	4 Spaces







Space Plan


SUITE A SPACE PLAN
HARLINGEN BUSINESS PARK, HARLINGEN, TEXAS
90'
RESTROOM
VERIFY LOCATION
30'
120'
40'
This Lease Outline Drawing is presented solely as a Preliminary plan for the purpose of identifying the approximate location and size of the premises presently contemplated by the Owner. Building sizes, site dimensions, access and parking areas, Tenant locations and utilities are subject to change at the Owner's discretion and must be field verified by Tenant.

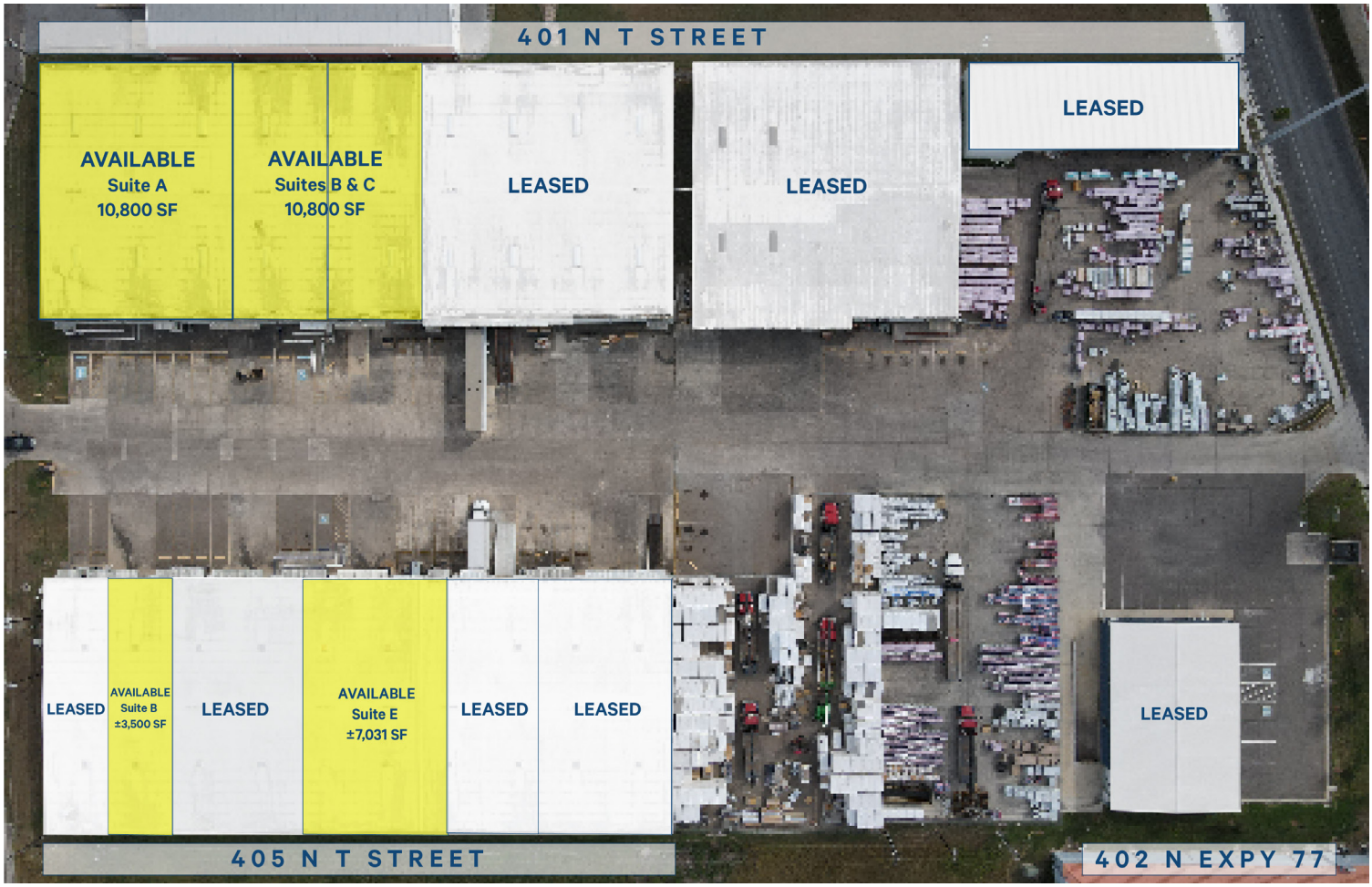
Harlingen Business Park
Suite A

For Lease

BH Properties

About the Owner

BH Properties is a proven leader in commercial real estate investing. The company owns, operates and re-positions “value-add” real estate across the country. The dynamic management team is well known in the industry for quick and creative deal closings providing practical lease structures for clients. BH Properties acquires and maximizes the value of underperforming office, industrial, retail and multi-family properties, seeking out properties with excessive vacancy or otherwise in need of new vision. BH repositions these assets seeking out the right tenants for the location. With upgrades and refurbishing, BH Properties successfully transforms its properties into attractive, consistently profitable investments.



Contact Us

Carlos Telles
First Vice President
+1 956 618 3201
carlos.telles@cbre.com

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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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	+1 210 979 6100
Designated Broker of Firm	License No.	Email	Phone
John Moake	540146	john.moake@cbre.com	+1 210 225 1000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Carlos Telles	637143	carlos.telles@cbre.com	+1 210 225 1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____