



# 5602 Bob Bullock Loop

## L.A. Terminal Suites



**A versatile commercial facility designed to accommodate a wide variety of business operations.**

**The climate Controlled Suites can be customized to meet your specific requirements.**

### **Property Features:**

**18 Flex Suites**

**Each Suite: 2,920 SF**

**Mezzanine: 500 SF**

**Total Building Area: 52,560 SF**

**Office Space**

**Warehouse Area**

**Loading Facilities**

**Free Zone Industrial Zoning**

**Ample Covered Parking**

**On-site solar panels provide potential energy-cost savings**

This strategically located facility offers exceptional accessibility, visibility, and flexibility for distribution, light manufacturing, logistics, service operations, or office/warehouse users.

***For more information call Lula Morales at (956) 206 9094 or [Lulaemorales@aol.com](mailto:Lulaemorales@aol.com)***

**Subject: Prices for L.A. Terminal Multi-flex Units.**

STANDARD UNIT SPEC:

Standard Unit Area (aprox): 2,920 sqf.

Storage Area (aprox): 2,920 sqf.

Mezzanine Area (aprox)

**Ideal for companies seeking a modern, efficient, and adaptable business environment in one of the area's most desirable commercial corridors.**

**RENT PRICES:**

**CASE 1: 1 UNIT.**

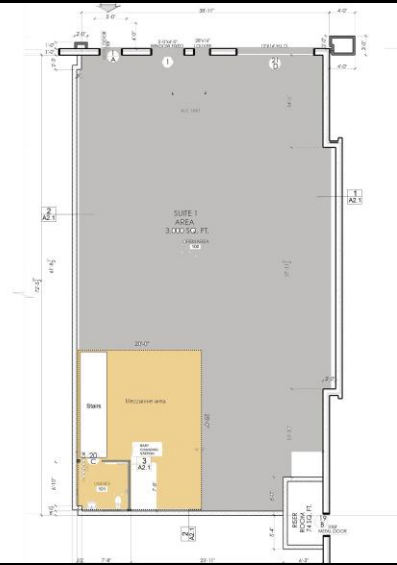
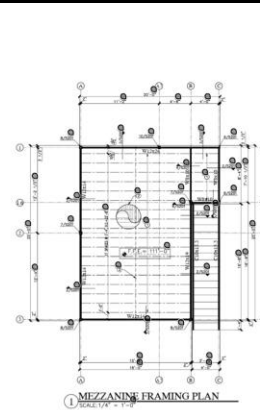
| UNIT | Storage Area<br>Aprox (sqf) | MEZZANINE<br>Aprox (500sqf) | Total Area<br>(Aprox) | RENT        |
|------|-----------------------------|-----------------------------|-----------------------|-------------|
| 1    | 2,920                       | No.                         | 2,920                 | \$ 4,500.00 |
| 1    | 2,920                       | Single Mezzanine            | 3,420                 | \$ 5,000.00 |

**CASE 2: 2 UNITS.**

| 2 UNITS | Storage Area<br>Aprox (sqf) | MEZZANINE<br>Aprox (500sqf) | Total Area<br>(Aprox) | RENT        |
|---------|-----------------------------|-----------------------------|-----------------------|-------------|
| 2       | 5,840                       | No.                         | 5,840                 | \$ 8,500.00 |
| 2       | 5,840                       | Single Mezzanine            | 6,340                 | \$ 9,000.00 |
| 2       | 5,840                       | Double Mezzanine            | 6,840                 | \$ 9,500.00 |

**CASE 3: 3 UNITS.**

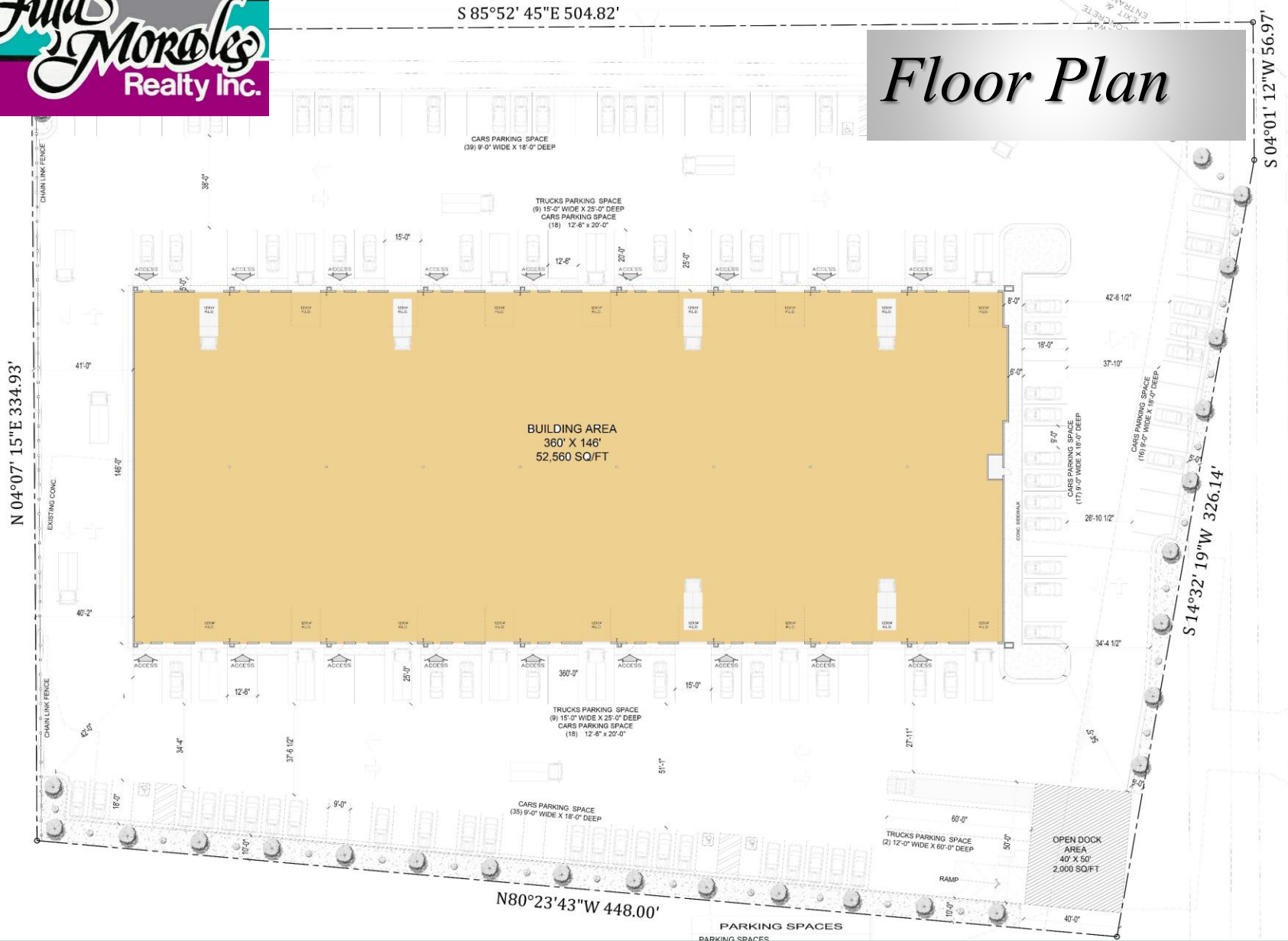
| 3 UNITS | Storage Area<br>Aprox (sqf) | MEZZANINE<br>Aprox (500sqf) | Total Area<br>(Aprox) | RENT         |
|---------|-----------------------------|-----------------------------|-----------------------|--------------|
| 3       | 8,760                       | No.                         | 8,760                 | \$ 12,300.00 |
| 3       | 8,760                       | Single Mezzanine            | 9,260                 | \$ 12,800.00 |
| 3       | 8,760                       | Double Mezzanine            | 9,760                 | \$ 13,350.00 |



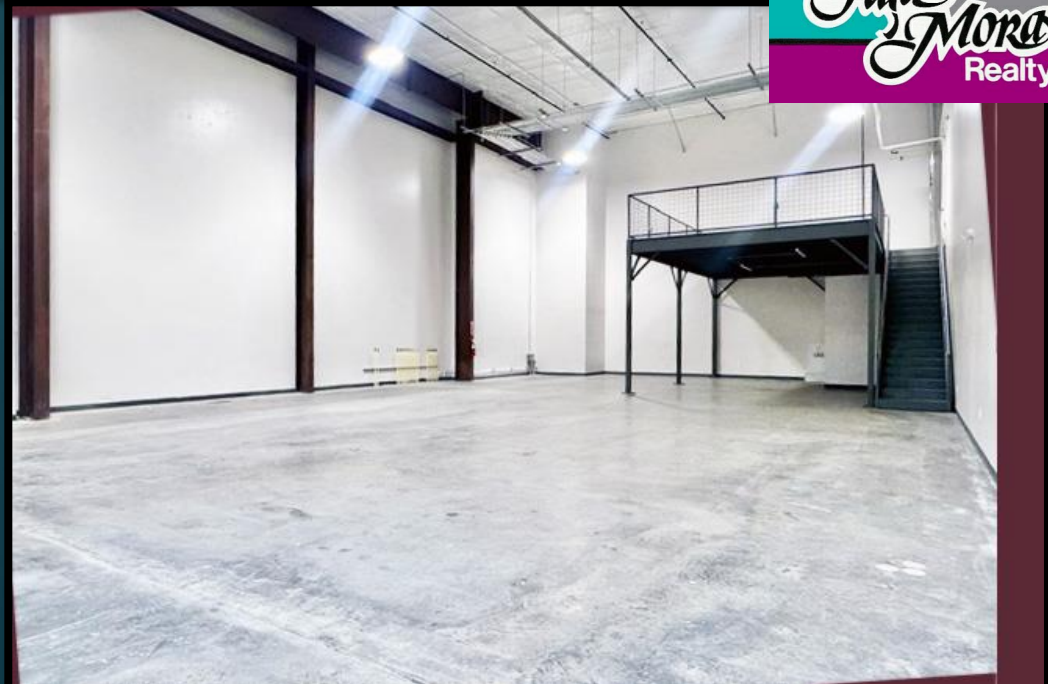
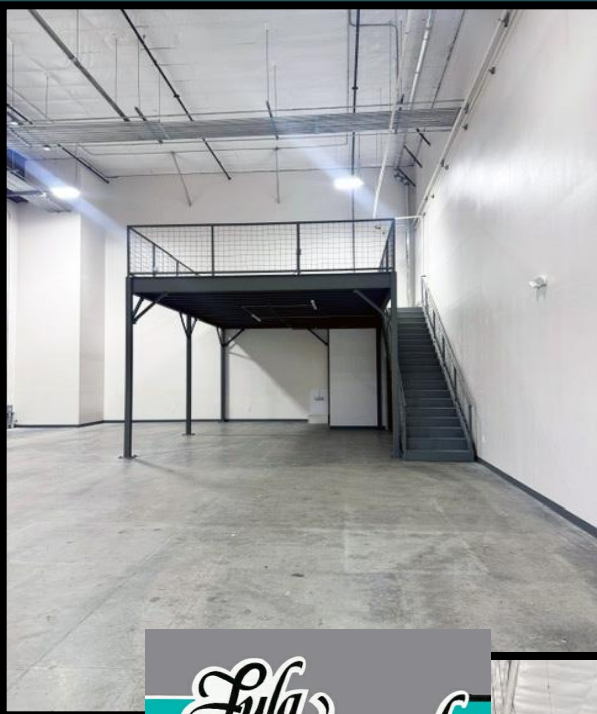
*Mezzanine Plans*  
**25' X 20''**

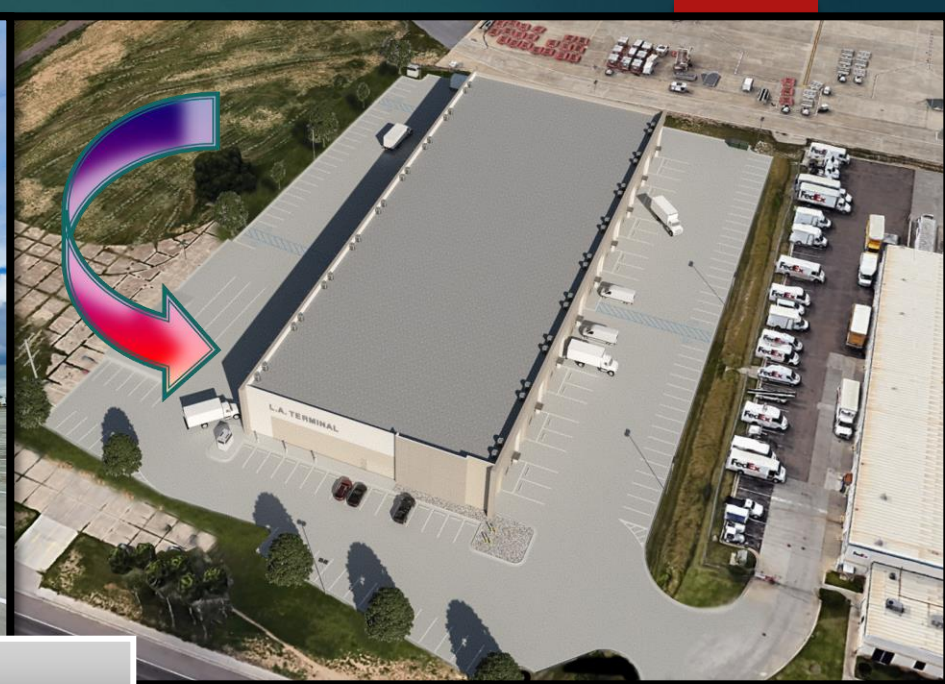
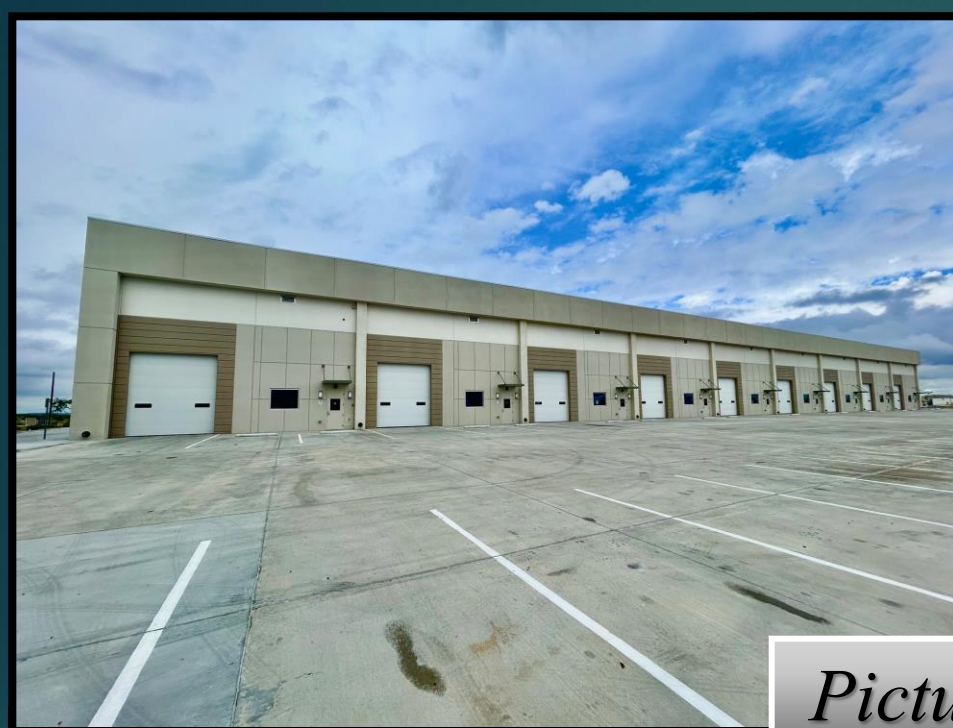
Dimensions and information given are approximate and according to information provided by the tax office, owner, appraisal, and/or builder's plans. Confirmation of these measurements Is up to the buyer. Broker has not measured this property.

# Floor Plan



Dimensions and information given are approximate and according to information provided by the tax office, owner, appraisal, and/or builder's plans. Confirmation of these measurements is up to the buyer. Broker has not measured this property.





## *Pictures*



Dimensions and information given are approximate and according to information provided by the tax office, owner, appraisal, and/or builder's plans. Confirmation of these measurements is up to the buyer. Broker has not measured this property.

# Location Map



Dimensions and information given are approximate and according to information provided by the tax office, owner, appraisal, and/or builder's plans. Confirmation of these measurements is up to the buyer. Broker has not measured this property.