

1900 BILLY MITCHELL BLDG. C

1900 Billy Mitchell Bldg. C, Brownsville, TX 78526

INDUSTRIAL PROPERTY FOR LEASE



ALEJANDRO GARZA, CCIM

956.465.2000
alex@icollc.com

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INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	6,025 - 79,000 SF
Lease Rate:	\$4.20 SF/yr (NNN)
Lot Size:	5.96 Acres
Year Built:	1981
Building Size:	90,000 SF
Renovated:	1985
Zoning:	Medium Industrial (8C) as per COB
Market:	Brownsville

PROPERTY OVERVIEW

Ideal for a manufacturing or supplier company looking to be located within an industrial park next to major multinational companies with easy accessibility to interstates and international crossings.

PROPERTY HIGHLIGHTS

- 90,000 SqFt building
- Manufacturing capability
- High Power electrical
- 2 Dock High Overhead doors
- 2 Grade level doors

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LEASE TYPE | NNN **TOTAL SPACE** | 6,025 - 79,000 SF **LEASE TERM** | 36 months **LEASE RATE** | \$4.20 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1900 Billy Mitchell Bldg. C Ste. D	Available	9,900 - 79,000 SF	NNN	\$4.20 SF/yr	-
1900 Billy Mitchell Bldg. C Ste A	Available	6,025 - 79,000 SF	NNN	\$4.20 SF/yr	-
1900 Billy Mitchell Bldg. C Ste. B	Available	28,982 - 79,000 SF	NNN	\$4.20 SF/yr	-
1900 Billy Mitchell Bldg. C Ste C	Available	20,050 - 79,000 SF	NNN	\$4.20 SF/yr	-
1900 Billy Mitchell Bldg. C Ste. F	Available	8,543 - 79,000 SF	NNN	\$4.20 SF/yr	-
1900 Billy Mitchell Bldg. C Ste. G	Available	6,025 - 79,000 SF	NNN	\$4.20 SF/yr	-

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Property Name:	1900 Billy Mitchell Bldg. C
Property Address:	1900 Billy Mitchell Bldg. C, Brownsville, TX 78526
Property Type:	Industrial
Lot Size:	5.96 AC
Building Size:	90,000 SF
Gross Leasable Area:	90,000 SF
Zoning:	Medium Industrial (8C) as per COB
Rail Access:	N/A
Year Built:	1981

PROPERTY OVERVIEW

Ideal for a manufacturing or supplier company looking to be located within an industrial park next to major multinational companies with easy accessibility to interstates and international crossings.

LOCATION OVERVIEW

Located within the Airport Industrial Park, adjacent to the Brownsville & South Padre Island Airport, 1900 Billy Mitchell is competitively located with easy access to future East Loop, that will connect Veterans International Bridge to The Port of Brownsville and Interstate 69.



LEASE HIGHLIGHTS

- 90,000 SqFt building
- Manufacturing capability
- High Power electrical
- 2 Dock High Overhead doors
- 2 Grade level doors

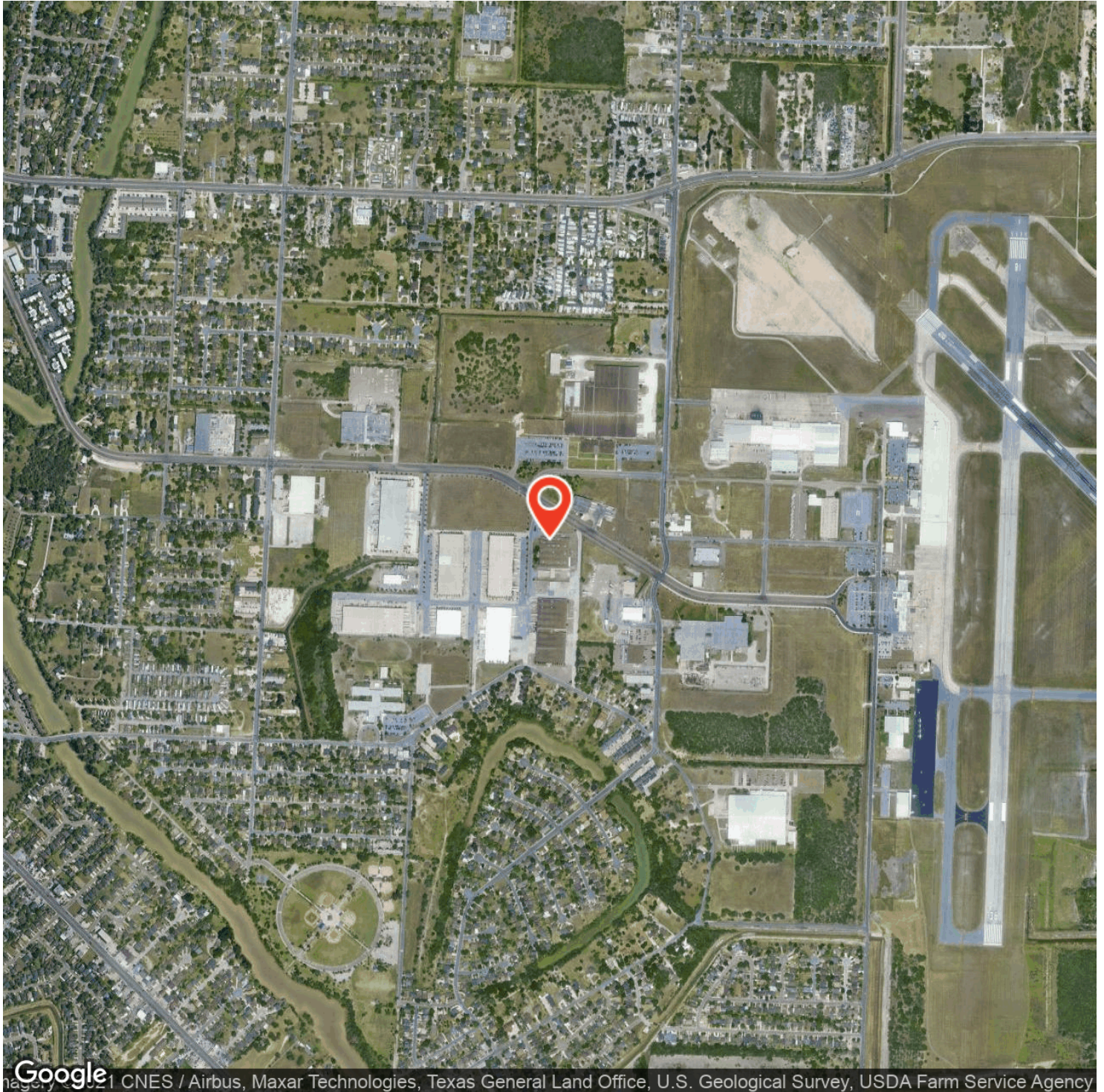
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MEMBERSHIPS

CCIM Member

TAR

NAR

Brownsville Board of Realtors

ICO REAL ESTATE ADVISORS

275 Jose Martí Ste. E
Brownsville, TX 78526
956.465.2000



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.



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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