

SOUTH MCALLEN INDUSTRIAL

FOR LEASE

1821 S. Bicentennial Blvd McAllen, TX 78503



CALL FOR PRICING

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**RIO GRANDE
VALLEY**

PROPERTY OVERVIEW

1821 S. BICENTENNIAL BLVD

McAllen, TX 78503



PROPERTY OVERVIEW

This warehouse property, located at 1821 S. Bicentennial Blvd., McAllen, TX, offers a well-maintained and highly functional facility designed to support a wide range of industrial, warehousing, distribution, manufacturing, and logistics operations. The property features a 25,419-square-foot warehouse with approximately 1,903 square feet of office space, providing an efficient balance of operational and administrative areas. A fire sprinkler system enhances the facility's safety and functionality, while the warehouse layout is designed to accommodate efficient workflow and storage needs.

Strategically positioned with convenient access to Interstate 2 (I-2), the property benefits from exceptional connectivity throughout the Rio Grande Valley. It is located just minutes from major commercial and transportation hubs, including McAllen International Airport and the highly anticipated Boeye Reservoir development. This central location provides excellent accessibility for regional distribution while offering outstanding visibility and long-term growth potential, making it an ideal opportunity for owner-users, logistics companies, manufacturers, and investors seeking a premier industrial asset in one of South Texas' most active commercial corridors.

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PROPERTY DETAILS

1821 S. BICENTENNIAL BLVD

McAllen, TX 78503

Property Type	Warehouse/Industrial
Property Subtype	Manufacturing
Available Space	25,419 SF
Warehouse Space	23,516 SF
Office Space	1,903 SF
Building Size	87,984 SF
Lot Size	2.36 Acres
Clear Height	19'-23'
Dock Doors	(3) 10'x 10' Dock High Doors
Dock Equipment	(2) Pit Levelers
Column Spacing	42'x62'
Racking	Existing Racking Available Upon Request
Lighting	LED
Year Built	1990
Parking Spaces	34
Power	480V / 3-Phase Power
Roof System	TPO
Construction	Masonry
Backup Generator	Diesel-Powered Generator



- Prime McAllen Industrial Location – Situated at 1821 S. Bicentennial Blvd. with direct access to Interstate 2 (I-2), offering excellent regional and cross-border connectivity.
- Versatile Industrial Facility – Functional and well-maintained warehouse designed to accommodate warehousing, distribution, light manufacturing, and a variety of operational uses.
- Strategic Business Corridor – Located within one of McAllen's most active industrial zones, surrounded by strong commercial growth and established businesses.
- Proximity to Major Infrastructure – Minutes from McAllen International Airport, supporting efficient logistics and regional operations.

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OFFICE PHOTOS

1821 S. BICENTENNIAL BLVD

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WAREHOUSE PHOTOS

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AERIAL VIEW

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AERIAL

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AERIAL MAP

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DEMOGRAPHICS

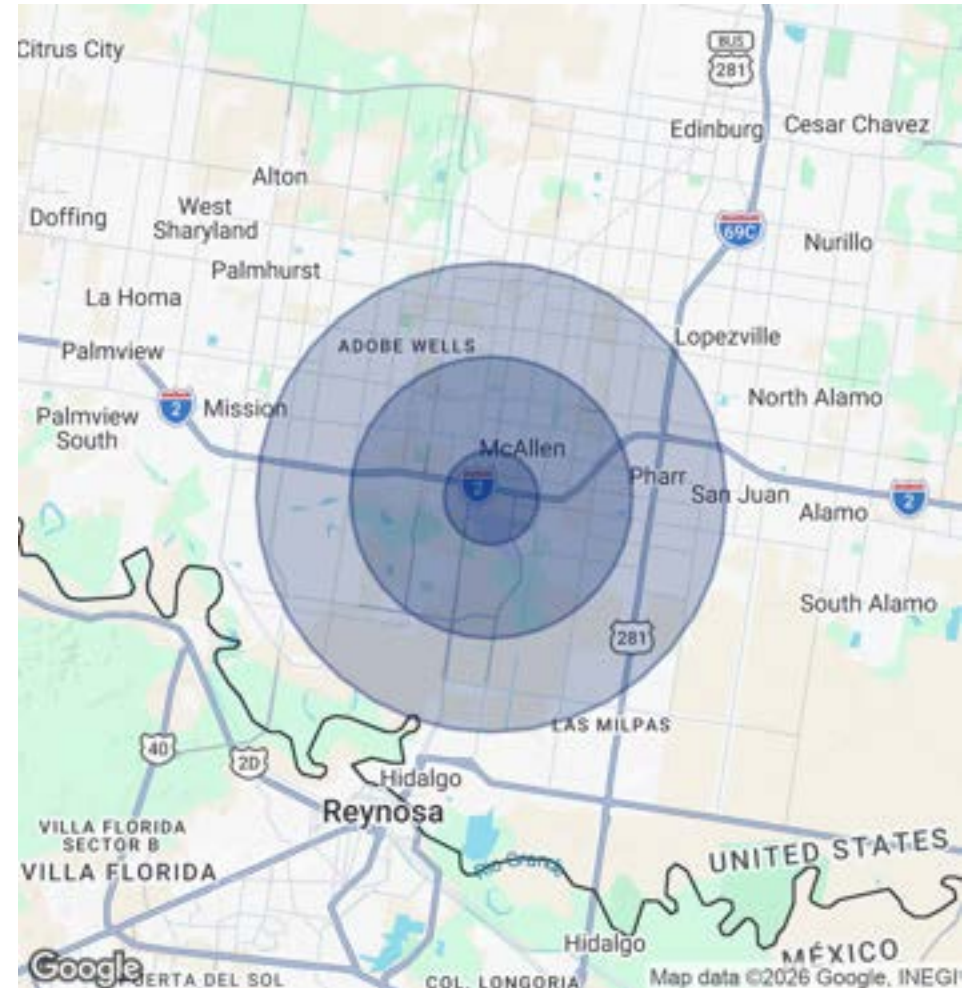
1821 S. BICENTENNIAL BLVD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,331	71,009	207,755
Average Age	40.9	35.2	34.1
Average Age (Male)	37.4	32.4	32.6
Average Age (Female)	45.5	38.3	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,711	24,749	68,919
# of Persons per HH	2.7	2.9	3
Average HH Income	\$63,515	\$67,437	\$78,617
Average House Value	\$139,582	\$158,197	\$173,556

2023 American Community Survey (ACS)



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