

CAMERON COUNTY INDUSTRIAL OPPORTUNITY

FOR LEASE

1120 Expressway 77/83 San Benito, TX 78586



LEASE RATE \$7.80 SF/yr
LEASES TYPE Gross

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbc CriograndeValley.com

Mario Salinas
(956) 346-1544
mario@cbc CriograndeValley.com
TX #782645

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
Rio Grande Valley

PROPERTY OVERVIEW

1120 Expressway 77/83

San Benito, TX 78586

Property Type	Industrial
Property Subtype	Manufacturing
Lease Rate	\$7.80 SF/Yr
Lease Type	Gross
Building Size	58,395 SF
Available Space	20,000 SF
Lot Size	14.64 Acre
Year Built	1993
Market	Rio Grande Valley
Submarket	San Benito

Strategic Industrial Leasing Opportunity ±20,000 square feet of industrial space available within an established warehouse and logistics complex at 1120 Expressway 77/83. The available space is part of a larger multi-building industrial property situated on a 14.64-acre parent site. The property features warehouse and shop space, dock-high and grade-level loading, expansive paved truck courts, trailer staging areas, and fenced access, providing functionality for a variety of industrial and logistics uses. The exact leased premises, operating expenses, and NNN charges are subject to final confirmation.



- Cameron CAD Property ID: 189055
- ±20,000 SF industrial space available for lease
- Near major economic hubs, including the Port of Brownsville and SpaceX
- Dock-high loading positions and grade-level access
- Fenced industrial yard with paved truck courts and trailer staging
- Established warehouse and logistics complex
- Conveniently located near the I-69E / US 77-83 corridor
- Well-suited for industrial, warehouse, distribution, and logistics operations

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbc CriograndeValley.com

Mario Salinas

(956) 346-1544

mario@cbc CriograndeValley.com

TX #782645



**COLDWELL BANKER
COMMERCIAL**

Rio Grande Valley

AERIAL

1120 Expressway 77/83

San Benito, TX 78586



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Mario Salinas
(956) 346-1544
mario@cbcriograndevalley.com
TX #782645

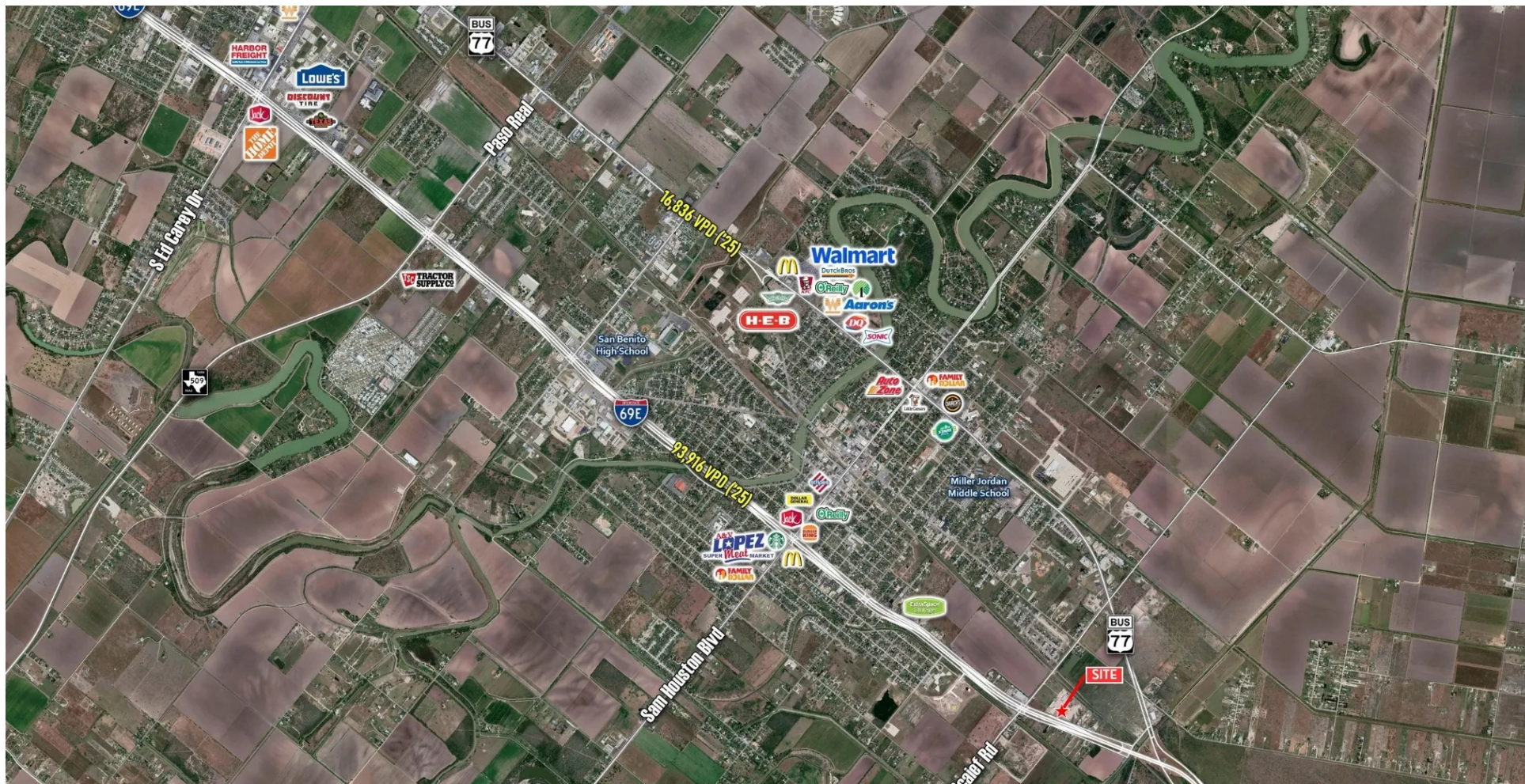


COLDWELL BANKER
COMMERCIAL
Rio Grande Valley

AERIAL MAP

1120 Expressway 77/83

San Benito, TX 78586



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Mario Salinas
(956) 346-1544
mario@cbcriograndevalley.com
TX #782645

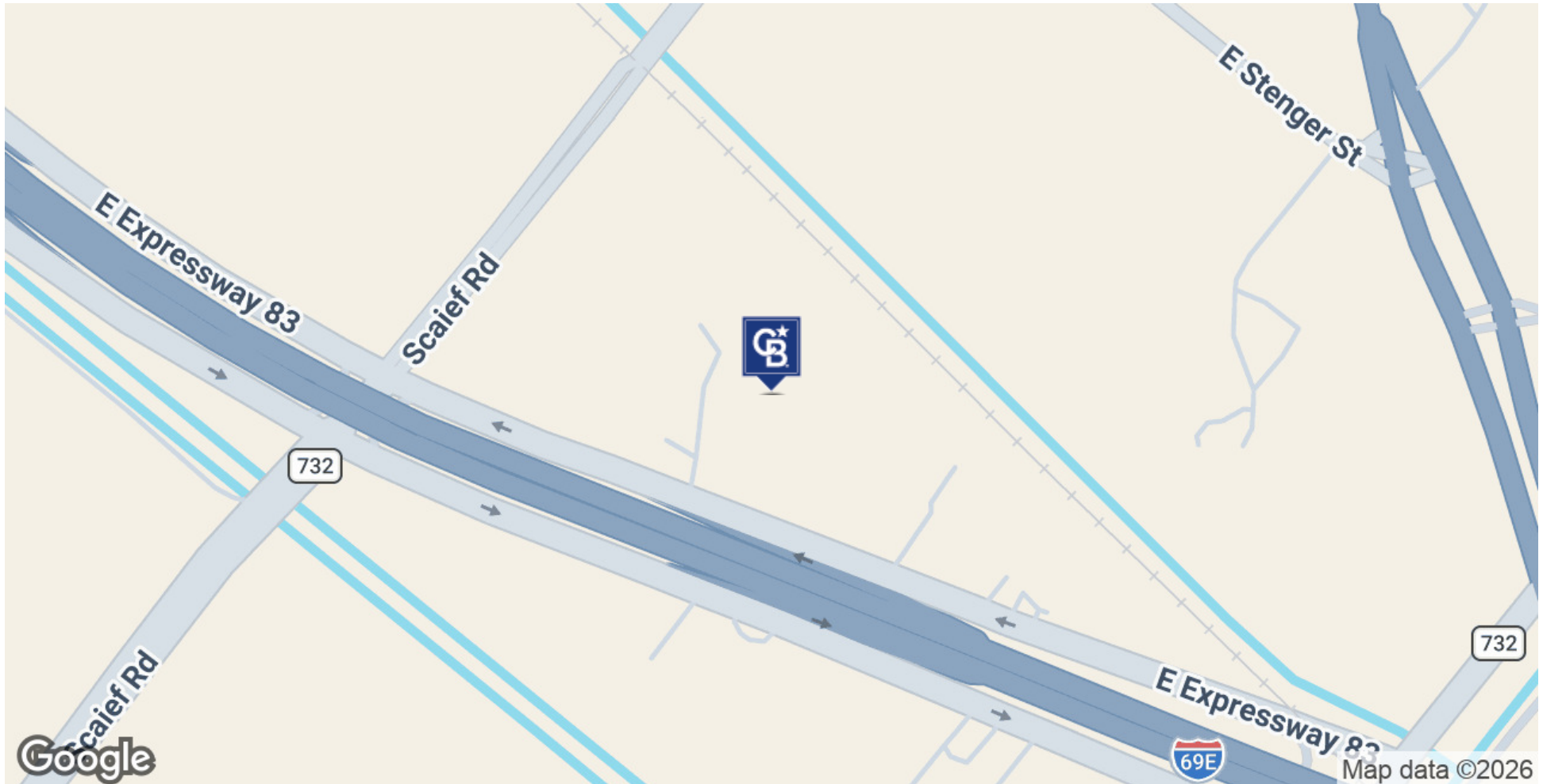


**COLDWELL BANKER
COMMERCIAL**
Rio Grande Valley

LOCATION MAP

1120 Expressway 77/83

San Benito, TX 78586



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbc CriograndeValley.com

Mario Salinas
(956) 346-1544
mario@cbc CriograndeValley.com
TX #782645



COLDWELL BANKER
COMMERCIAL
Rio Grande Valley

DEMOGRAPHICS

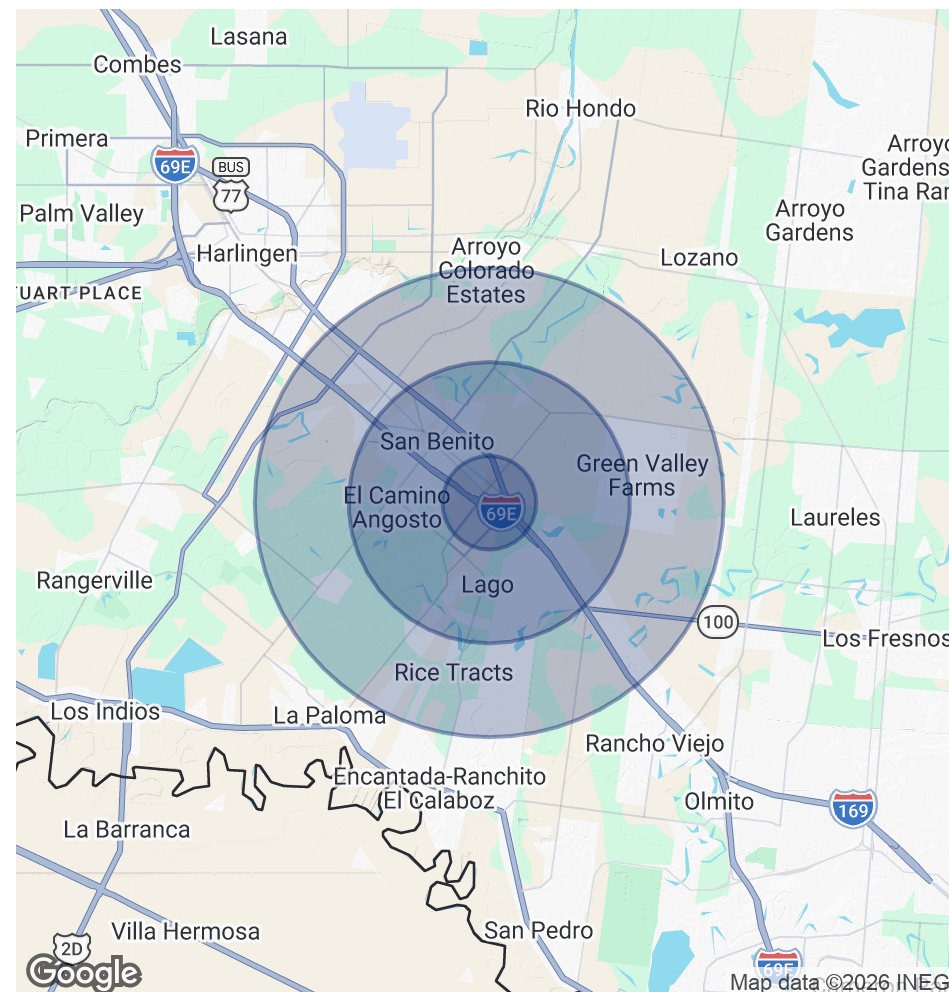
1120 Expressway 77/83

San Benito, TX 78586

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,467	24,161	40,769
Average Age	31.2	31.3	33.3
Average Age (Male)	31.8	30.6	33.3
Average Age (Female)	31	34.7	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,070	7,061	12,510
# of Persons per HH	3.2	3.4	3.3
Average HH Income	\$48,085	\$55,461	\$60,715
Average House Value	\$83,257	\$82,965	\$107,685

2023 American Community Survey (ACS)



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Mario Salinas
(956) 346-1544
mario@cbcriograndevalley.com
TX #782645

