



McAllen Foreign Trade Zone

3600 Formosa Ave, McAllen, TX 78503



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McAllen, TX 78503

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McAllen Foreign Trade Zone

\$21.60 /SF/YR

The space is an office setting of 7270 SF. Perfect for call centers as it has private offices, conference rooms, bullpen areas. This setting can also be used for medium to large company HR Departments or Corporate Office Staff....

- Private Offices
- Conference Room
- Bullpen Areas
- 24 Hours Park Security



Rental Rate: \$21.60 /SF/YR

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 7,270 SF

Year Built: 2001

Rental Rate Mo: \$1.80 /SF/MO

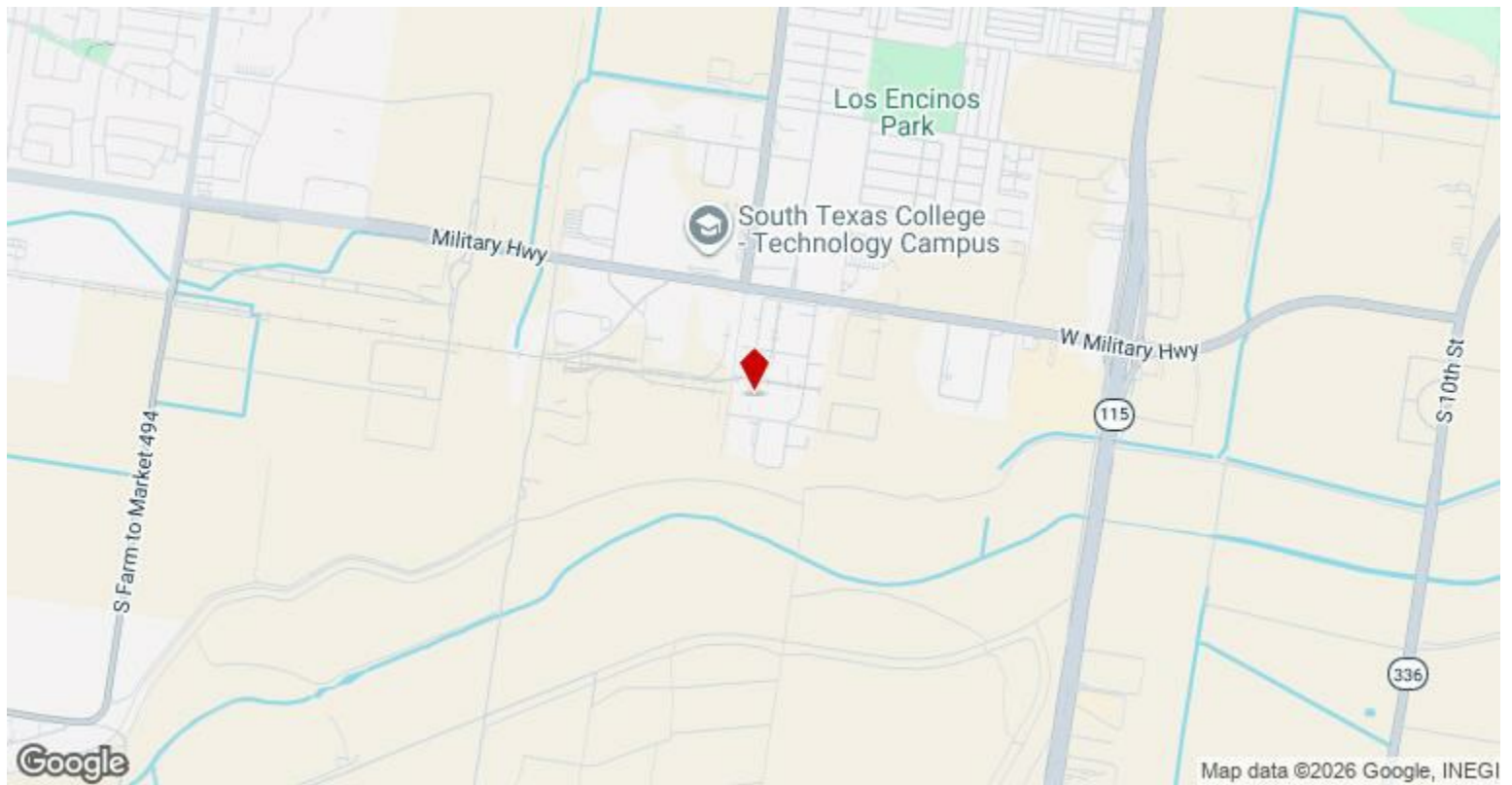
1st Floor Ste A

Space Available	7,270 SF
Rental Rate	\$21.60 /SF/YR
Date Available	Now
Service Type	[object Object]
Space Type	Relet
Space Use	Industrial
Lease Term	2 Years

Renovated in 2023. Perfect open concept area with natural light.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
FNS	-	
Intercast	-	September 2025
Packaging Corporation of America	-	



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Property Photos

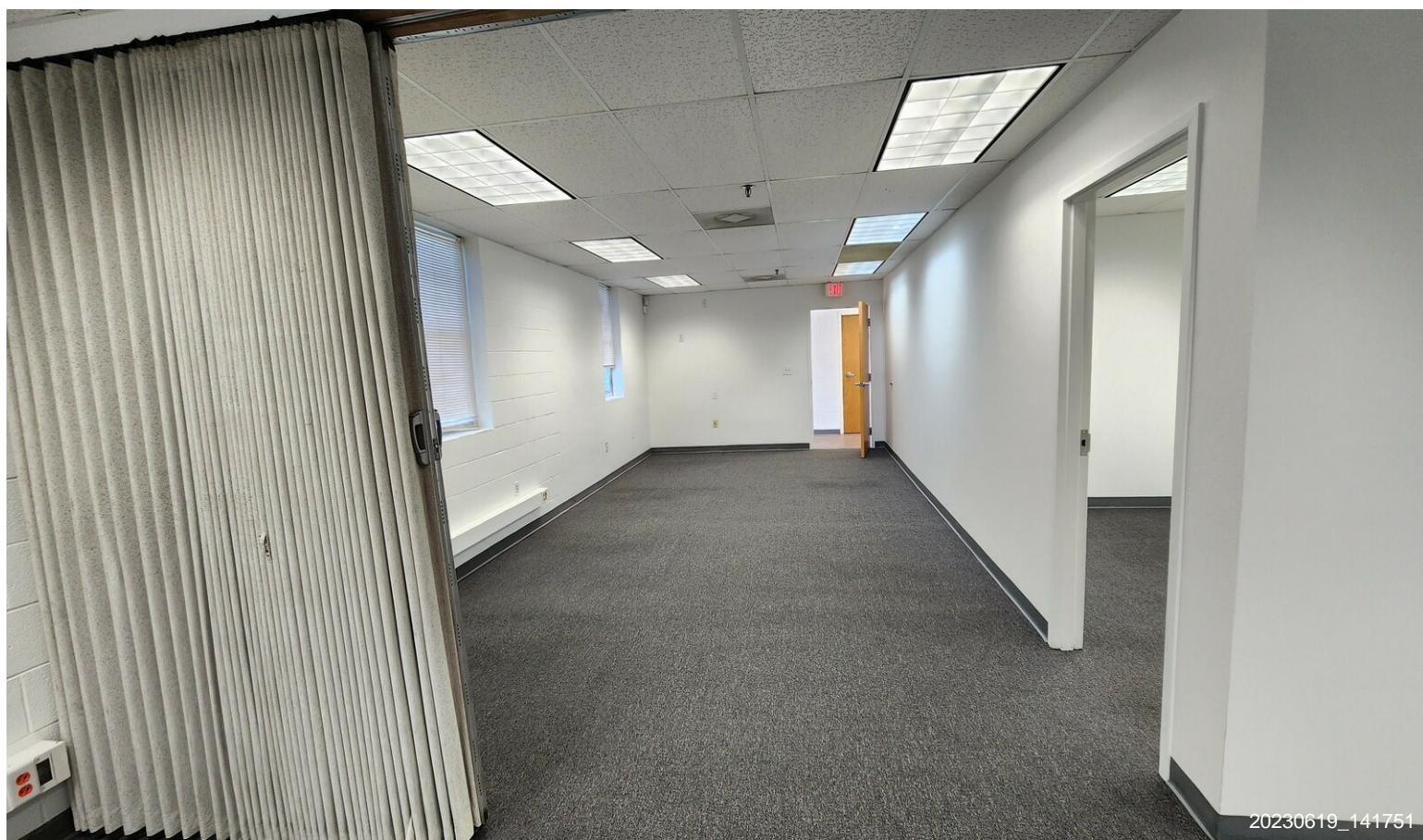


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20230619_141854

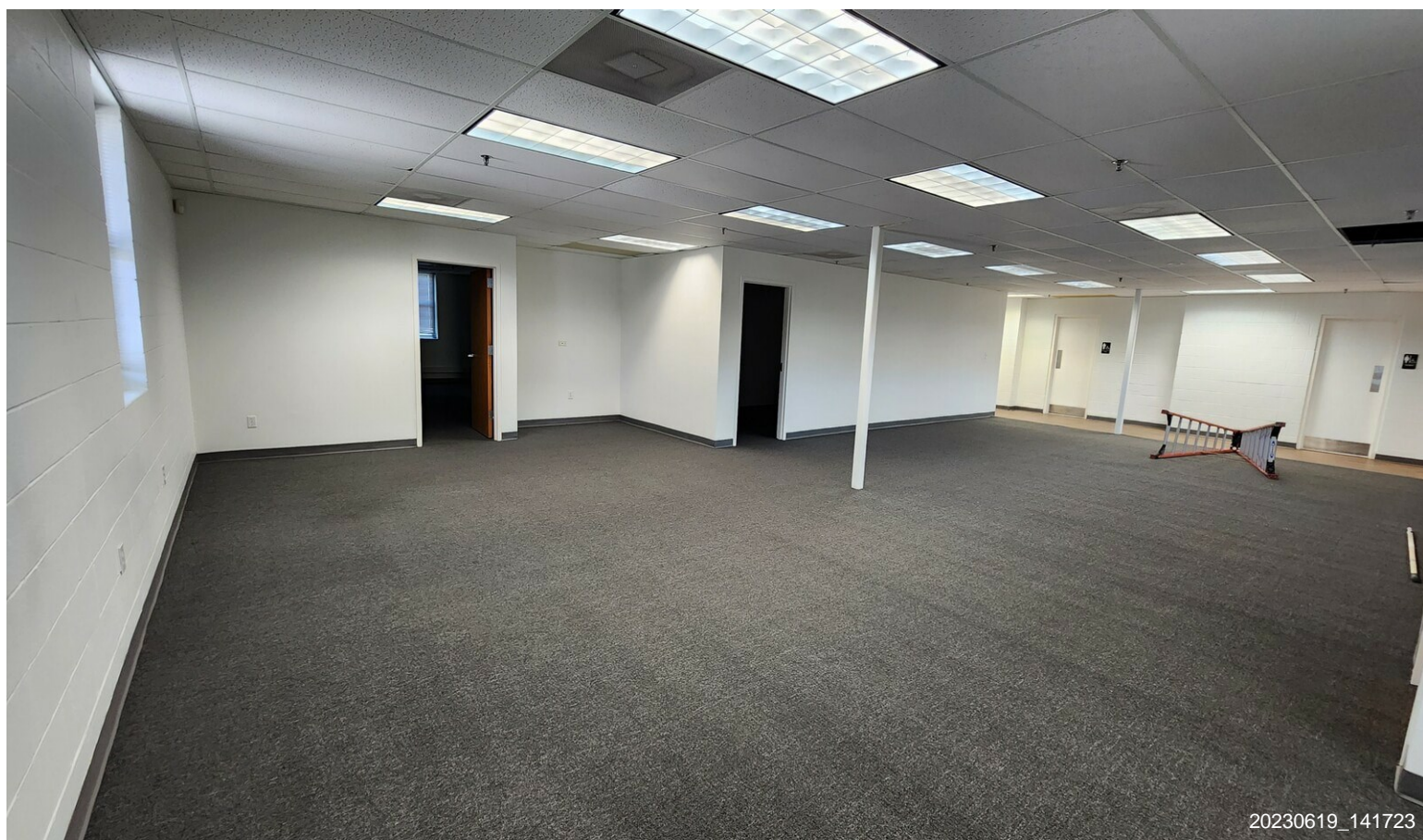
Property Photos



Property Photos



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20230619_141723

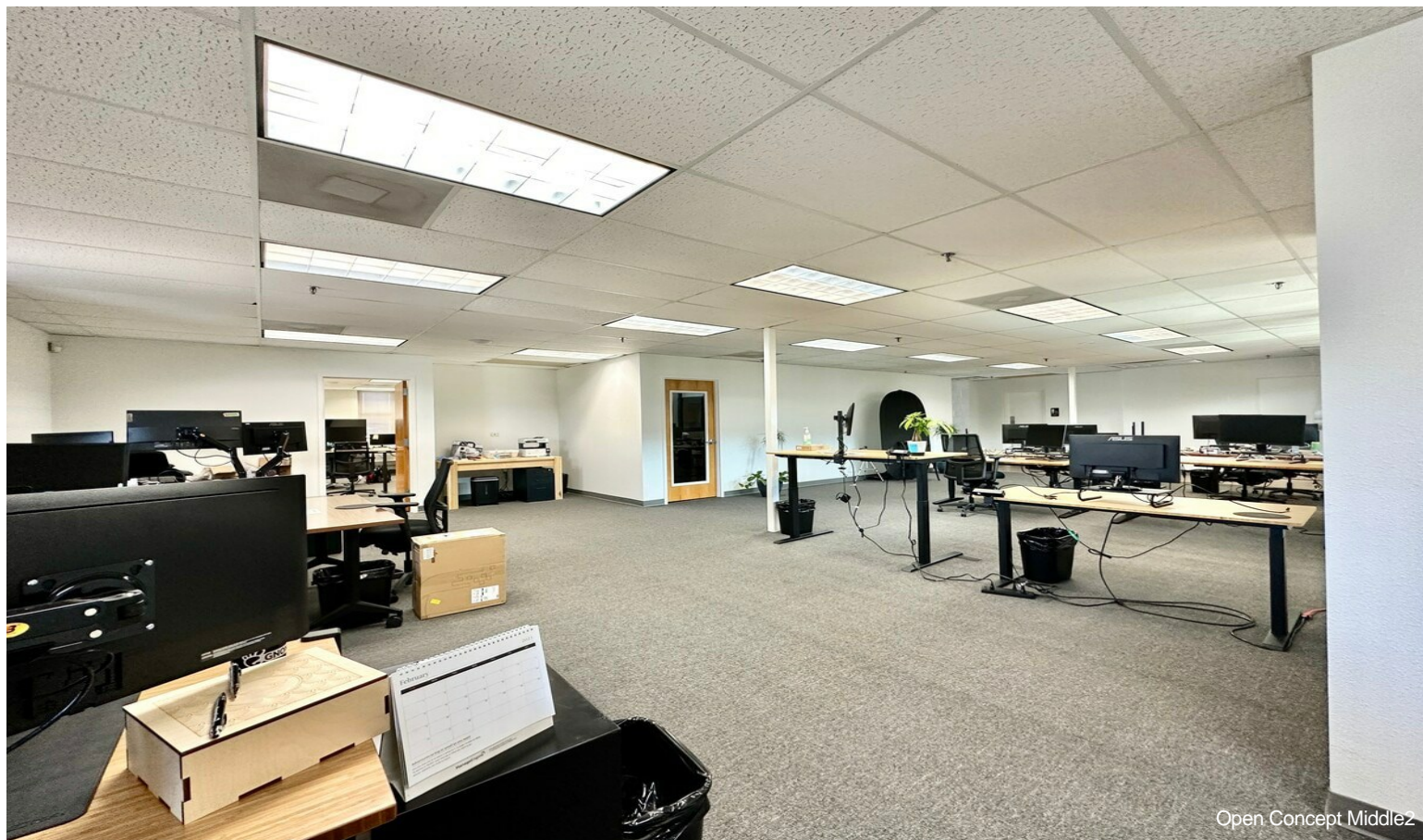
Property Photos



Property Photos

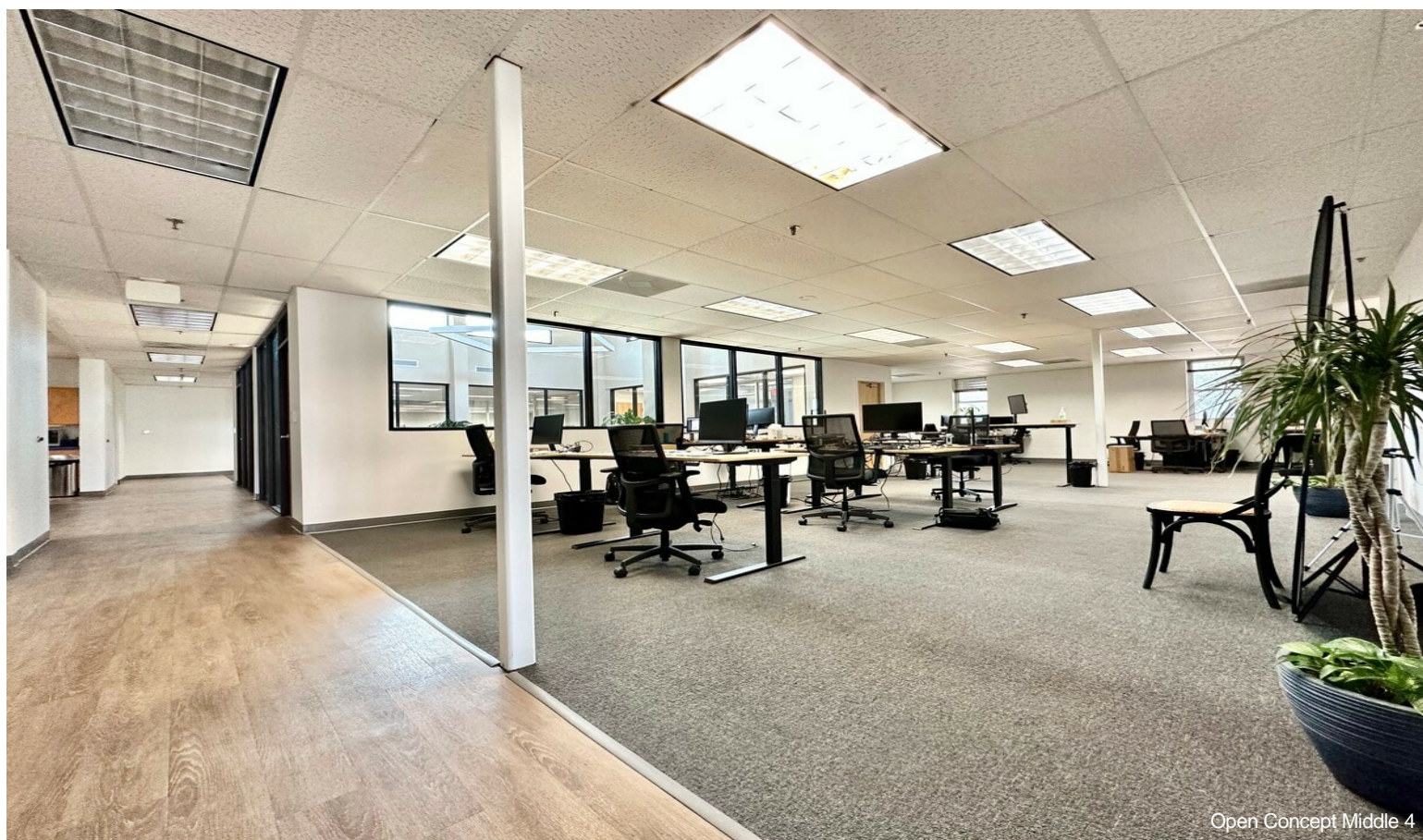
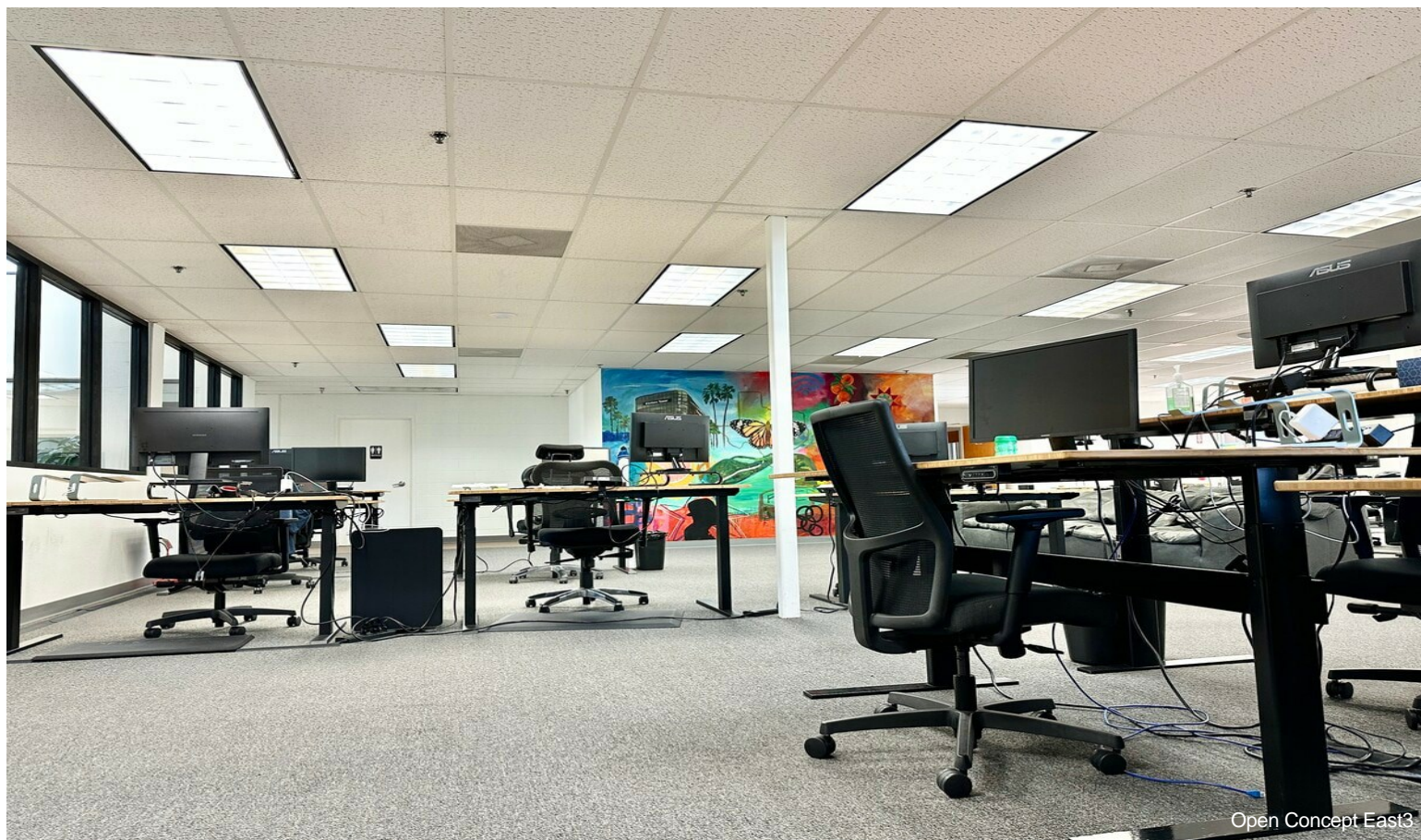


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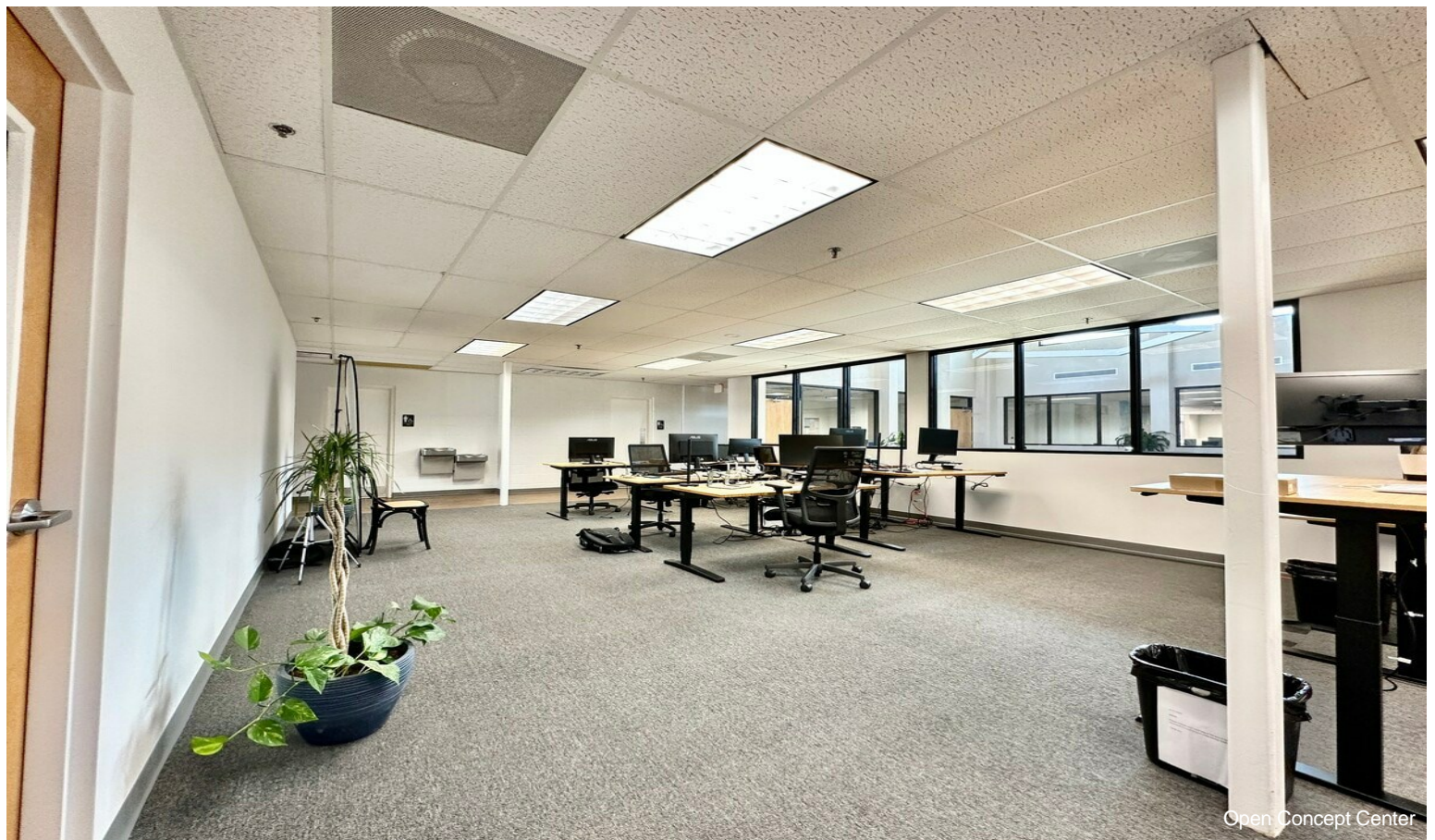
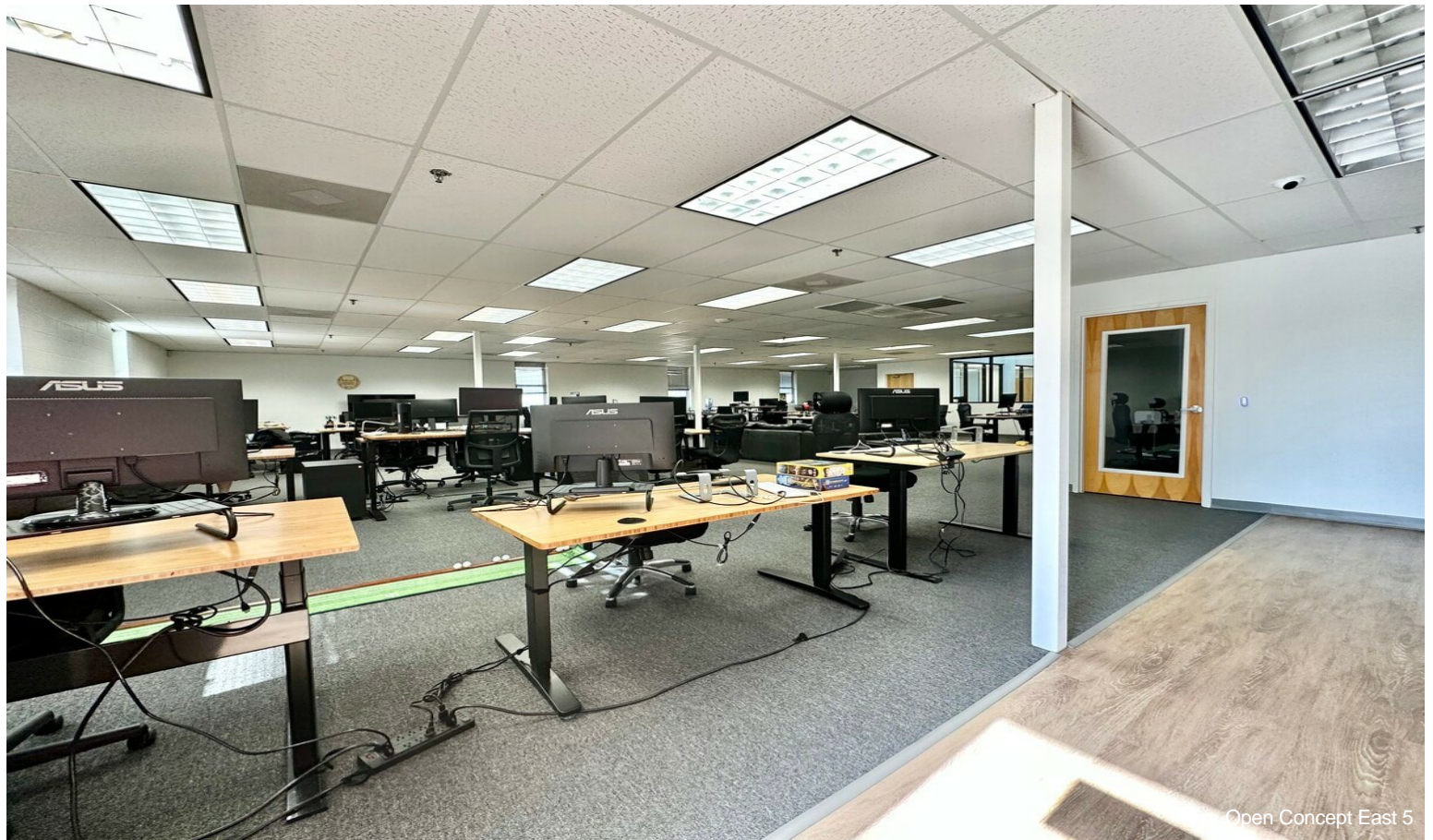


Open Concept Middlez

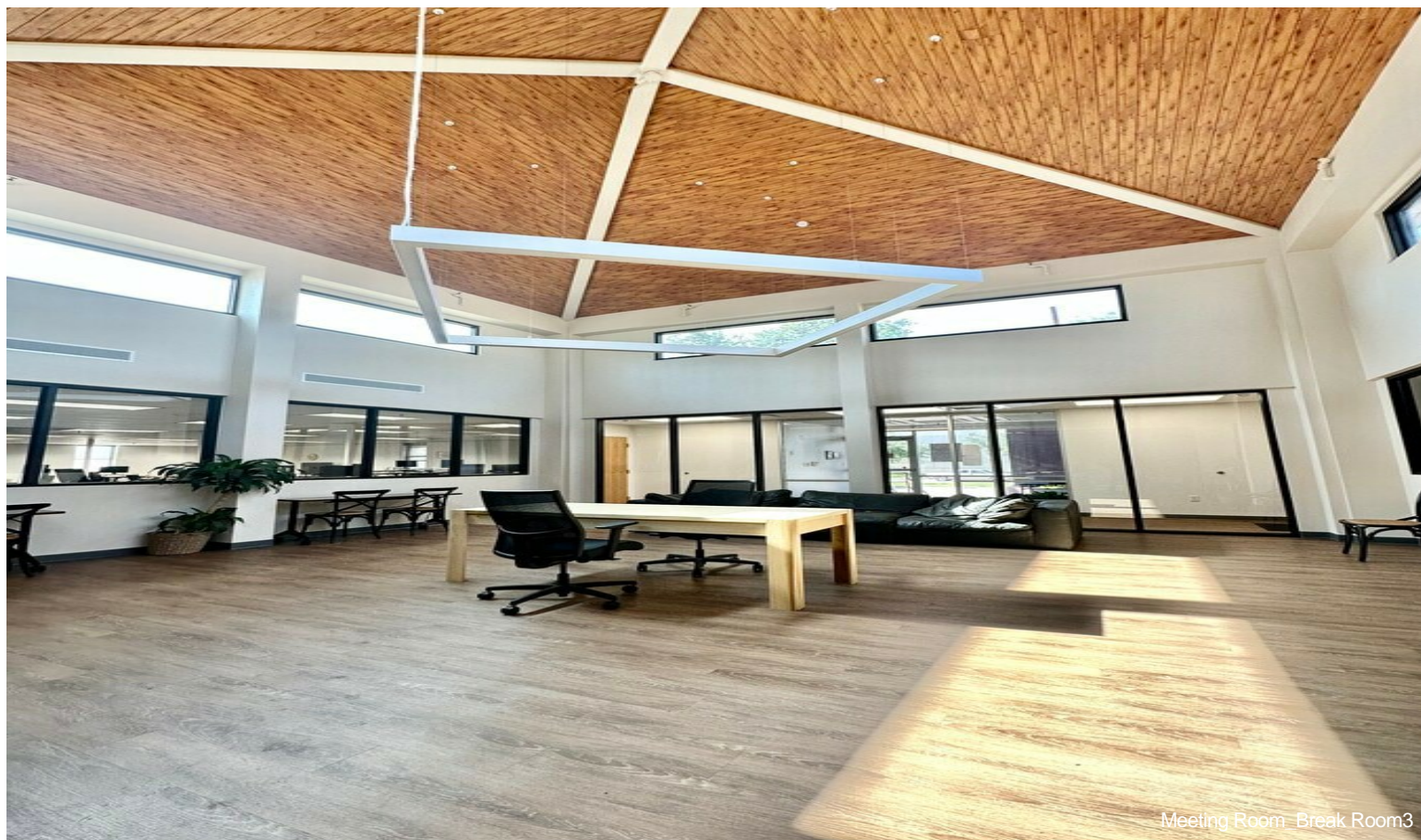
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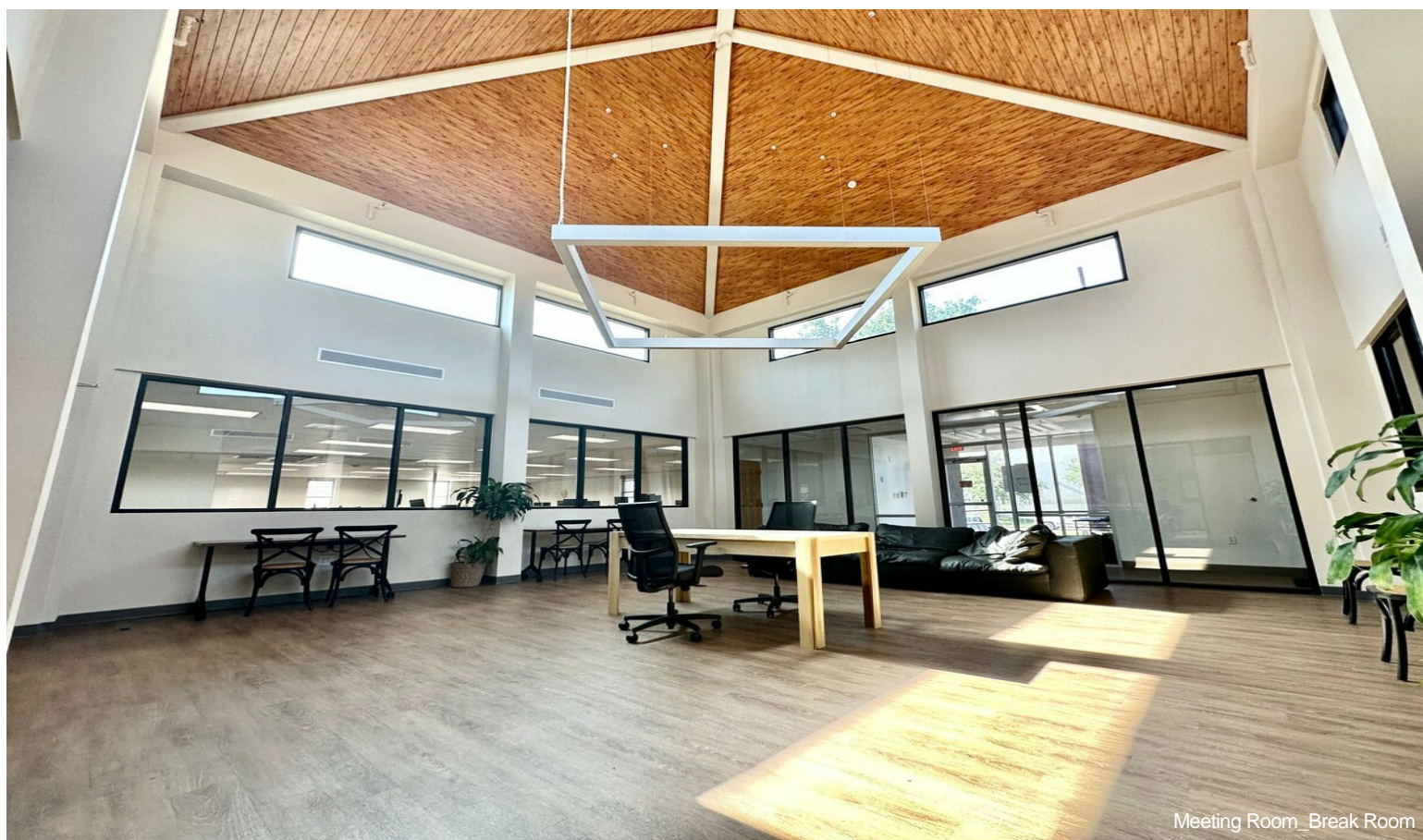
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Property Photos



Meeting Room - Break Room3

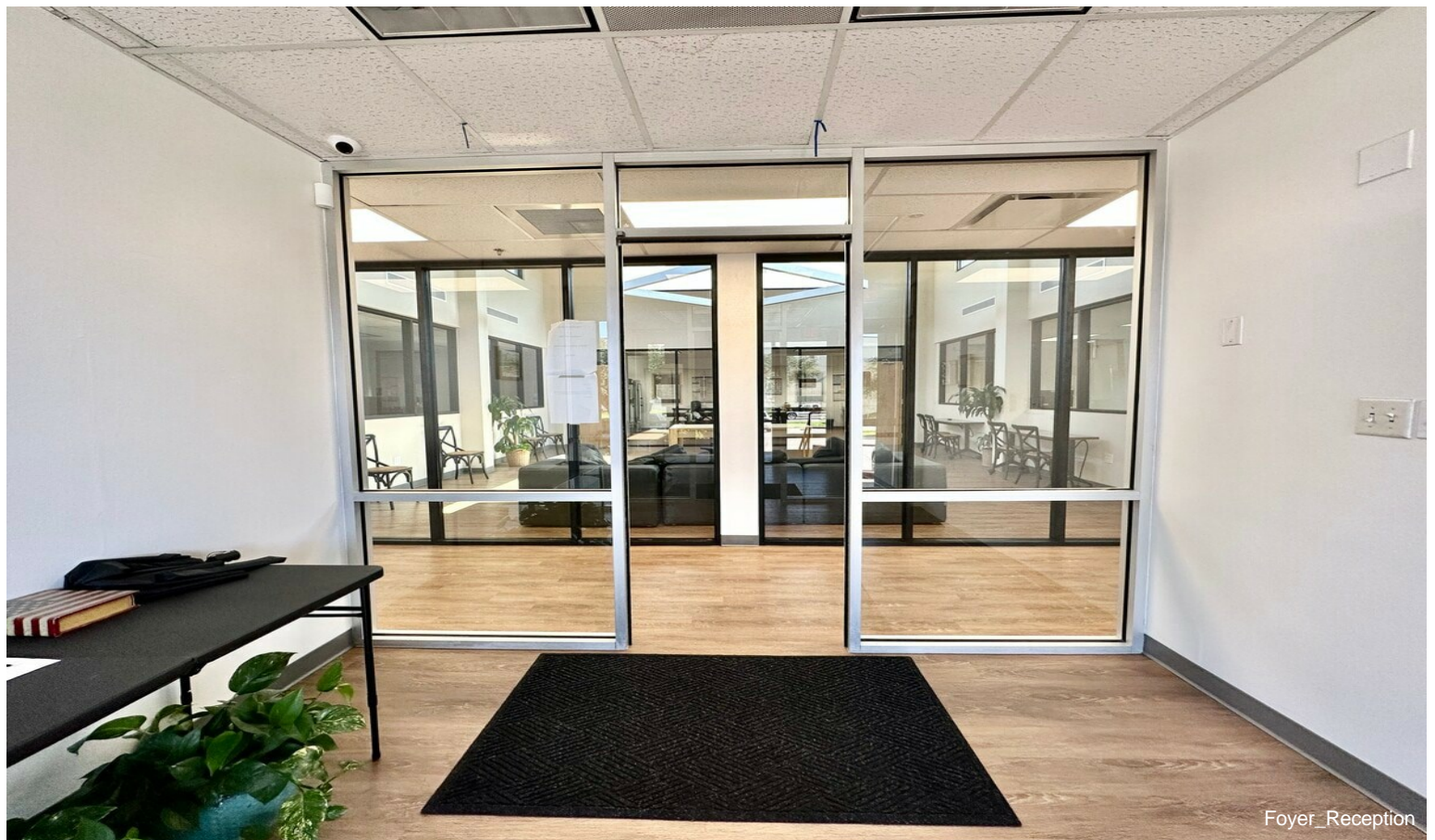


Meeting Room - Break Room

Property Photos

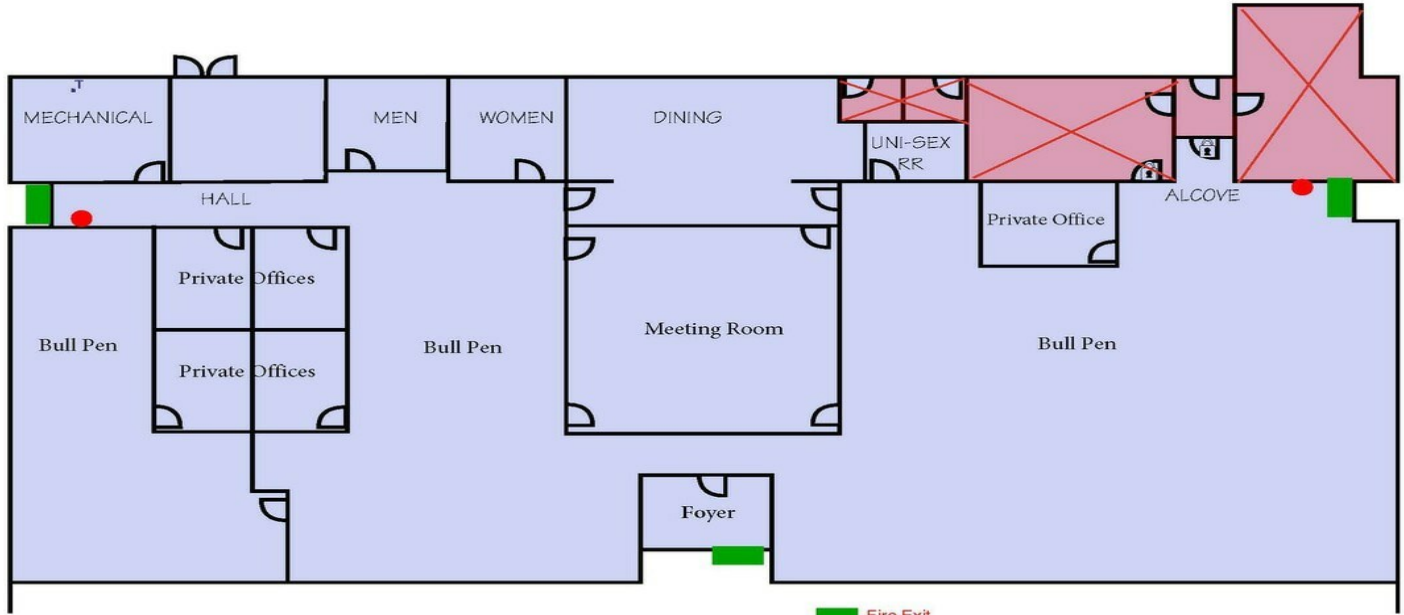


Kitchen_Dining



Foyer_Reception

Property Photos



■ -Fire Exit
● -Fire Extinguisher

Building N

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Legend			
I	Overhead Door	■	Door
■	Interior Light	●	Extinguisher
■	Exterior Light (Analog Timer)	aT	Timer
⊗	Exterior Valve	🔒	Locked Door

