



BUILD TO SUIT
6700 PAREDES LINE RD

500,000 SF
BROWNSVILLE, TEXAS

ANTHONY CRIVELLO | 414-405-2496 | ANTHONY@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

6700 PAREDES LINE RD | BROWNSVILLE, TX

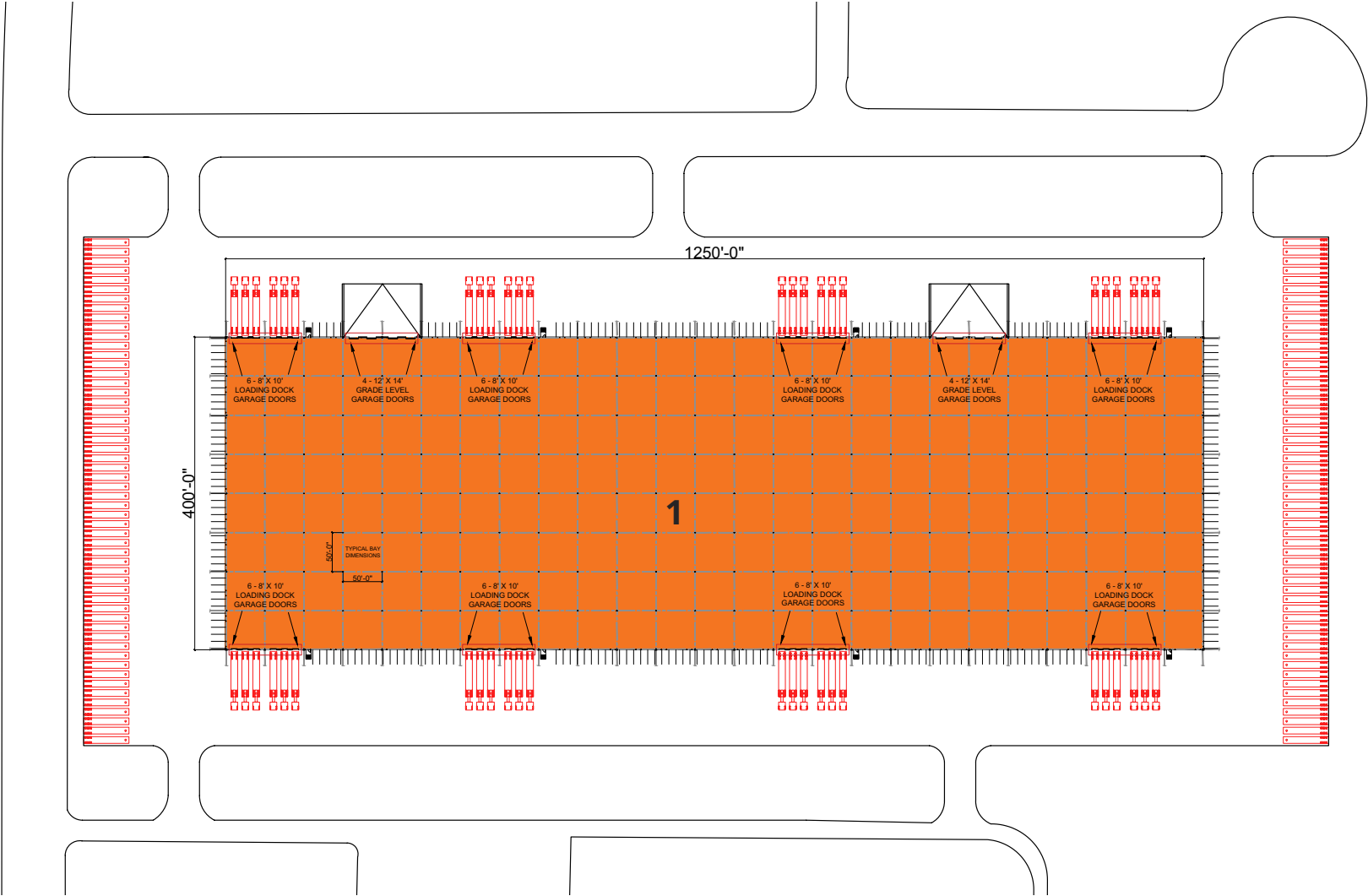
BUILDING SIZE	500,000 SF
OFFICE SPACE	BTS
DOCK DOORS	48
GRADE-LEVEL DRIVE-IN DOORS	8
CLEAR HEIGHT	32'
COLUMN WIDTH/DEPTH	50' x 50'
ROOF	TPO
WALLS	Metal

FLOORS	6" Concrete
FIRE SUPPRESSION	ESFR
LIGHTING	High Efficiency LED
POWER	To Suit Based on Tenant Need
PARKING	108 Trailer Spaces 246 Auto Spaces
LAND AREA	Approx. 30 Acres
ZONING	LI: Light Industrial

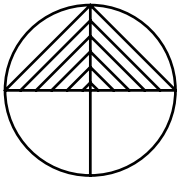


FLOOR PLAN

6700 PAREDES LINE RD | BROWNSVILLE, TX



NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	48	32'	500,000 SF
TOTAL				500,000 SF



LOCATION MAP

6700 PAREDES LINE RD | BROWNSVILLE, TX

BROWNSVILLE INT'L AIRPORT 9 MILES

CORPUS CHRISTI 155 MILES

SAN ANTONIO 272 MILES

