



FULLY LEASED

PHOENIXINVESTORS.COM

**6700 PAREDES LINE RD
BROWNSVILLE, TEXAS**

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



**PHOENIX
LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.



PROPERTY HIGHLIGHTS



**FULLY-FENCED
WITH GUARD
HOUSE**



**31' CLEAR
HEIGHTS**



**ONSITE ELECTRICAL
SUBSTATION**



**LESS THAN
ONE MILE TO
HIGHWAY 550**



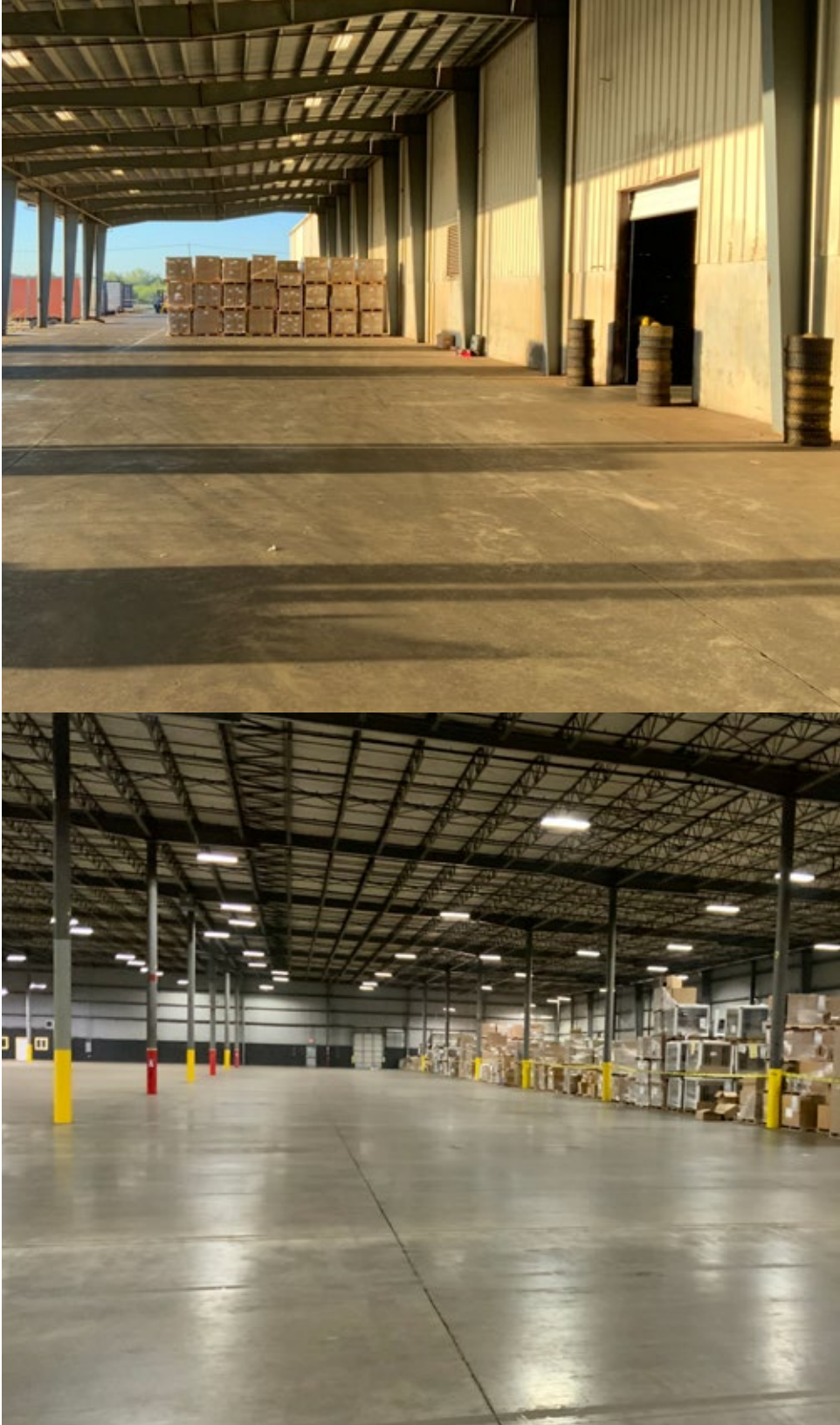
**THREE MILES
TO I-69E**



PROPERTY DETAILS

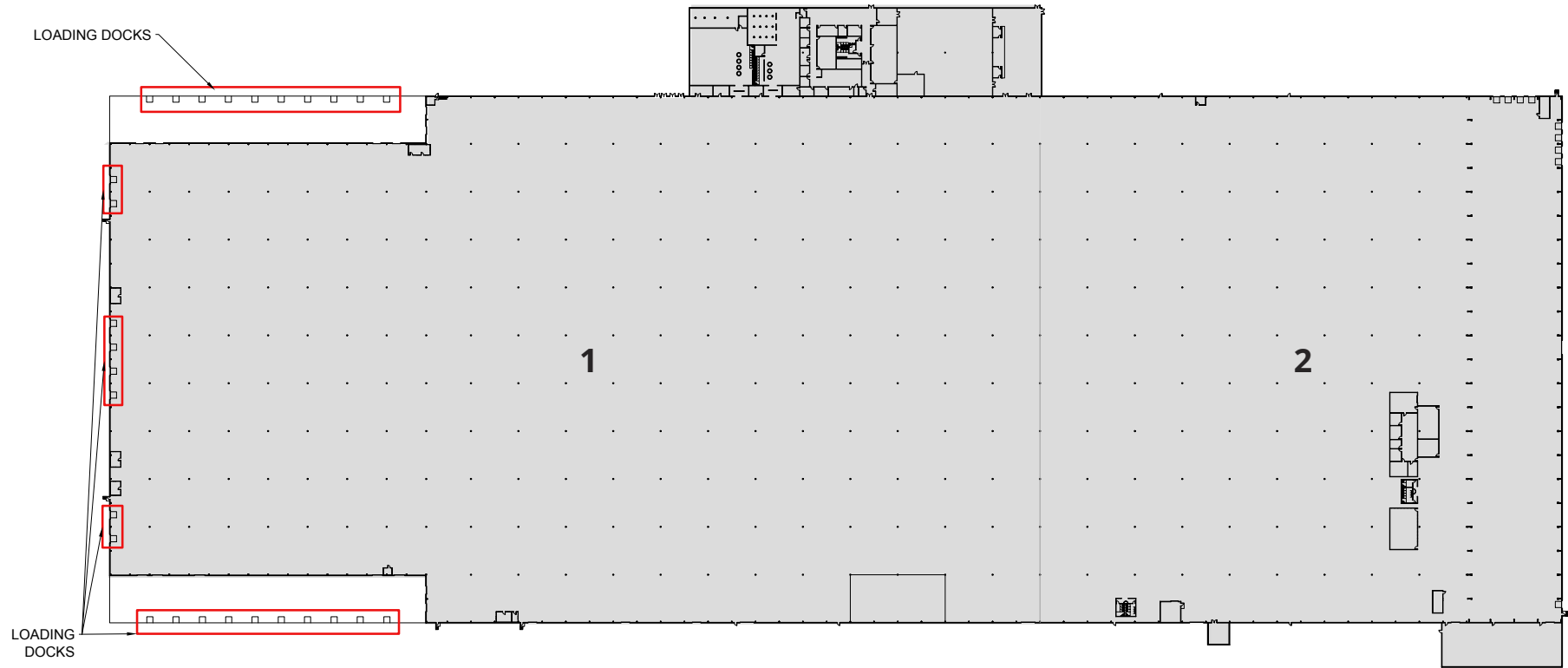
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BUILDING SIZE	1,040,166 SF
MINIMUM DIVISIBLE	25,000 SF
OFFICE SPACE	21,363 SF
FLOORS	1
DOCK DOORS	28
DRIVE-IN DOORS	5
CLEAR HEIGHT	26' 5" - 31' 6"
COLUMN WIDTH/DEPTH	45' x 54' 6"
ROOF	Metal
WALLS	Metal and Masonry
FLOORS	8" Reinforced Concrete
YEAR BUILT	1998
FIRE SUPPRESSION	100% Wet
LIGHTING	T5 & T8
POWER	Heavy with On-site Substation
PARKING	400 Surface Spaces
LAND AREA	108 Acres
ZONING	V: Medium Industrial
PARCEL ID	791900-0380-040000



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	OH DOORS	DOCKS	RESTROOMS	CLEAR HEIGHT	SQUARE FEET
1	EXISTING TENANT	45' X 54' 6"	5	28	29	26' 5" - 31' 6"	675,822 SF
2	EXISTING TENANT	N/A	N/A	N/A	N/A	N/A	364,344 SF
TOTAL							1,040,166 SF



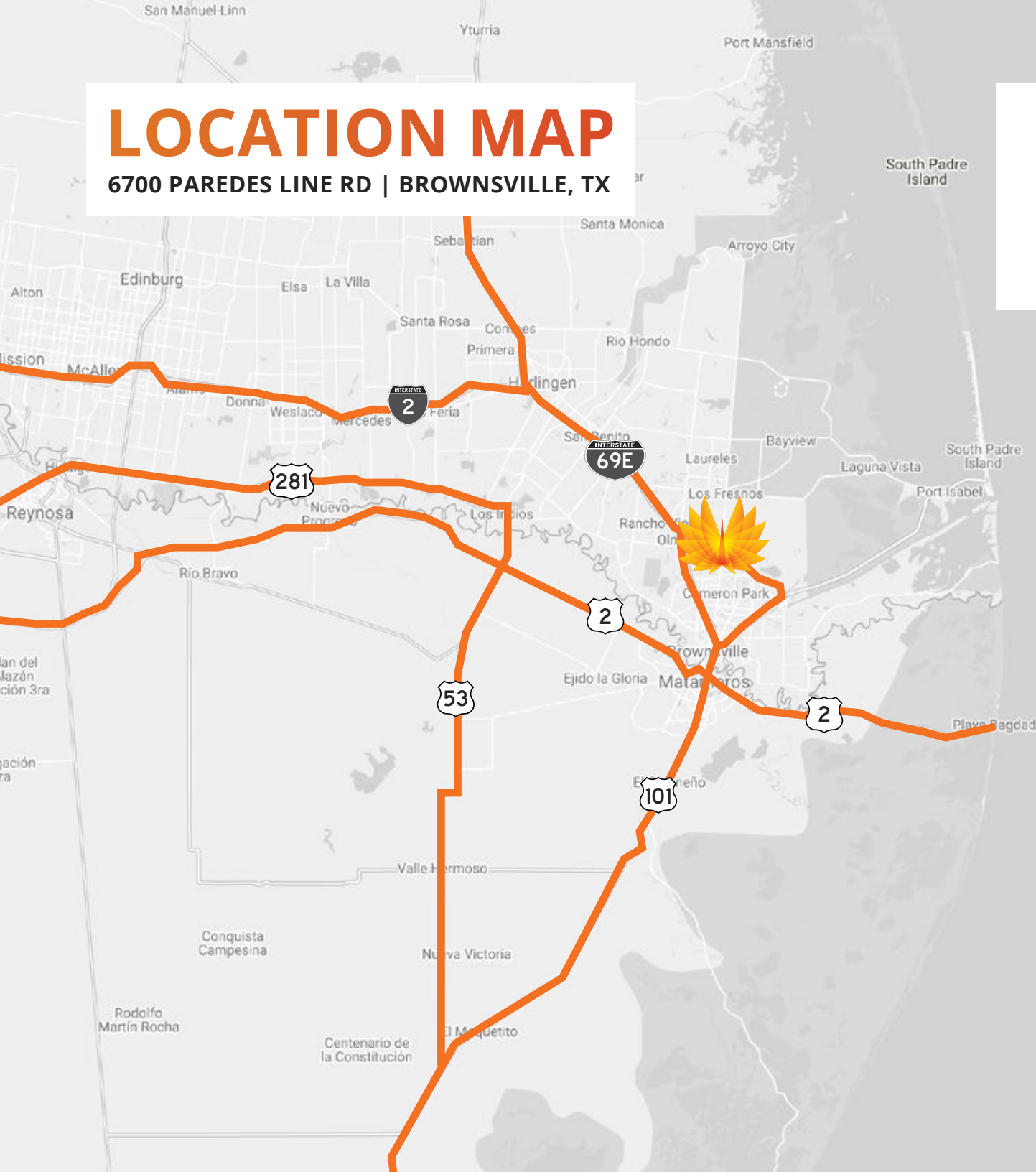
LOCATION MAP

6700 PAREDES LINE RD | BROWNSVILLE, TX

BROWNSVILLE INT'L AIRPORT 9 MILES

CORPUS CHRISTI 155 MILES

SAN ANTONIO 272 MILES





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