

**BUILD TO SUIT**  
**6700 PAREDES LINE RD**

**500,000 SF**  
**BROWNSVILLE, TEXAS**

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



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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

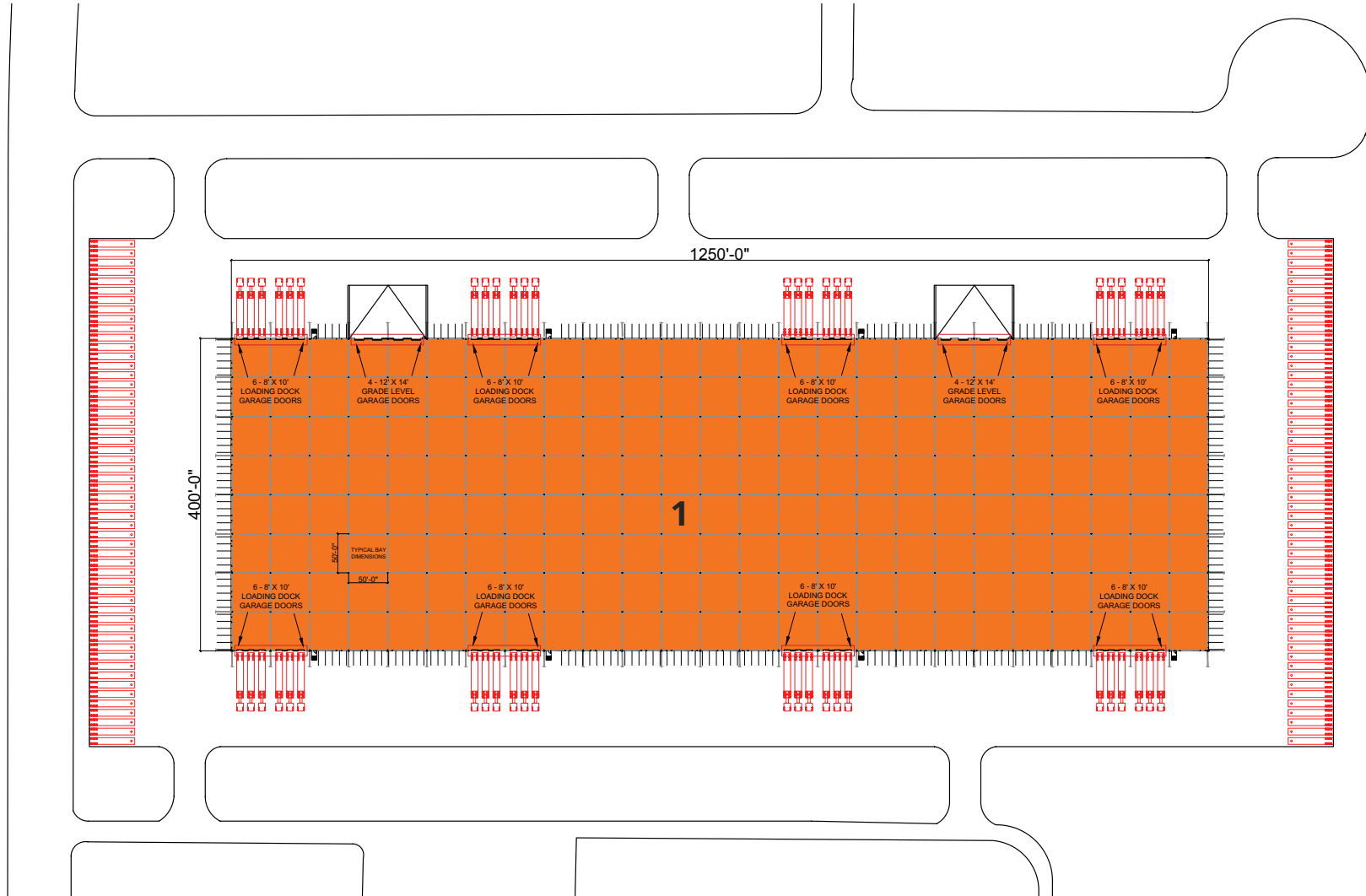
<b>BUILDING SIZE</b>	500,000 SF
<b>OFFICE SPACE</b>	BTS
<b>DOCK DOORS</b>	48
<b>GRADE-LEVEL DRIVE-IN DOORS</b>	8
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN WIDTH/DEPTH</b>	50' x 50'
<b>ROOF</b>	TPO
<b>WALLS</b>	Metal

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

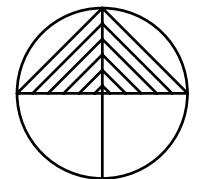


# FLOOR PLAN

6700 PAREDES LINE RD | BROWNSVILLE, TX



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



# LOCATION MAP

6700 PAREDES LINE RD | BROWNSVILLE, TX

**BROWNSVILLE INT'L AIRPORT** 9 MILES

**CORPUS CHRISTI** 155 MILES

**SAN ANTONIO** 272 MILES

