



FOR LEASE

6700 PAREDES LINE RD

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675,822 SF

BROWNSVILLE, TEXAS



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**FULLY-FENCED
WITH GUARD
HOUSE**



**31' CLEAR
HEIGHTS**



**ONSITE ELECTRICAL
SUBSTATION**



**RECENT
RENOVATIONS:
NEW ROOF,
EXTERIOR PAINT,
3 NEW DOCKS**



**THREE MILES
TO I-69E**



PROPERTY DETAILS

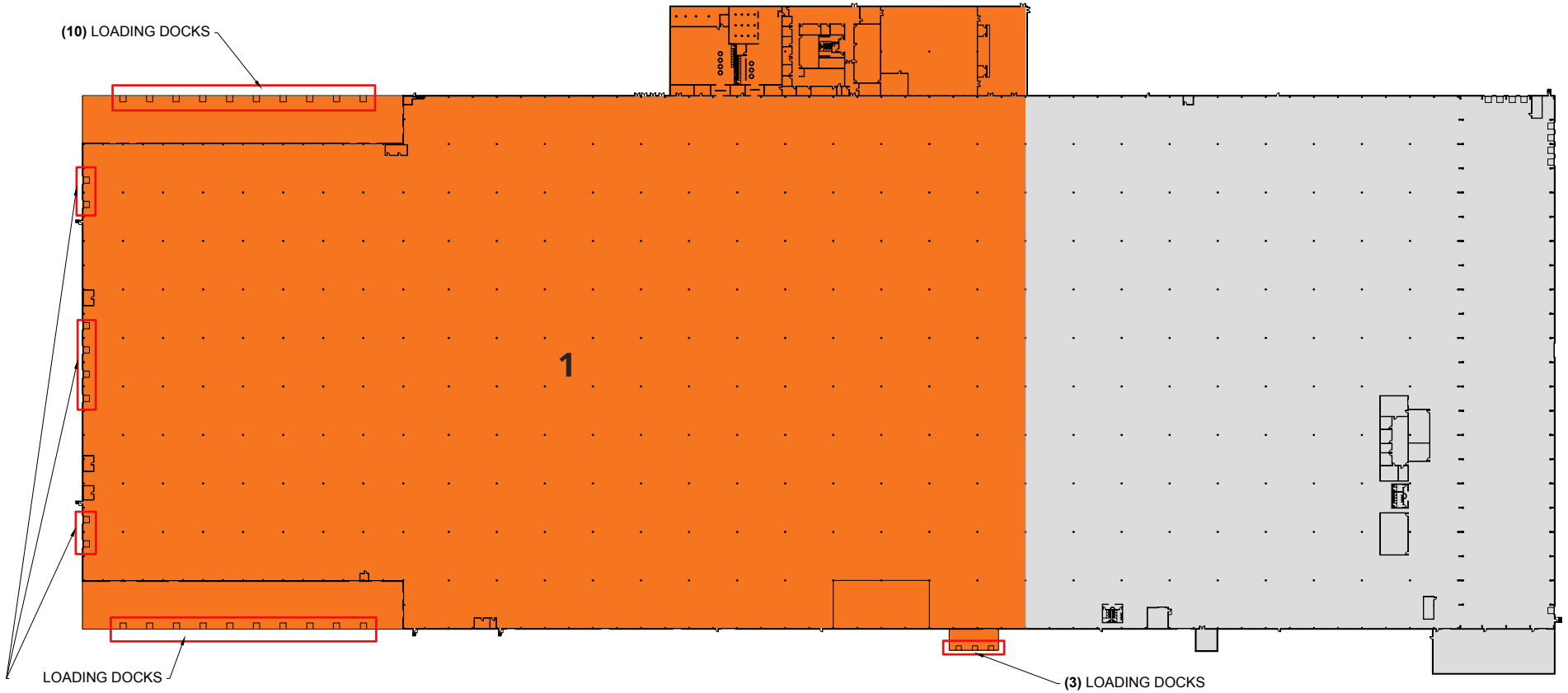
6700 PAREDES LINE RD | BROWNSVILLE, TX

AVAILABLE SPACE	675,822 SF
MINIMUM DIVISIBLE	200,000 SF
OFFICE SPACE	21,363 SF
LOADING DOCKS	31
DRIVE-IN DOORS	5
CLEAR HEIGHT	26' 5" - 31' 6"
COLUMN WIDTH/DEPTH	45' x 54' 6"
ROOF	Metal New Roof 2021
WALLS	Metal & Masonry
FLOORS	8" Reinforced Concrete
YEAR BUILT	1998
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy with On-site Substation
PARKING	400 Surface Spaces
LAND AREA	108 Acres
ZONING	L1: Light 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	AVAILABLE	45' X 54' 6"	5	31	33	26' 5" - 31' 6"	675,822 SF
TOTAL							675,822 SF



LOCATION MAP

6700 PAREDES LINE RD | BROWNSVILLE, TX

BROWNSVILLE INT'L AIRPORT 9 MILES

CORPUS CHRISTI 155 MILES

SAN ANTONIO 272 MILES

