

WAREHOUSE/MANUFACTURING

Quality Lane, Brownsville TX



JOE FOLEY

CAL-SOUTHWEST HOLDINGS

CALL: 951-302-9309

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BROKERS PROTECTED

PROPERTY FEATURES:

- Location: Convenient to Mexico, Nafta Highway, Port of Brownsville (see map)
- Modern construction - Concrete tilt up and fully insulated metal walls and fully insulated roof with temperature moderating PVC roof membrane
- Dock height and ground level loading
- ESFR sprinklers
- 3 phase electric, 277/480 upgradable
- 25 foot average ceiling height
- LED lighting: heat moderating and energy efficient

56,700 SQ FT AVAILABLE

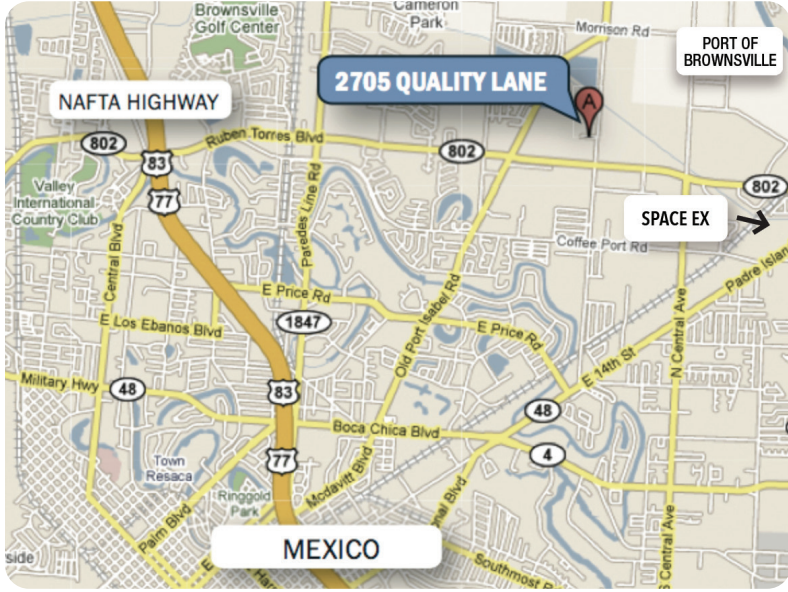
- 5 DOCK HIGH TRUCK LOADING STATIONS
- GROUND LEVEL LOADING
- 1,000 FT FULLY BUILT-OUT OFFICES
- FENCED TRUCK PARKING AND OUTDOOR STORAGE—AMENITIES CAN BE EXPANDED AS NEEDED

CALL FOR COMPETITIVE LEASE RATES

2705 QUALITY LANE, BROWNSVILLE, TEXAS 78526

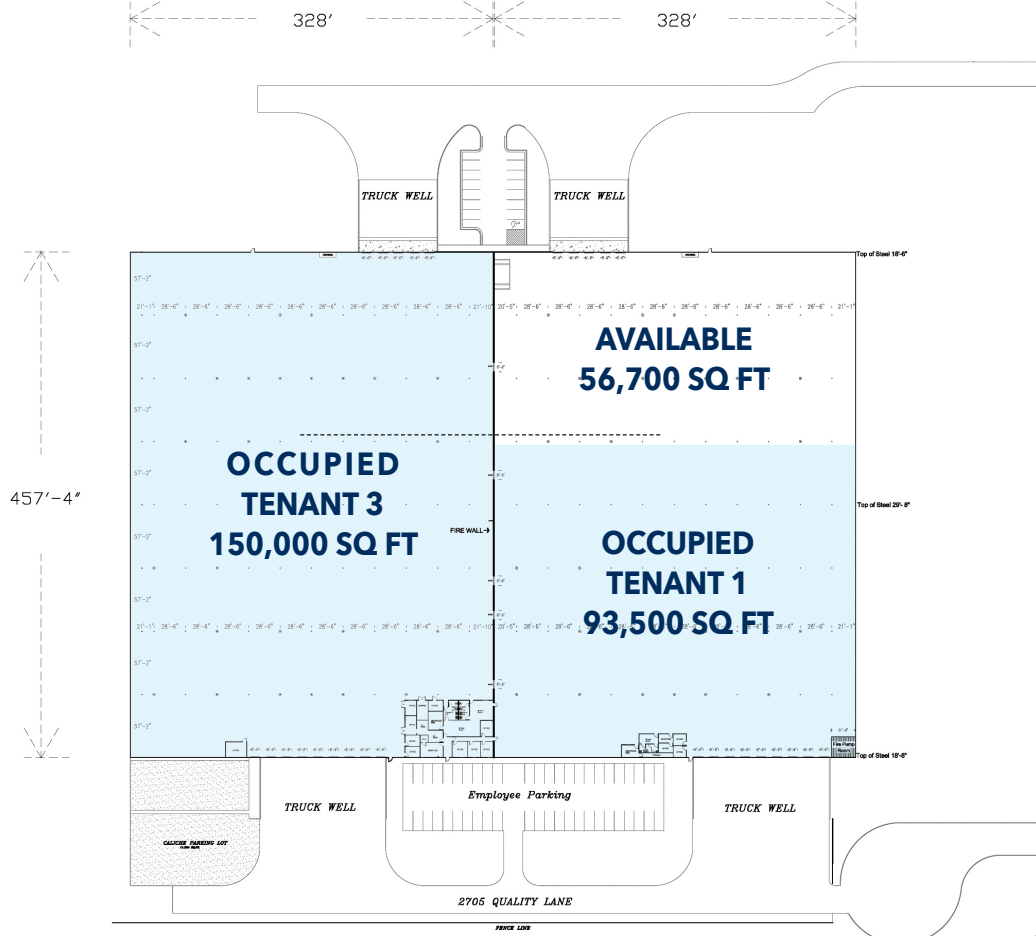
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INTERIOR PICTURE 2705 QUALITY LANE

TO THE NORTH 16 +/- VACANT ACRES FOR EXPANSION, ADDITIONAL TRUCK PARKING, EMPLOYEE PARKING, OUTSIDE STORAGE OR BUILD TO SUIT.



CALL JOE FOLEY: 951-265-8984