



13802 N. Unitec Dr.
RR Spur and Dock

TOTAL FACILITY: 96,760 Sq. Ft.
Asking Price: \$.75 Triple net (plus \$.12 NNN)

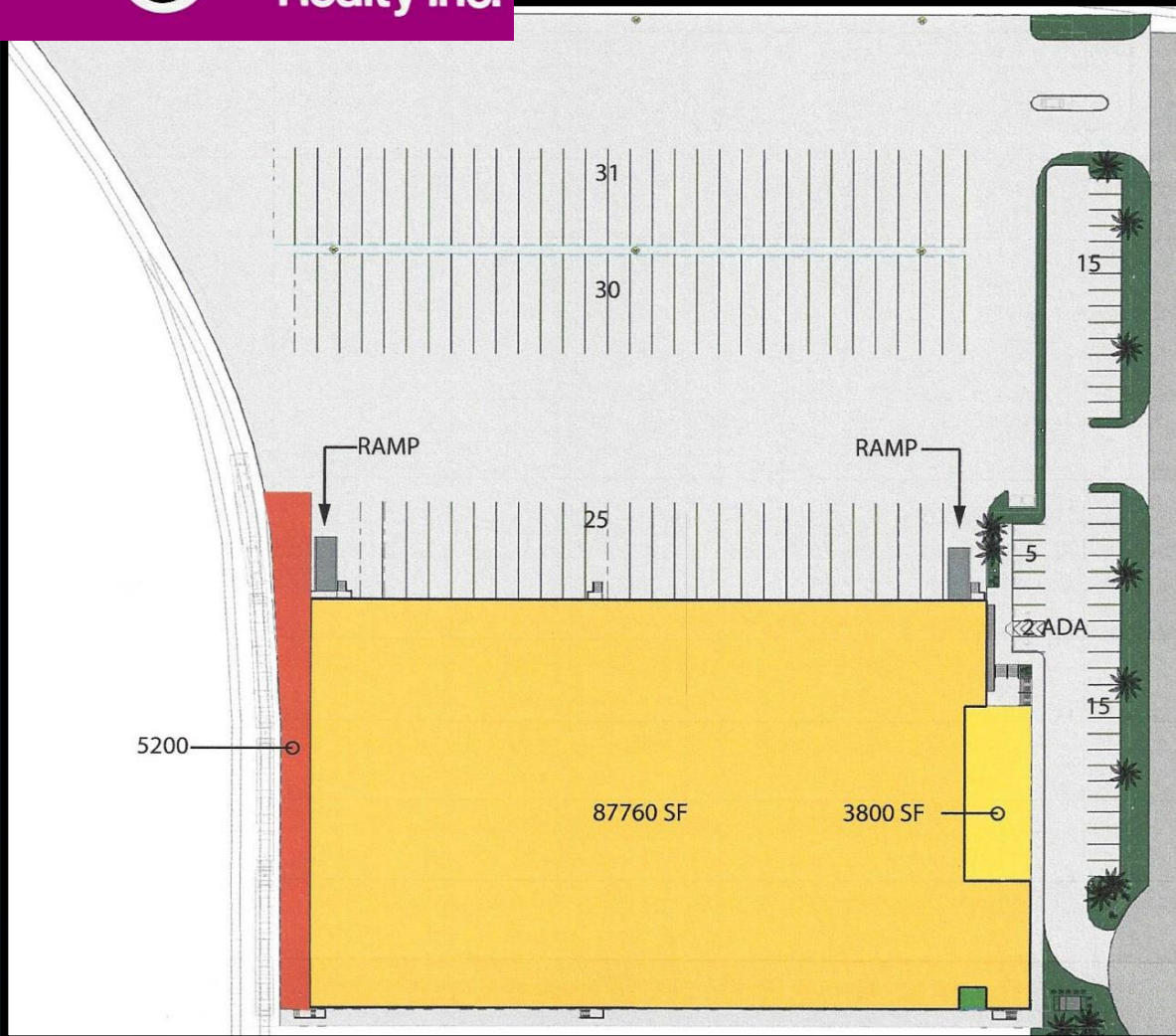


Available : October 1, 2026

For more information call Lula Morales at (956) 206 9094 or Lulaemorales@aol.com

13802 N. Unitec Dr.

TOTAL FACILITY: 96,760 Sq. Ft.



Concrete Tilt up Construction

Warehouse : 87,760 SF

Offices: 3,800 SF

Dock size: 5,200 SF

TOTAL WHS: 96,760 SF

**RR SERVICE AND
COVERED DOCK**

31/28 Ft. Clear Height

24 Dock Positions

25 Overhead Doors 9X10:

**2 unloading doors 12 X 16
with 2 Ramps**

3 overhead doors to rail dock

Parking for trailers: 61

Parking cars: 45

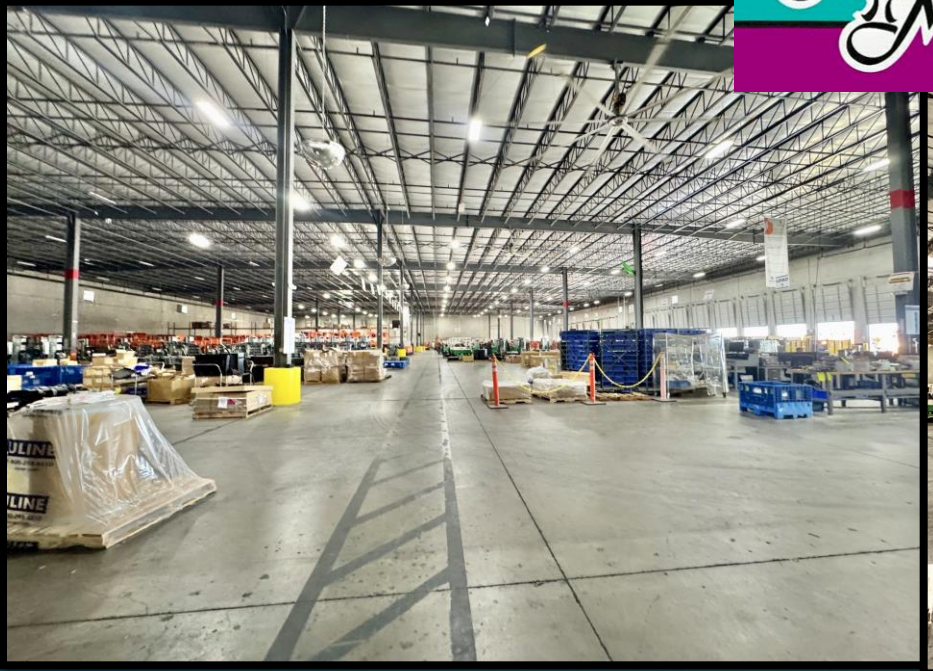
ESFR Sprinkling System

Fenced and Gated

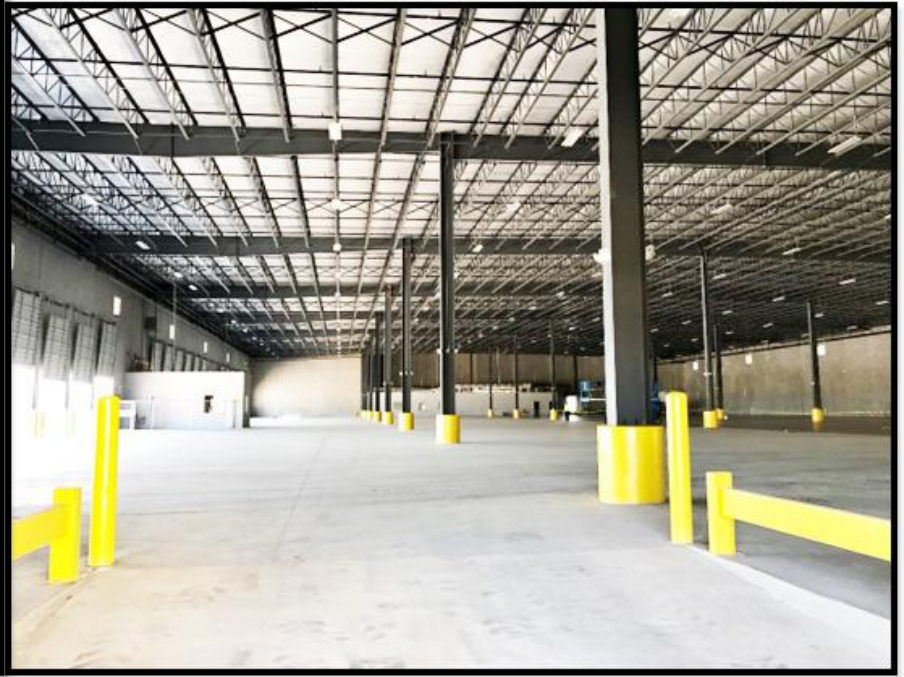
Guard house

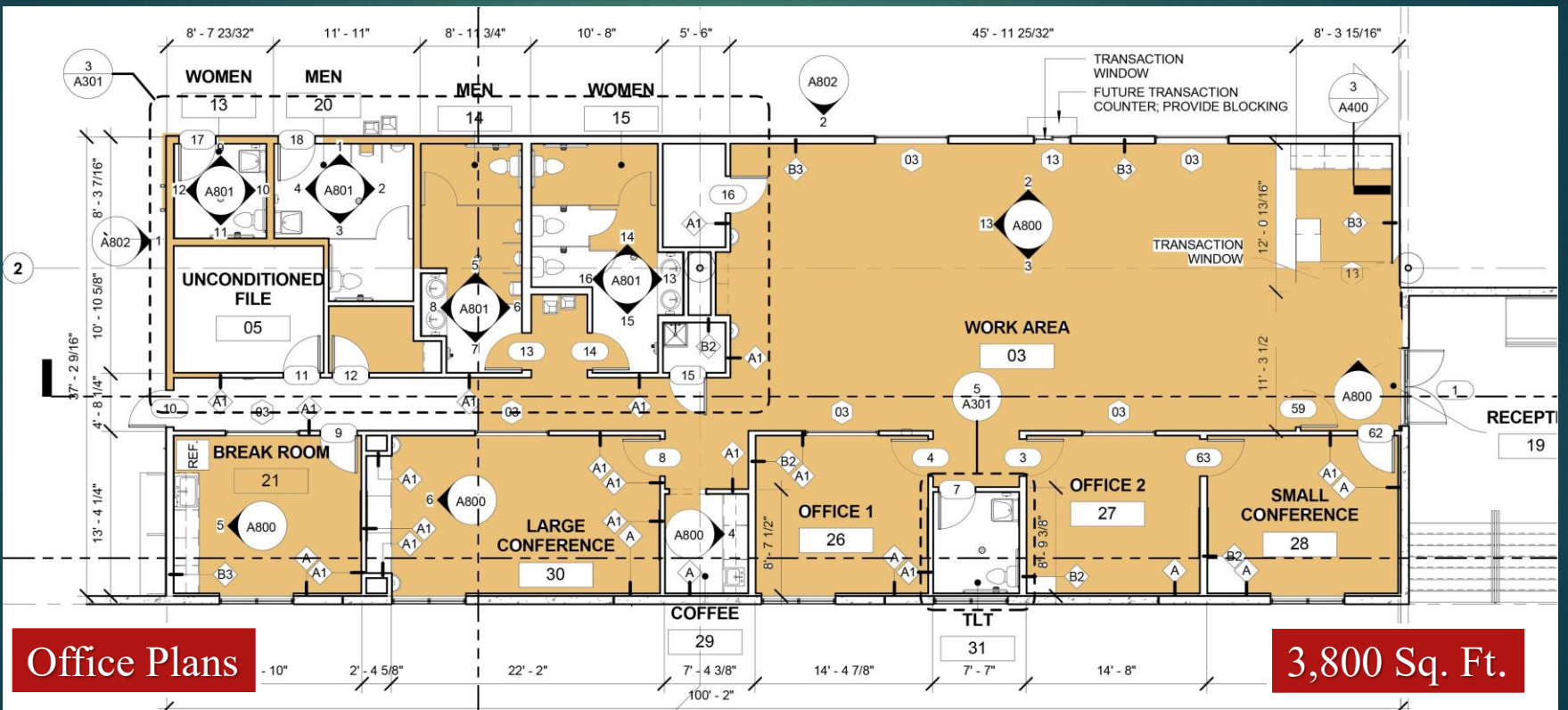
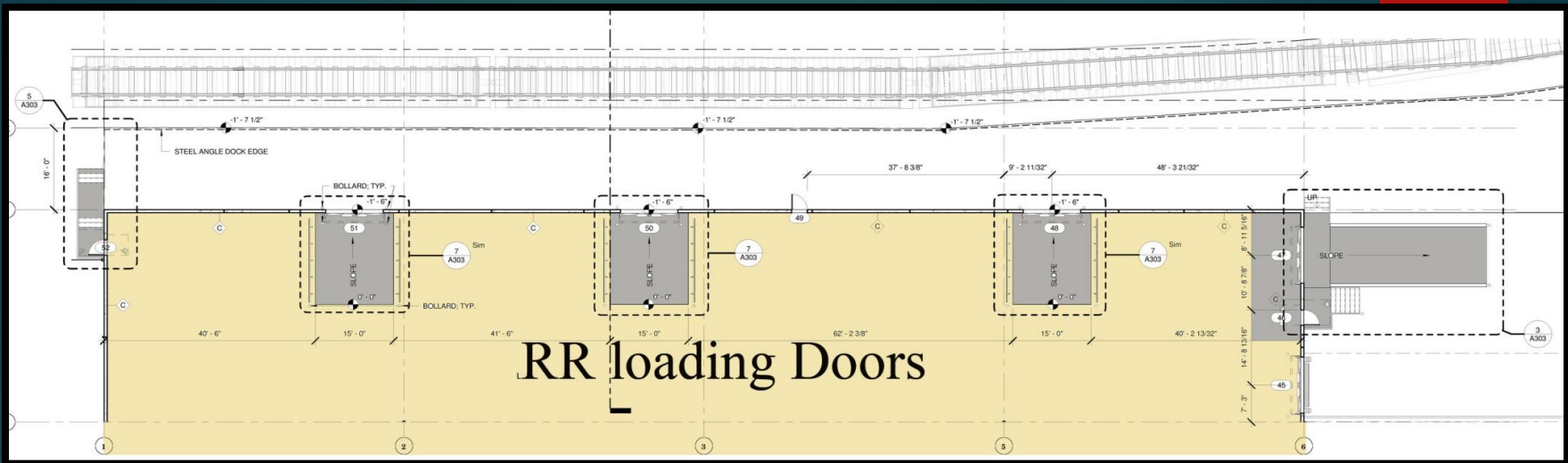
Concrete parking

Dimensions and information given are approximate and according to information provided by the tax office, owner, appraisal, and/or builder's plans. Confirmation of these measurements is up to the buyer. Broker has not measured this property.



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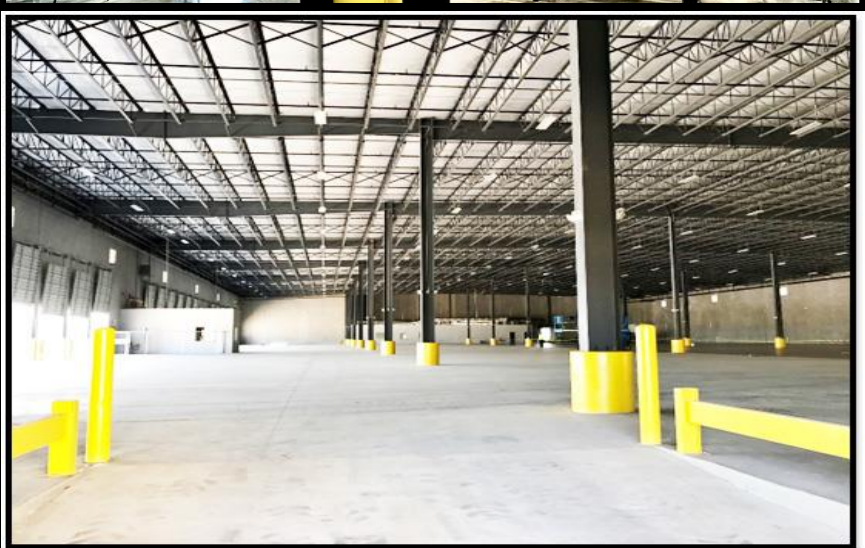
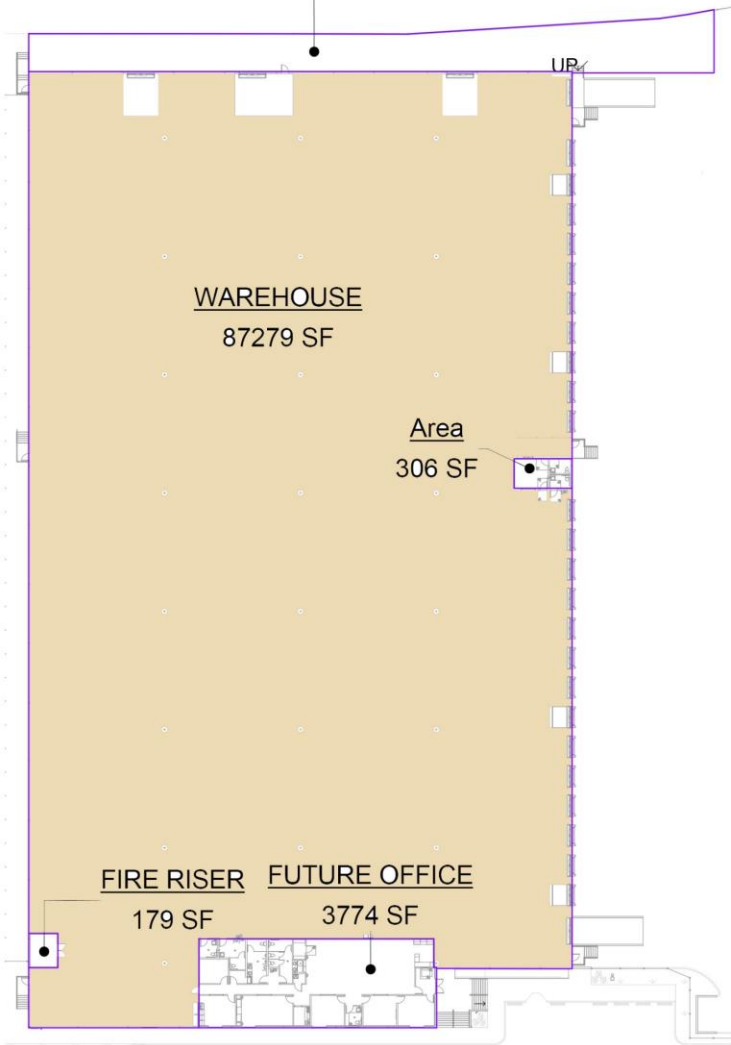
DOCK
5204 SF

UP

WAREHOUSE
87279 SF

Area
306 SF

FIRE RISER 179 SF
FUTURE OFFICE 3774 SF



3 Gross Area Plan
1/64" = 1'-0"

Location Map



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