

FOR SALE | LEASE INDUSTRIAL PROPERTY

42134 EAST FM 510

LOS FRESNOS, TX 78566



FORUM
CRE

AVISON
YOUNG



PROPERTY SPECIFICATIONS

Building Size:	158,100 SF
Office Space:	1,800 SF
Lot Size:	57.45 Acres
Year Built:	2008
Bridge Cranes:	Multiple
Paint Booths:	5
Ease of Movement:	Sliding Doors
Building Exterior Height:	26'
Exterior Ridge Height:	29'
Interior Eave Under Structure Height:	21'
Ridge Height:	24'
Under Cranes (Varies by Location:)	20' 5" and 19' 2"

PROPERTY OVERVIEW

- 42134 East FM 510 is a one-of-a-kind property currently being used as a manufacturing facility, offering a 158,100 SF building, and 1,800 SF office space.
- The property totals 57.45 acres, consisting of the 37.45-acre main site plus an adjacent 20-acre tract.
- The warehouse features multiple bridge cranes, a paint booth, and a large stabilized yard area. Currently occupied by Dragon Products, LLC, the property offers significant value and potential.
- Its strategic location, combined with no zoning restrictions, makes it ideal for developers looking to build out an industrial park while capitalizing on the stable industrial market and excellent accessibility.

PROPERTY HIGHLIGHTS

- North Side Power: 2 transformers, 2500 kVA
- South Side Power: 1000 kVA, 3 units at 400 amp
- Slab Thickness: 6 inches, supported on piers

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EXECUTIVE SUMMARY

Base Rental Rate:	\$5.40/SF NNN
Estimated Operating Expenses (2026):	TBD
Tenant Improvement Allowance:	Negotiable
Term:	Negotiable
Sale Price:	Contact Broker

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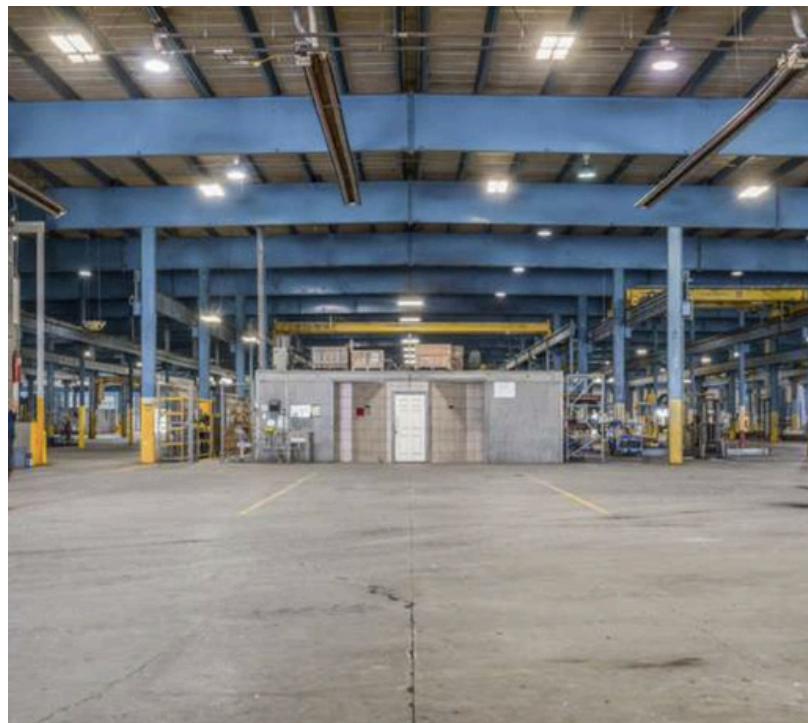
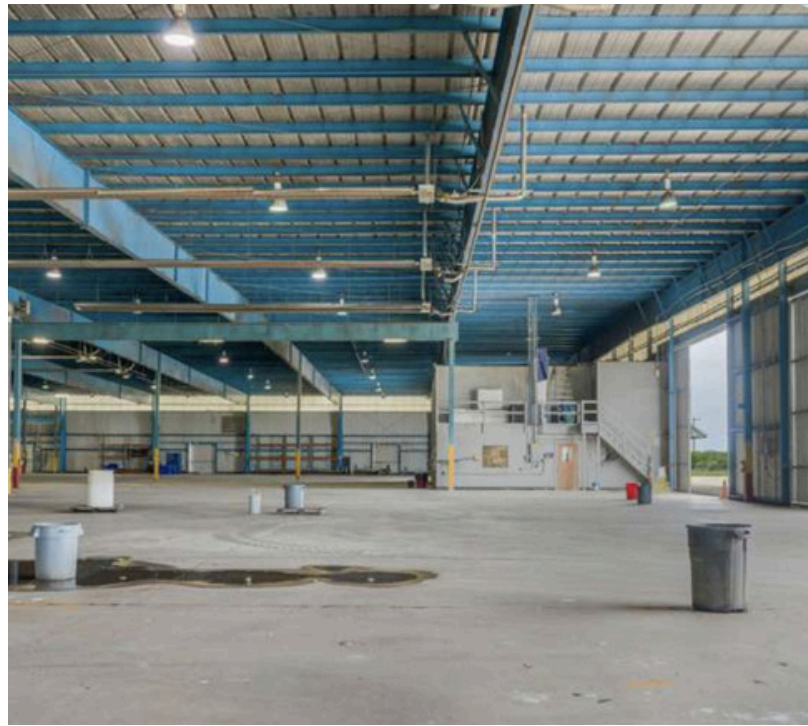
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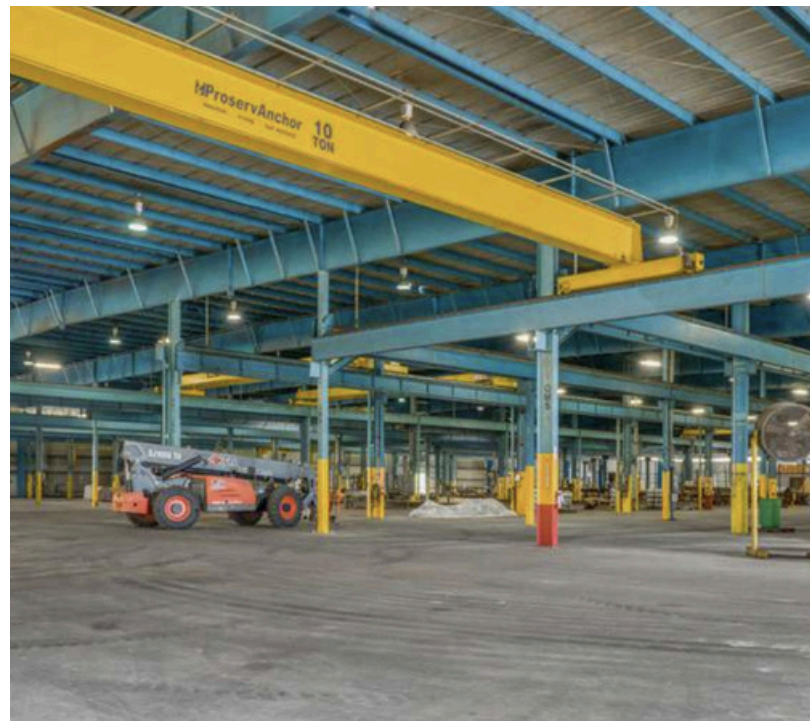
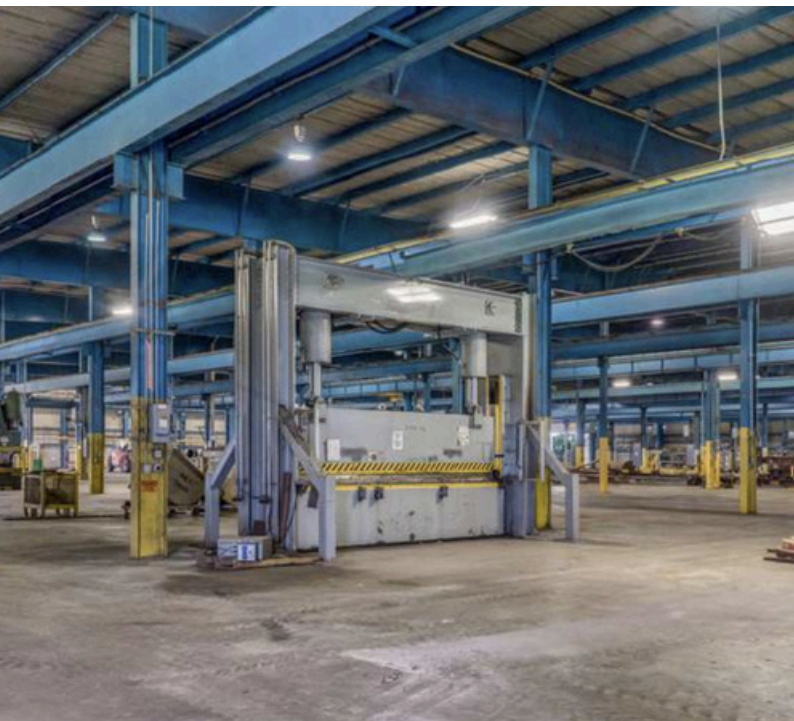
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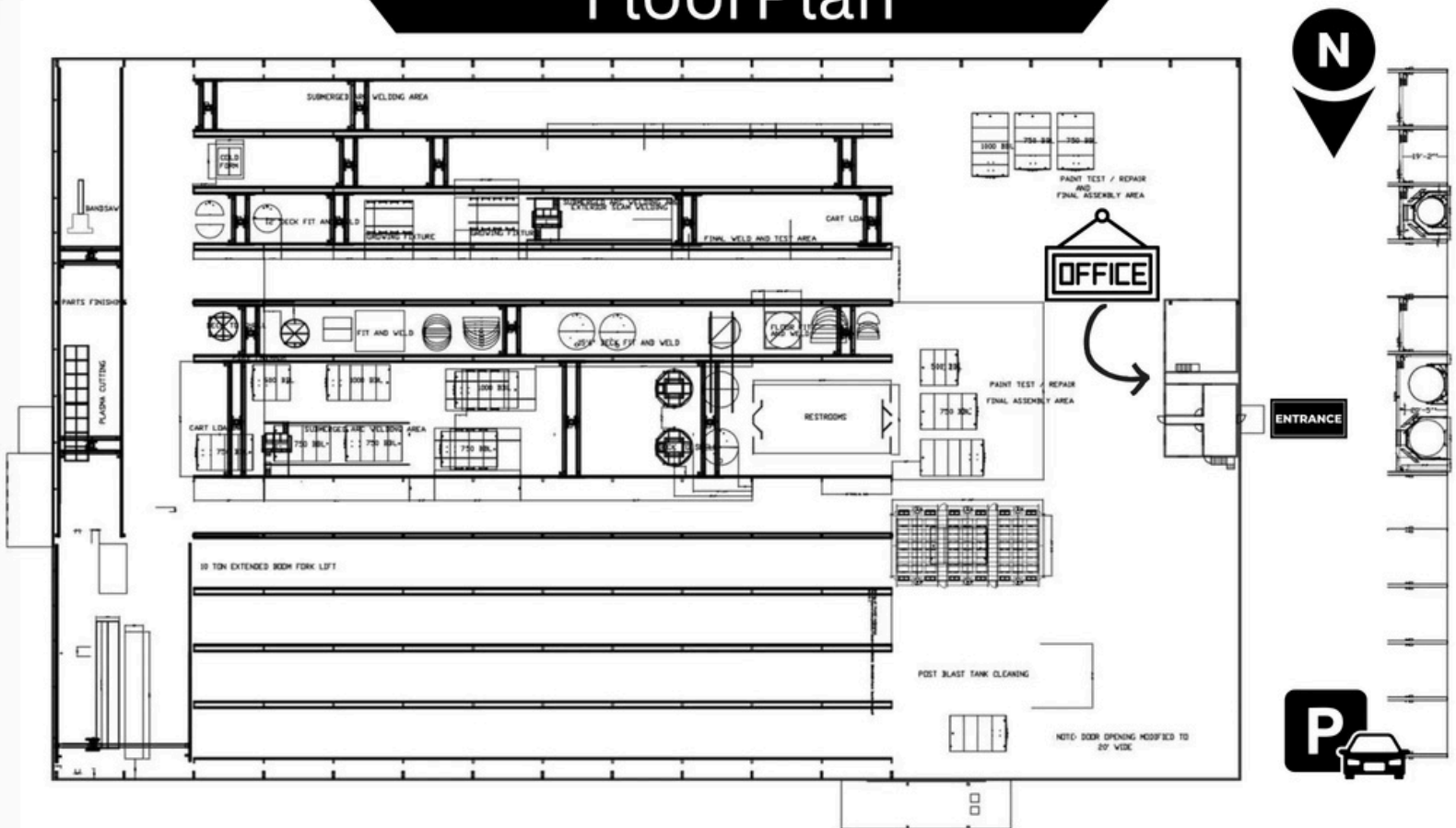
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FloorPlan



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