

FOR SALE | INDUSTRIAL COLD STORAGE FACILITY

1910 S. 10th Street, Hidalgo, TX

±44,630 SF Cold Storage | 18 Docks | 4.8 Miles to Pharr Bridge



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

RICK FLORES

Real Estate Agent

rflores@nairgv.com | 956.994.8900

MIKE BLUM

Partner | Real Estate Agent

mikeb@nairgv.com | 956.994.8900

NAI STX

800 W Dallas Ave McAllen, TX 78504

956.994.8900 | nairgv.com



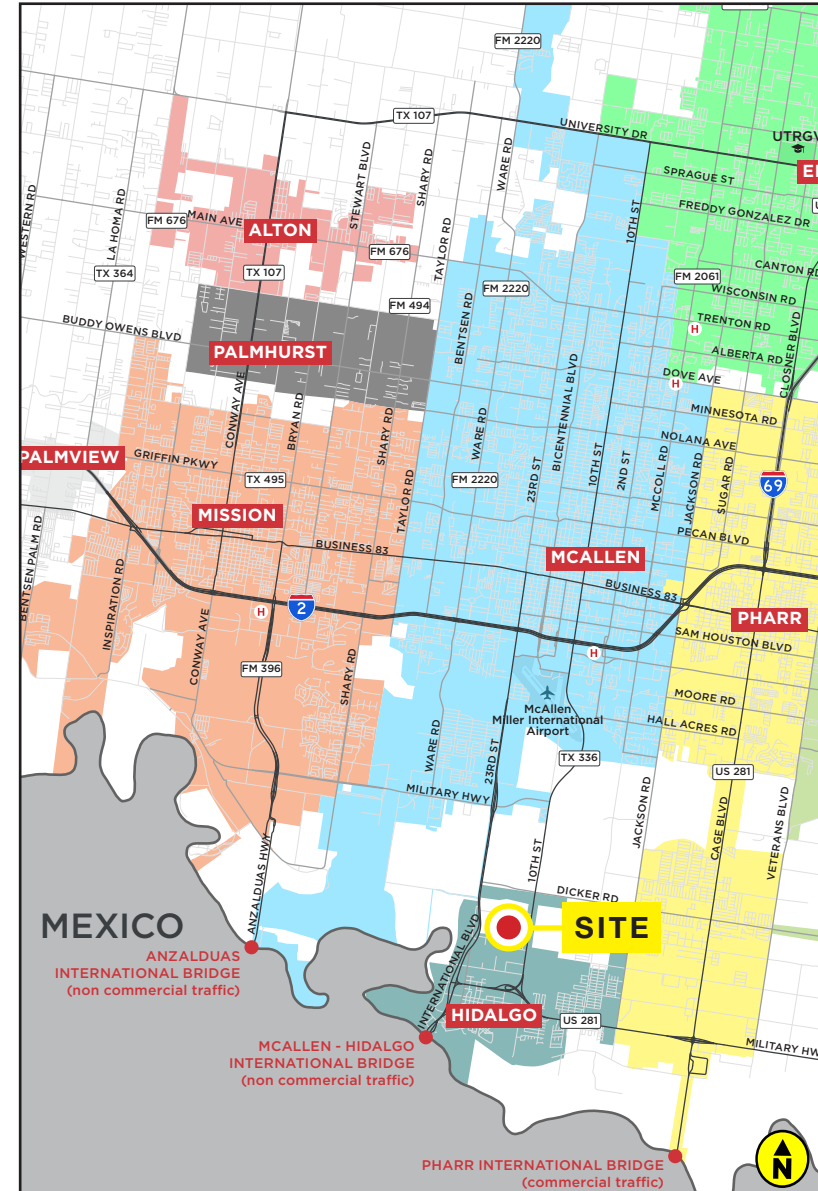
This ±51,000 SF cold storage facility includes approximately ±44,630 SF of refrigerated warehouse and 6,370 SF of office. The property is located in Hidalgo, TX at the intersection of Val-Mex Rd and S. 10th Street, approximately 4.8 miles from the Pharr International Bridge and 5.8 miles from Interstate 2. Key features include 30' clear height, 18 dock-high doors with vertical levelers, insulated panel construction, perimeter floor drains, and heavy industrial power (1,200 amps, 277/480V, 3-phase).

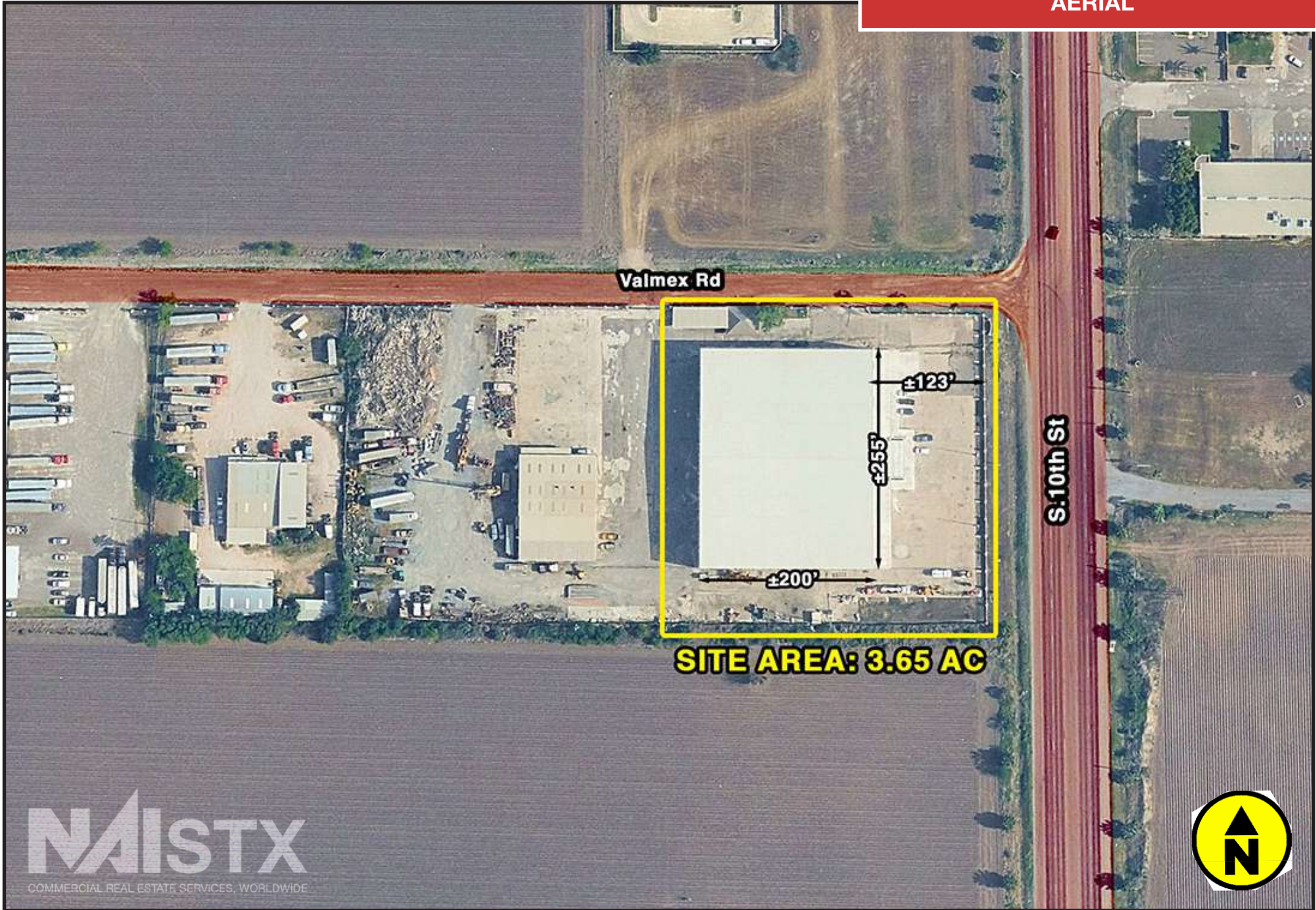
Proximity Highlights:

- **4.8 miles** to Pharr International Bridge
- **5.0 miles** to McAllen International Airport
- **5.8 miles** to Interstate 2

PROPERTY FEATURES

Total Area:	±51,000 SF
Cold Storage:	±44,630 SF (distributed by unit)
Office Space:	±6,370 SF (distributed by unit)
Clear Height:	30'
Dock Doors:	18 Dock-High Doors (vertical Load Hog levelers)
Construction:	Insulated Panel
Floor Drains:	Perimeter floor drains
Power:	1,200 Amps 277/480V 3-Phase
Site Area:	±3.65 Acres
Completion Date:	June 2026





Valmex Rd

S. 10th St

±123'

±255'

±200'

SITE AREA: 3.65 AC



1910 S. 10th Street, Hidalgo, TX 78557
EXTERIOR AREA

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1910 S. 10th Street, Hidalgo, TX 78557
INTERIOR AREA - COLD WAREHOUSE





- 1**
- DHL
 - Alpine
 - Commscope
 - LKQ
 - Ceva
 - Cornelius
 - Regal Rexnord
 - Standard Motor

- 2**
- ABC Supply Co Inc
 - Amazon
 - Santos International
 - Denso Ten
 - Lineage Logistics
 - Pro Trans
 - GE

- 3**
- Pepsi
 - Expeditors
 - Bana Box
 - Essity
 - Ts Tech

- 4**
- Keystone Cold LLC
 - Russell Equipment Inc
 - Red Sun Farms
 - SmartCold
 - Villita Avocados
 - Envision Cold Storage

- 5**
- Dicex
 - UPS Supply Chain Solutions
 - MAS Logistics
 - Unimex
 - 4Fronts
 - Trancasa
 - NTW Tire

- 6**
- Emerson Tool Co
 - Mainfreight McAllen Transport
 - Nippon Express USA, Inc.
 - DSV Solutions
 - ASCO Power Technologies
 - Interlink

- 7**
- Bissell
 - Woodcrafters
 - Farmer's Best



FOR INFORMATION & SITE TOURS CONTACT:

RICK FLORES

NAI STX

Real Estate Agent

rflores@nairgv.com

MIKE BLUM

NAI STX

Partner | Real Estate Broker

mikeb@nairgv.com



NAI STX

800 W Dallas Ave
McAllen, TX 78501

956.994.8900 // nairgv.com

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Brokerage. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Brokerage conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.