

BROWNSVILLE INDUSTRIAL SPACE AVAILABLE FOR LEASE

7185 G.B.I.C. Circle Brownsville, TX 78526



LEASE RATE

Negotiable

LEASE TYPE

Net

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Mario Salinas

(956) 346-1544

msalinas@cblamansion.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

7185 G.B.I.C. CIRCLE

Brownsville, TX 78526



OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	Net
Building Size:	60,000 SF
Available SF:	30,000 SF
Lot Size:	4.923 Acres
Year Built:	2023
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

This 30,000 SF dock-high industrial facility offers five dedicated loading docks for the Phase 2 tenant, including two with hydraulic levelers, as well as two oversized drive-in garage doors and a concrete ramp for versatile access. The building provides clear heights ranging from 26 feet at the rear to 28 feet at the front, reaching up to 30 feet at the center peak. It also features 1,860 SF of finished office space and a fully fenced perimeter to ensure secure yard control. Strategically located just minutes from the Port of Brownsville, FM 511, and SpaceX, the property offers both convenience and connectivity for logistics and operations.

PROPERTY HIGHLIGHTS

- ESFR Sprinkler System
- 5.92 Miles from Port of Brownsville
- 19 Miles from the U.S./Mexico Border
- Close to Overweight Corridor
- 18.4 Miles from SpaceX

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Mario Salinas
(956) 346-1544
msalinas@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

7185 G.B.I.C. CIRCLE

Brownsville, TX 78526



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Mario Salinas

(956) 346-1544

msalinas@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

7185 G.B.I.C. CIRCLE

Brownsville, TX 78526



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Mario Salinas
(956) 346-1544
msalinas@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL MAP

7185 G.B.I.C. CIRCLE

Brownsville, TX 78526



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Mario Salinas

(956) 346-1544

msalinas@cblamansion.com



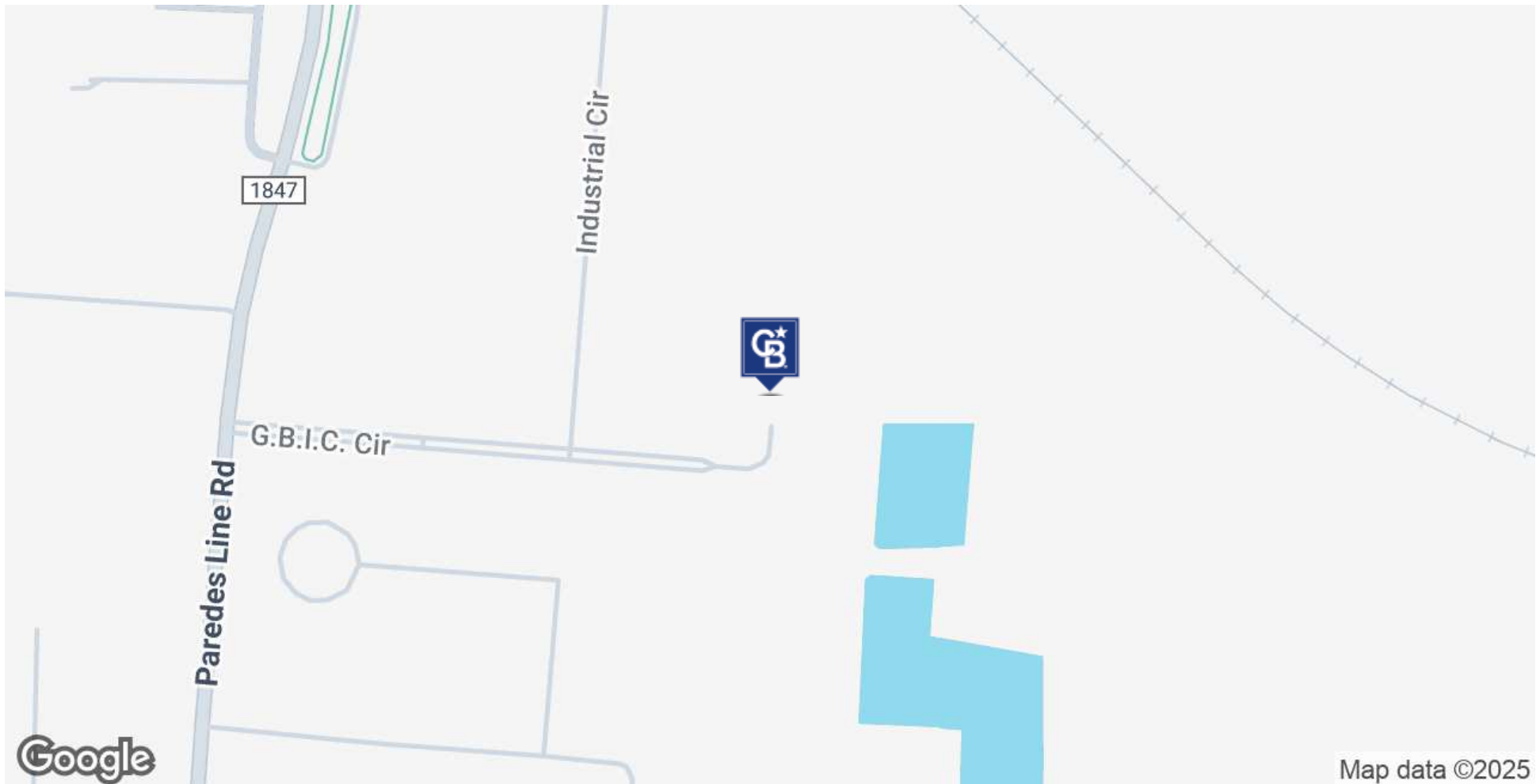
**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

Brownsville, TX 78526

LOCATION MAP

7185 G.B.I.C. CIRCLE

Brownsville, TX 78526



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Mario Salinas

(956) 346-1544

msalinas@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

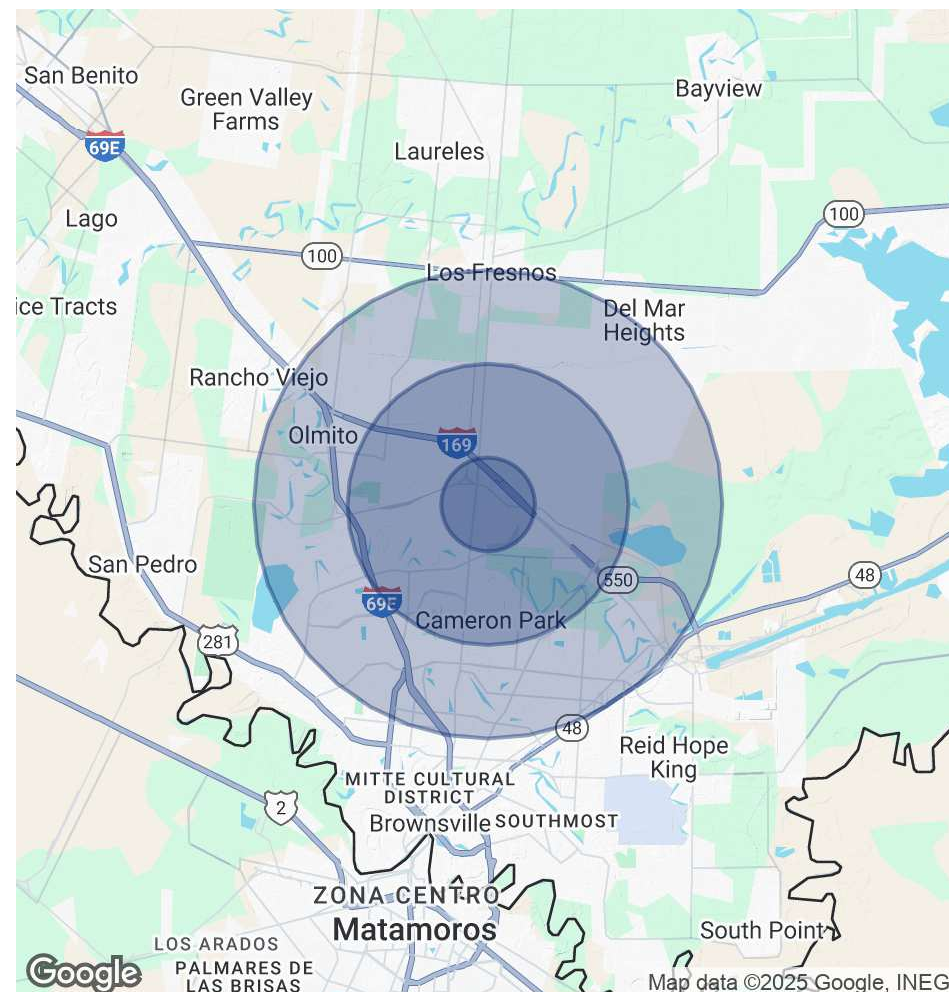
7185 G.B.I.C. CIRCLE

Brownsville, TX 78526

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,924	34,573	110,622
Average Age	34	36	36
Average Age (Male)	33	35	34
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	866	10,201	34,065
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$100,530	\$93,249	\$83,687
Average House Value	\$281,813	\$190,370	\$172,660

Demographics data derived from AlphaMap



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

Mario Salinas

(956) 346-1544

msalinas@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY