

INDUSTRIAL | LEASE

ANCHOR LOGISTICS BUILDING

7805 Padre Island Hwy
Brownsville, TX



PROPERTY OVERVIEW

Class A new construction warehouse available for lease in Brownsville, TX. At 36' foot clear height, a 60'X50' speed bay, 58 overhead doors and 37 trailer parking space this building is made for high efficiency logistics.

LOCATION OVERVIEW

Strategically located off Padre Island Hwy/Hwy 48 this building sits on the only overweight corridor between Veterans International Bridge and Port of Brownsville and Interstate-169.

Alejandro Garza

Brokerage Services

- 📞 (956) 346 3176
- ✉ alex@icollc.com
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- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

**WAREHOUSE SPACE
AVAILABLE**



PREMISES LAYOUT

7805 Padre Island Hwy
Brownsville, TX



Building Summary

- Land – 11.15 AC
- Available 176,000 SF
- 36' Clear
- Cross-Dock
- Fire Sprinklered
- 37 Trailer Parking Spaces

Space Summary

- 40,000 – 176,000 SF
- 60' X 50' Speed Bay
- 58 OHD– 8' X 10'
- 4 Drive-In Access
- 6" Reinforced Slab

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PREMISES LAYOUT

7805 Padre Island Hwy
Brownsville, TX**Building Summary**

- 176,000 SF
- 99 Vehicle Parking
- Concrete-Tilt Up
- 37 Trailer Parking Spaces
- TPO Roof

Space Summary

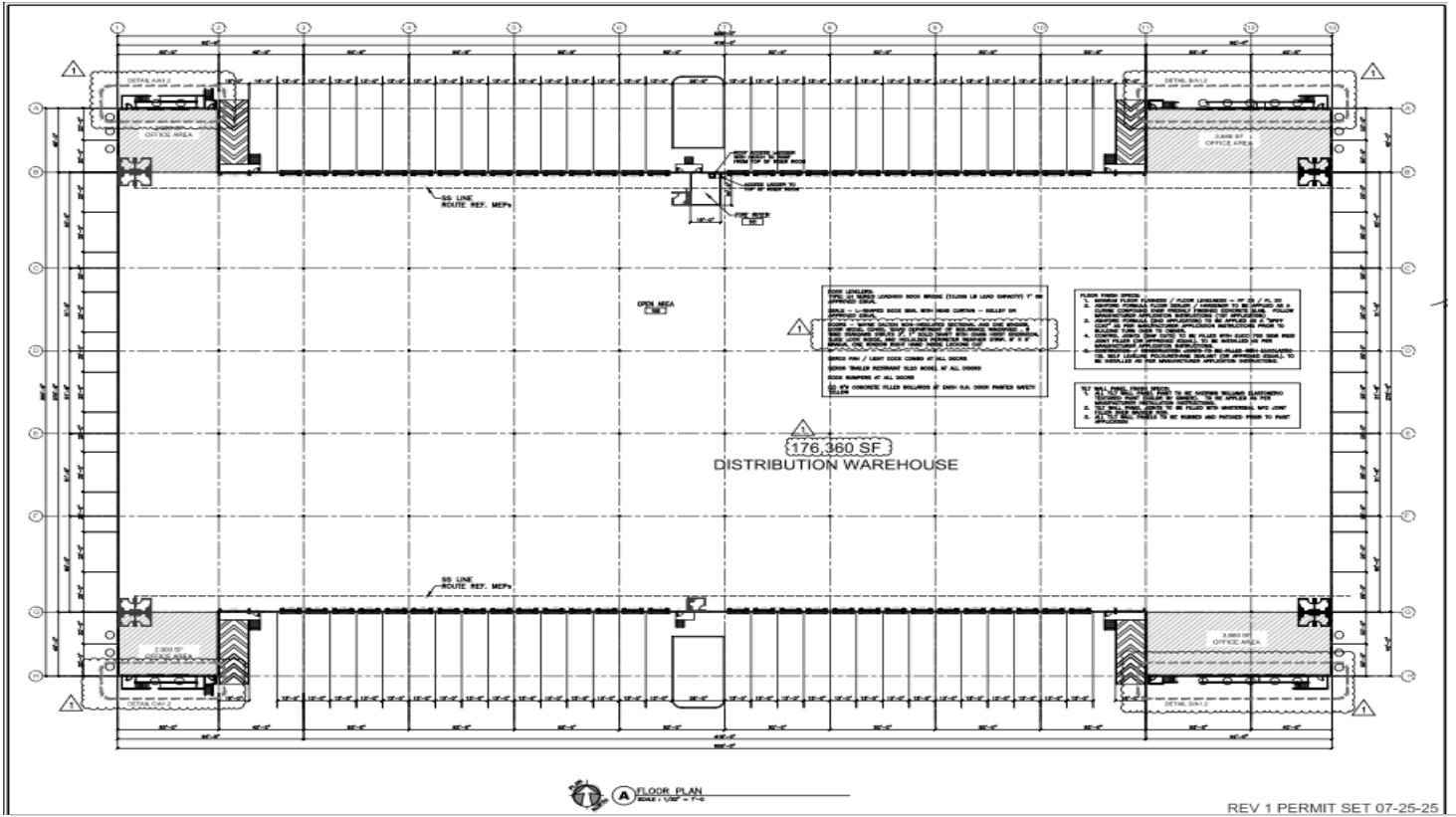
- 40,000 – 176,000 SF
- 36' Clear Height
- 50' X 50' Column Space
- 58 OHD– 8' X 10'
- 4 Drive-In Access
- 6" Reinforced Slab

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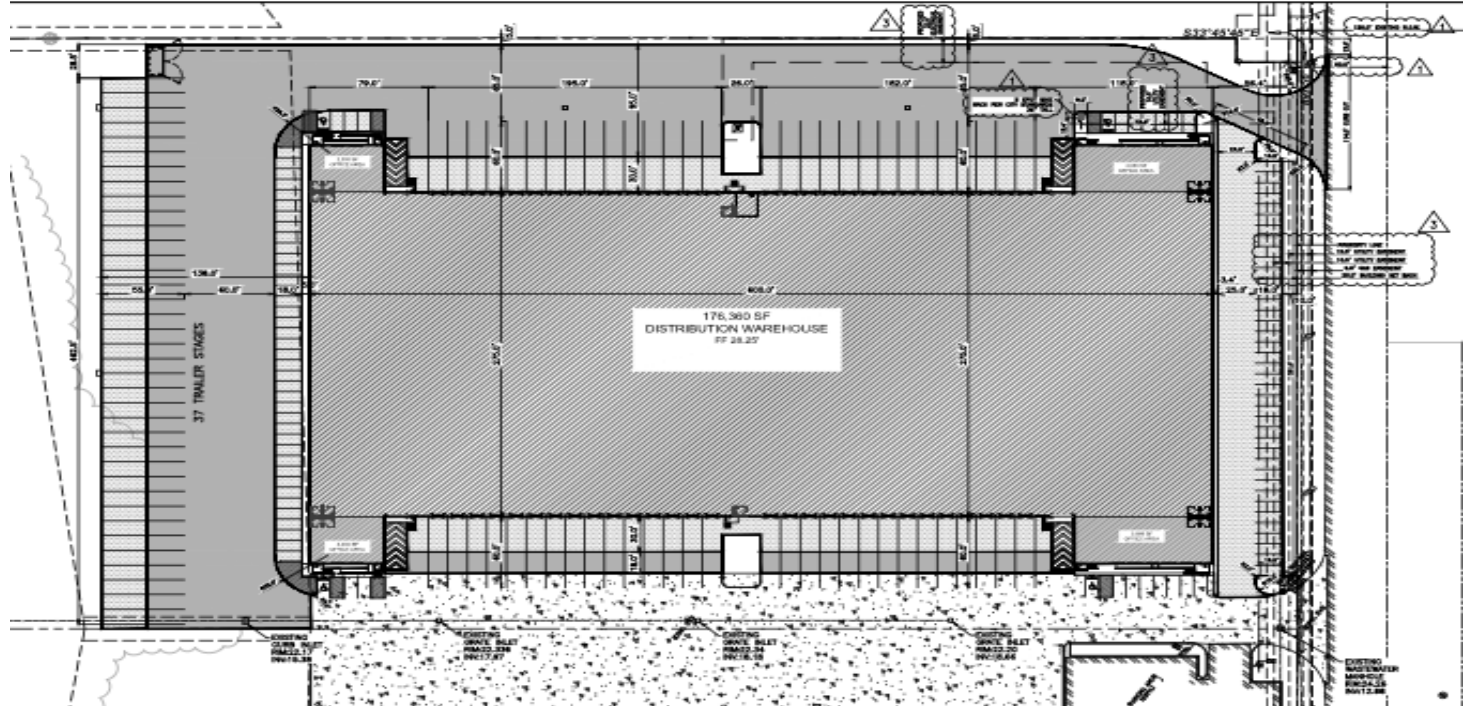
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FLOOR PLAN
NO. 104-17-172

REV 1 PERMIT SET 07-25-25



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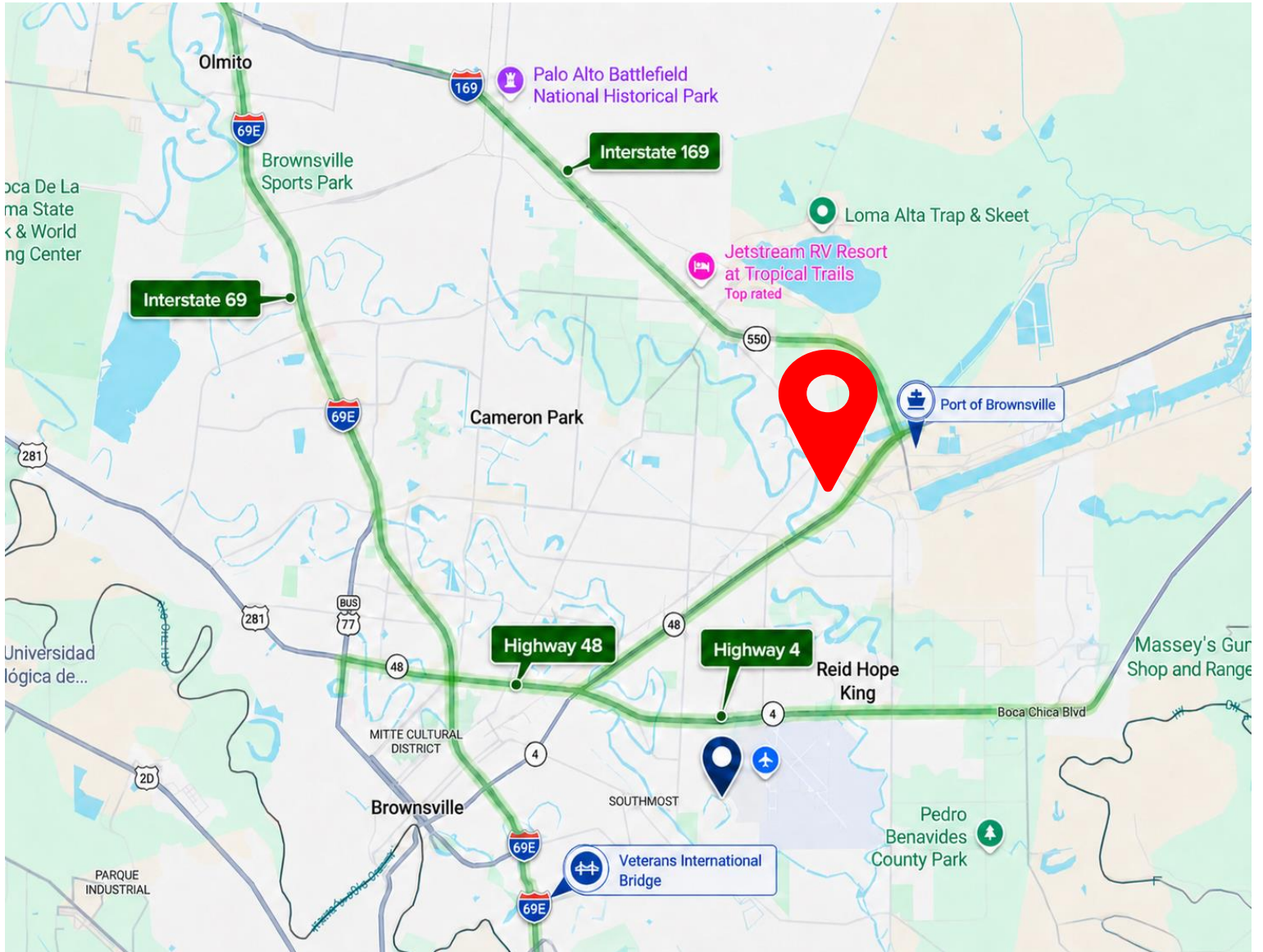
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LOCATION MAP



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