



FOR LEASE OR SALE
6700 PAREDES LINE RD

675,822 SF
BROWNSVILLE, TEXAS

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PROPERTY HIGHLIGHTS



**FULLY-FENCED
WITH GUARD
HOUSE**



**31' CLEAR
HEIGHTS**



**ONSITE ELECTRICAL
SUBSTATION**



**RECENT
RENOVATIONS:
NEW ROOF,
EXTERIOR PAINT,
3 NEW DOCKS**



**THREE MILES
TO I-69E**



PROPERTY DETAILS

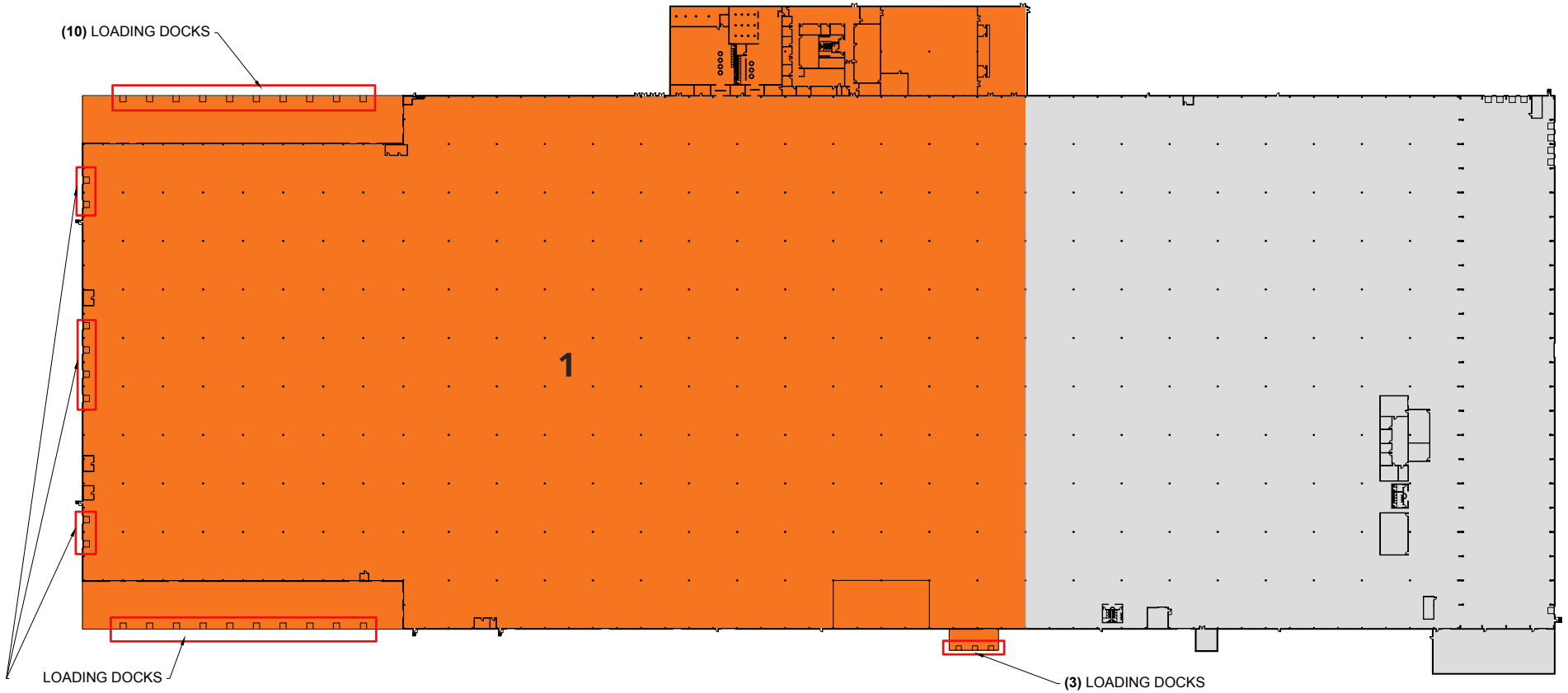
6700 PAREDES LINE RD | BROWNSVILLE, TX

| | |
|--------------------|-------------------------------|
| AVAILABLE SPACE | 675,822 SF |
| MINIMUM DIVISIBLE | 200,000 SF |
| OFFICE SPACE | 21,363 SF |
| LOADING DOCKS | 31 |
| DRIVE-IN DOORS | 5 |
| CLEAR HEIGHT | 26' 5" - 31' 6" |
| COLUMN WIDTH/DEPTH | 45' x 54' 6" |
| ROOF | Metal New Roof 2021 |
| WALLS | Metal & Masonry |
| FLOORS | 8" Reinforced Concrete |
| YEAR BUILT | 1998 |
| FIRE SUPPRESSION | 100% Wet |
| LIGHTING | LED |
| POWER | Heavy with On-site Substation |
| PARKING | 400 Surface Spaces |
| LAND AREA | 108 Acres |
| ZONING | L1: Light Industrial |
| PARCEL ID | 791900-0380-040000 |



FLOOR PLAN

6700 PAREDES LINE RD | BROWNSVILLE, TX



| NUMBER | SPACE DESIGNATION | COLUMN SPACING | OH DOORS | DOCKS | RESTROOMS | CLEAR HEIGHT | SQUARE FEET |
|--------------|-------------------|----------------|----------|-------|-----------|-----------------|-------------------|
| 1 | AVAILABLE | 45' X 54' 6" | 5 | 31 | 33 | 26' 5" - 31' 6" | 675,822 SF |
| TOTAL | | | | | | | 675,822 SF |



LOCATION MAP

6700 PAREDES LINE RD | BROWNSVILLE, TX

| | |
|----------------------------------|------------------|
| BROWNSVILLE INT'L AIRPORT | 9 MILES |
| CORPUS CHRISTI | 155 MILES |
| SAN ANTONIO | 272 MILES |

