

# RGV Industrial



320 S. UTAH AVE, WESLACO, TX

+/-66,800 SF 6.5 Acres

# Facility Features

Fully Sprinklered for Fire Protection

3-Phase Power

Covered Loading Dock Accommodating 8+ Trailers

Additional Loading and Unloading on all sides

Seal Coated Floors for easy dust-mopping

Multiple Concrete Ramps for ground-level loading

5 Fenced & Paved Yard Areas

Options, at additional cost:

Approximately 2,500 SF Offices

1 Acre Fenced and Gated area for Secure Storage



# RGV - Mid-Valley Industrial Facility

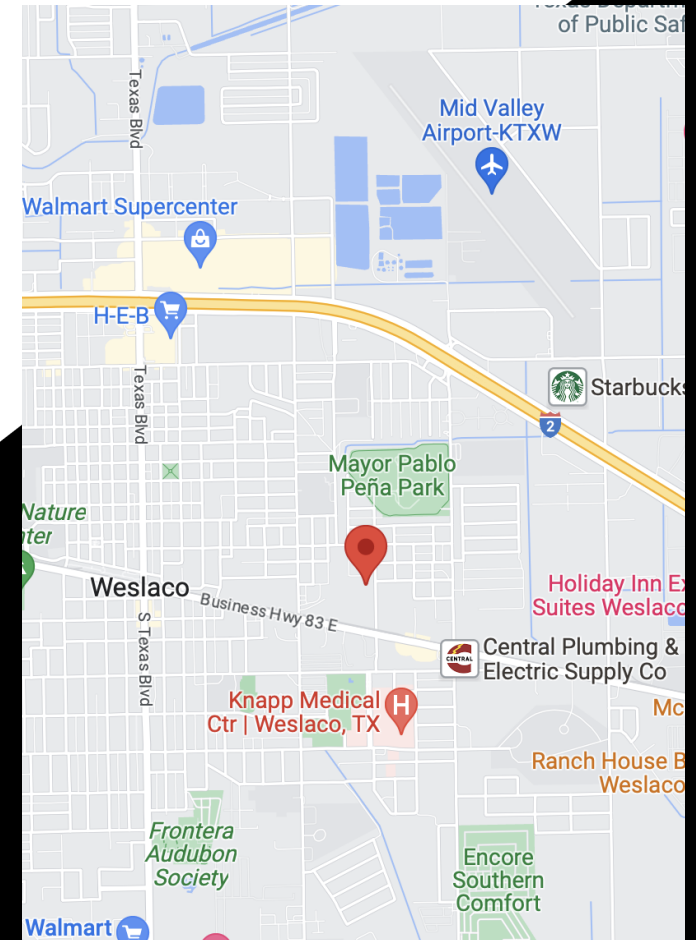
Location - Hidalgo County, Rio Grande Valley

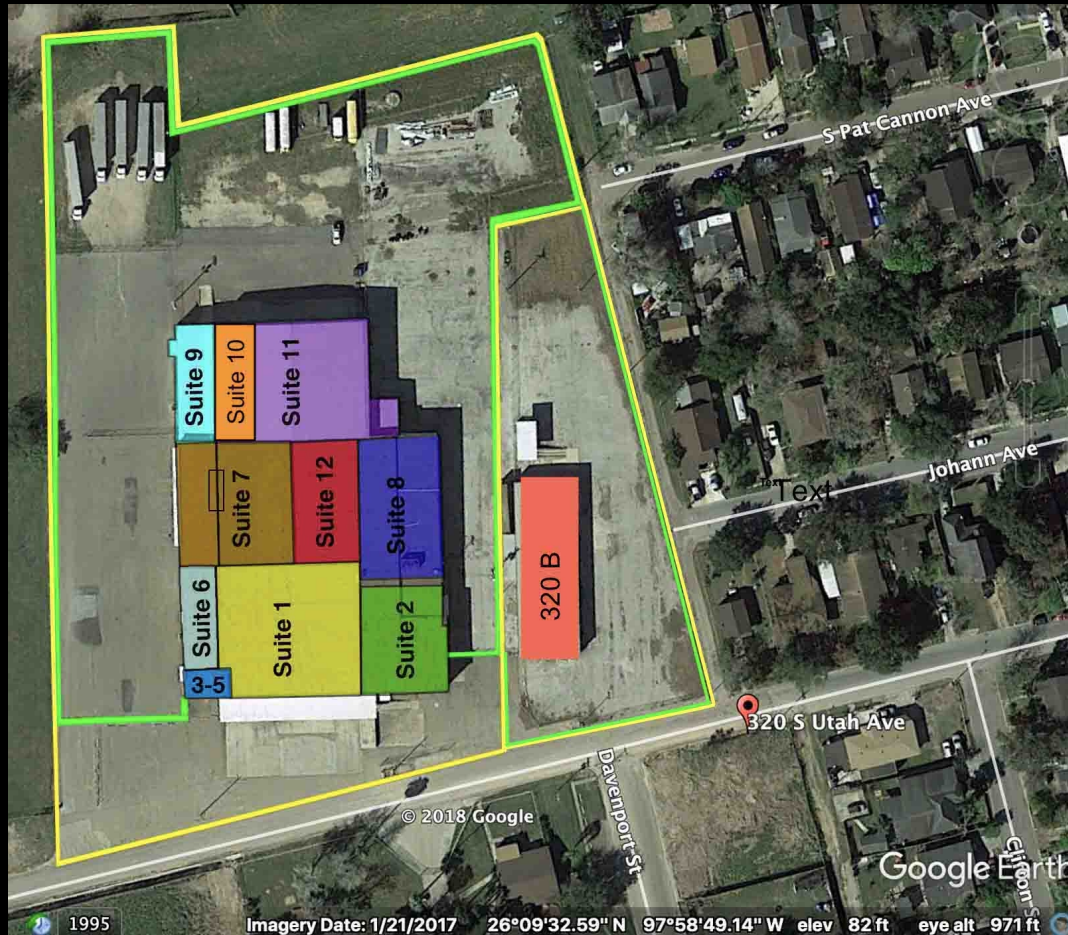
1 Mile to Interstate 2/Expressway 83

14 Miles to HWY 281, Pharr/McAllen

8 Miles to Progresso International Bridge

17 Miles to HWY 77, Harlingen





### UTAH Bldg. Legend



- █ - Fenced in area
- █ - 5 Acres
- █ - Suite 1 14,000 SF
- █ - Suite 2 7,000 SF
- █ - Suite 3-5 2,500 SF
- █ - Suite 6 3,600 SF
- █ - Suite 7 8,000 SF
- █ - Suite 8 7,000 SF
- █ - Suite 9 3,000 SF
- █ - Suite 11 9,000 SF
- █ - Suite 12 5,000 SF
- █ - Suite 10 3,000 SF
- █ 320 B Detached 7,200 SF



**Lyon Real Estate LLC**  
**Lyon Gegenheimer**

Broker  
 M: 512.633.5384  
 lyon@lyon.realestate