

76 KINGDOM ST, EAGLE PASS | TX 78852



WAREHOUSE | 136,500 SF FOR SALE OR LEASE



FOR MORE PROPERTY INFORMATION AND SITE TOURS, PLEASE CONTACT:

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PROPERTY OVERVIEW

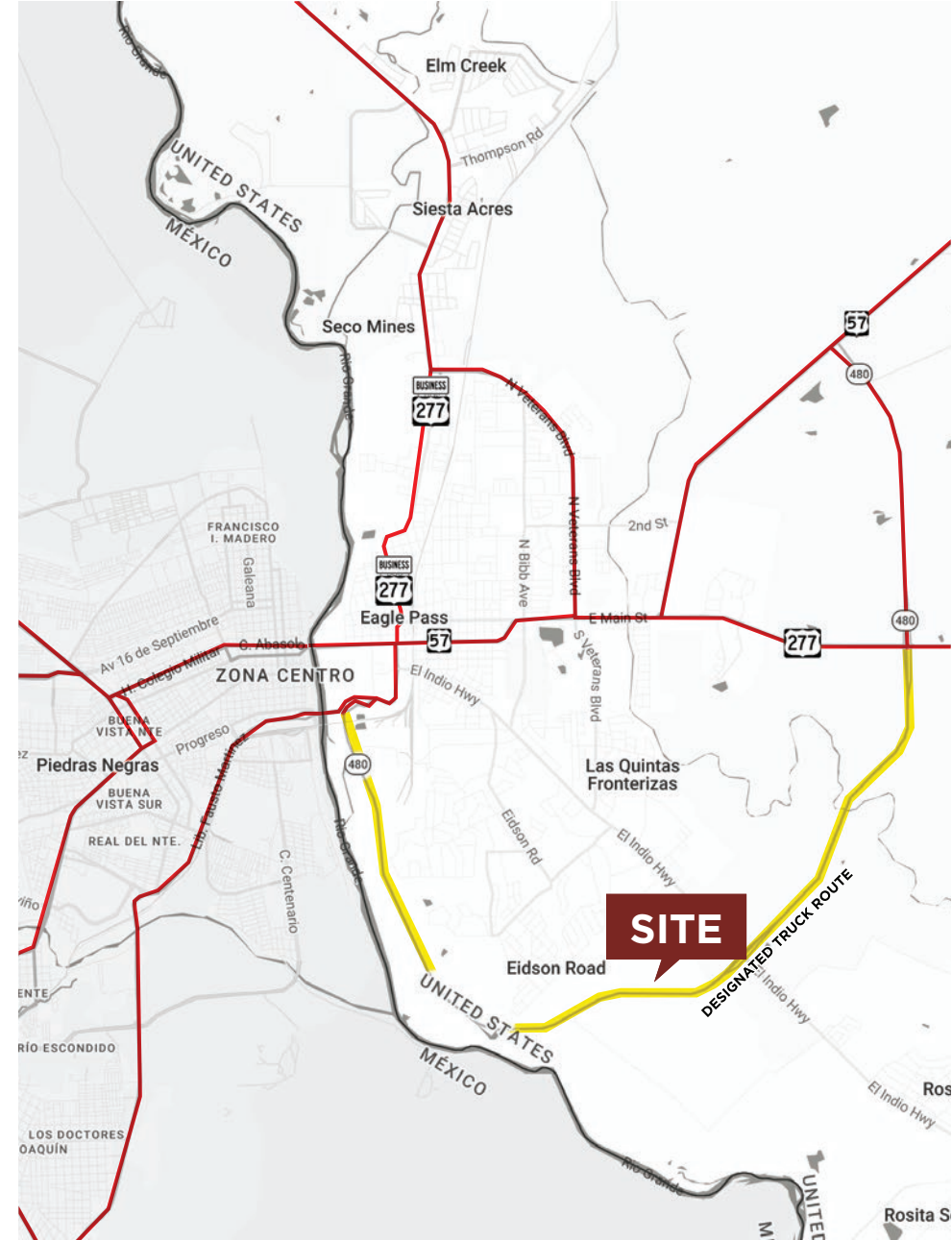
PROPERTY SUMMARY

76 Kingdom St is a new Class A industrial development currently under construction within EMPIRE Industrial Park in Eagle Pass, Texas, with delivery anticipated in Q2 2027. Strategically positioned near Highway 480 and El Indio Highway (FM 1021), the property offers excellent connectivity to the Camino Real International Bridge and key commercial trade routes, making it an ideal location for logistics, warehousing, and cross-border distribution operations.

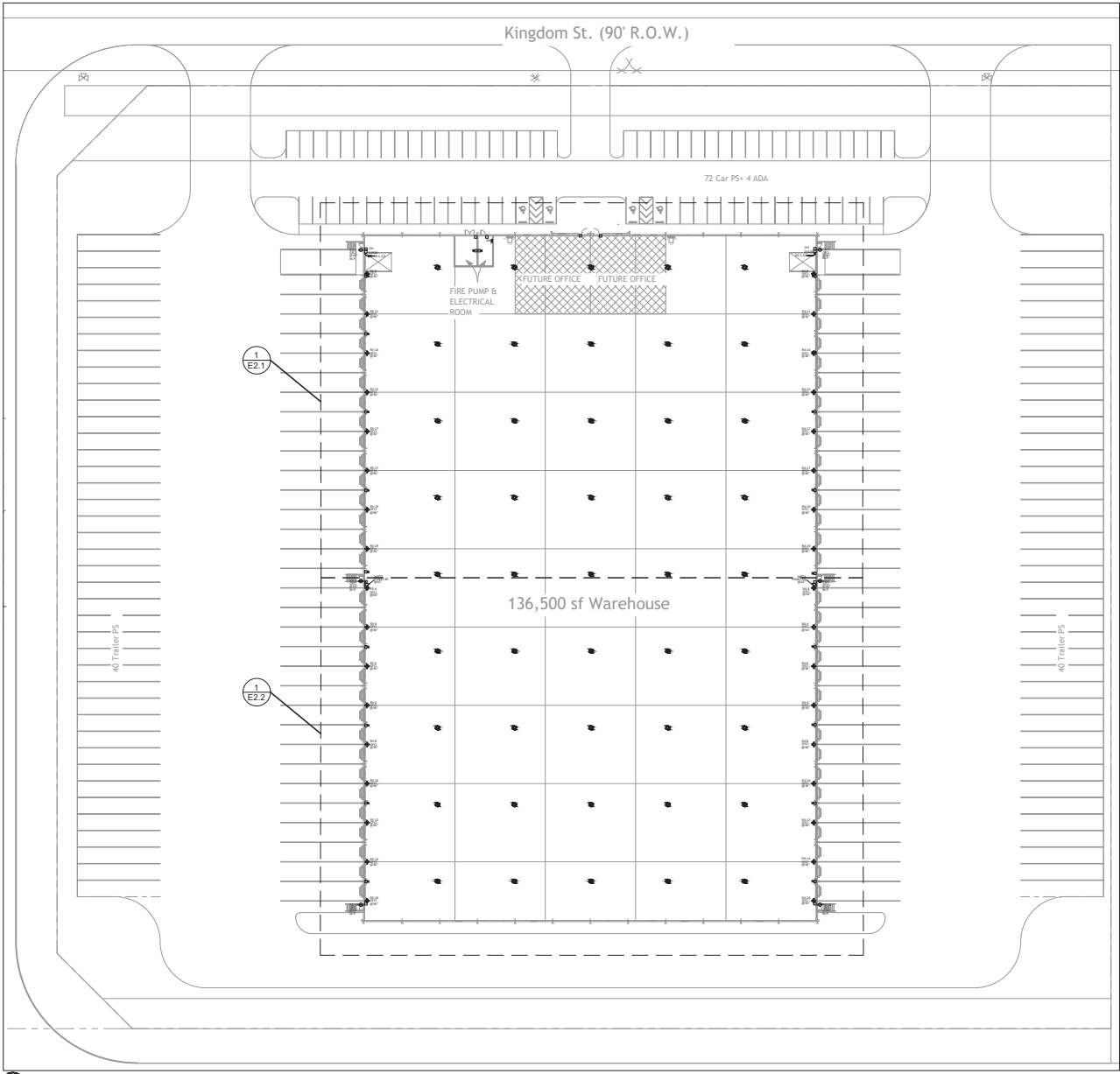
In addition, the facility is being developed to support efficient industrial operations with modern construction standards, functional circulation, and ample parking capacity. Located within the region's premier industrial park, the property offers a strong opportunity for tenants seeking scalable Class A space in the rapidly growing Eagle Pass logistics market.

PROPERTY FEATURES

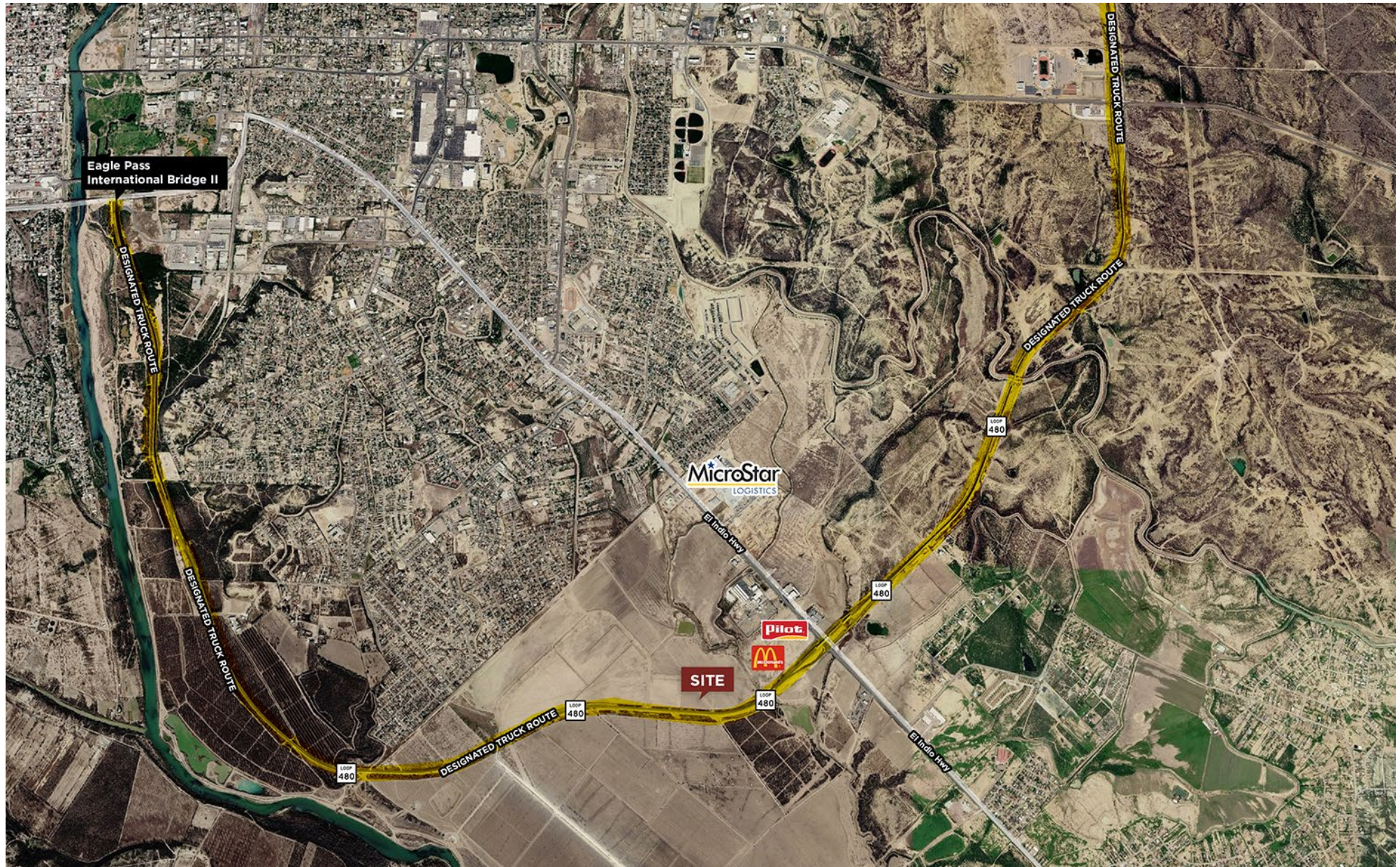
Total Building Size:	±136,500 SF
Available SF:	Divisible to ±68,250 SF minimum
Office Space:	±3,000 SF office space
Trailer Parking Spots:	80 trailer parking spaces &
Auto Parking Spots:	76 auto parking spaces
Clear Height:	10'
Dock Doors:	62 overhead dock doors with dock-high levelers
Dock Equipment:	Edge of Dock Levelers
Construction:	Tilt Up Walls
Column Spacing:	60'x52'
Fire Protection:	Wet Sprinklers
Lighting:	LED warehouse lighting with motion sensors
Year Built:	2027



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SITE PLAN









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