

# KINGDOM WAREHOUSE

FOR LEASE | 136,500 SF



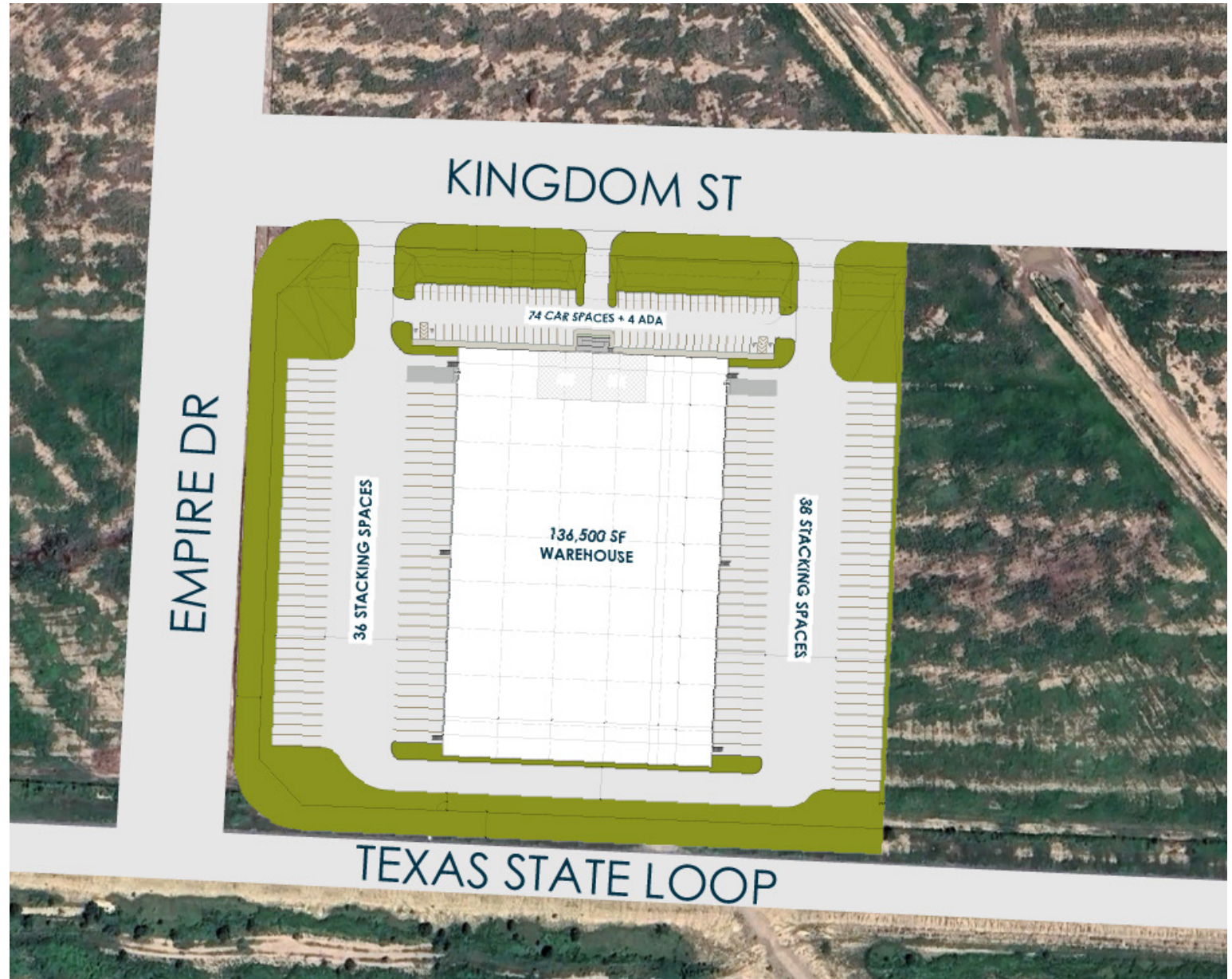
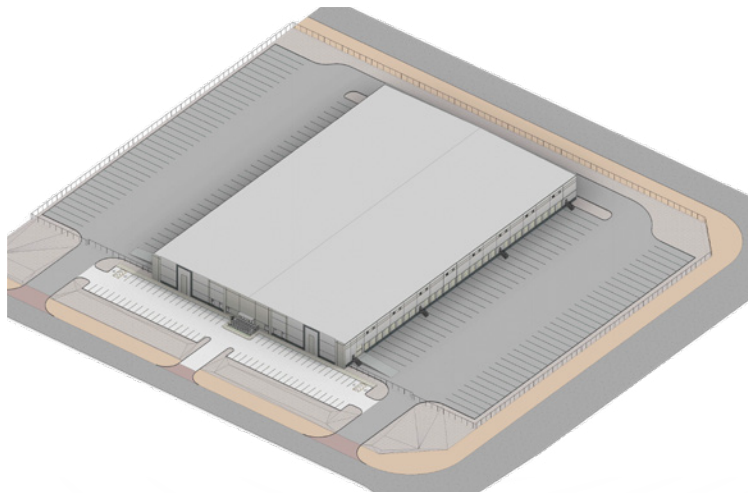
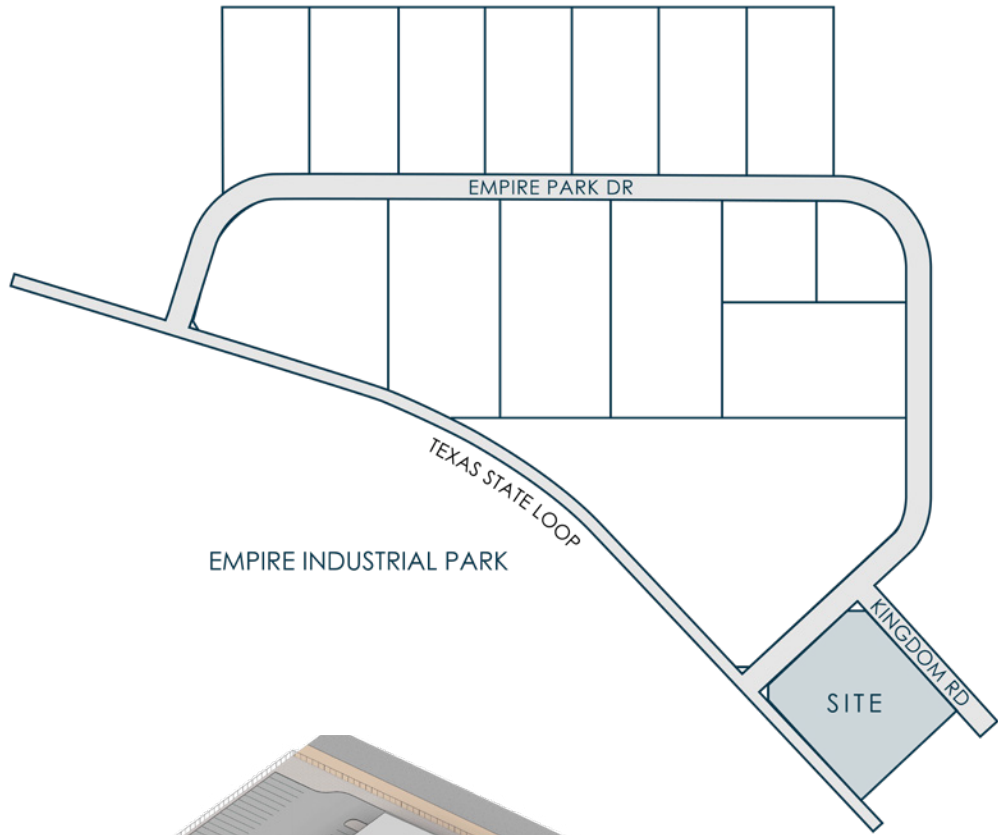
0 KINGDOM RD | EAGLE PASS TX, 78852

# PROPERTY OVERVIEW



<b>TOTAL SPACE:</b>	136,500 SF (DIVISIBLE TO 65,250 SF)
<b>TOTAL LAND:</b>	±10 ACRES
<b>OFFICE:</b>	±3,000 SF
<b>CLEAR HEIGHT:</b>	30'
<b>LOADING:</b>	FIFTY EIGHT (58) DOCK-HIGH DOORS CROSS-DOCK CONFIGURATION
<b>PARKING:</b>	190' TRUCK COURT DEPTH SEVENTY FOUR (74) TRAILER PARKS
<b>SPEED BAY:</b>	60'
<b>COLUMN SPACING:</b>	52'
<b>POWER:</b>	3-PHASE/480V/600 AMPS
<b>CONSTRUCTION:</b>	TILT-WALL
<b>LIGHTING:</b>	LED
<b>SPRINKLERS:</b>	ESFR

# SITE PLAN



# DESIGNATED TRUCK ROUTE

## Camino Real Bridge

(Via Texas State Loop)

5.1 Miles

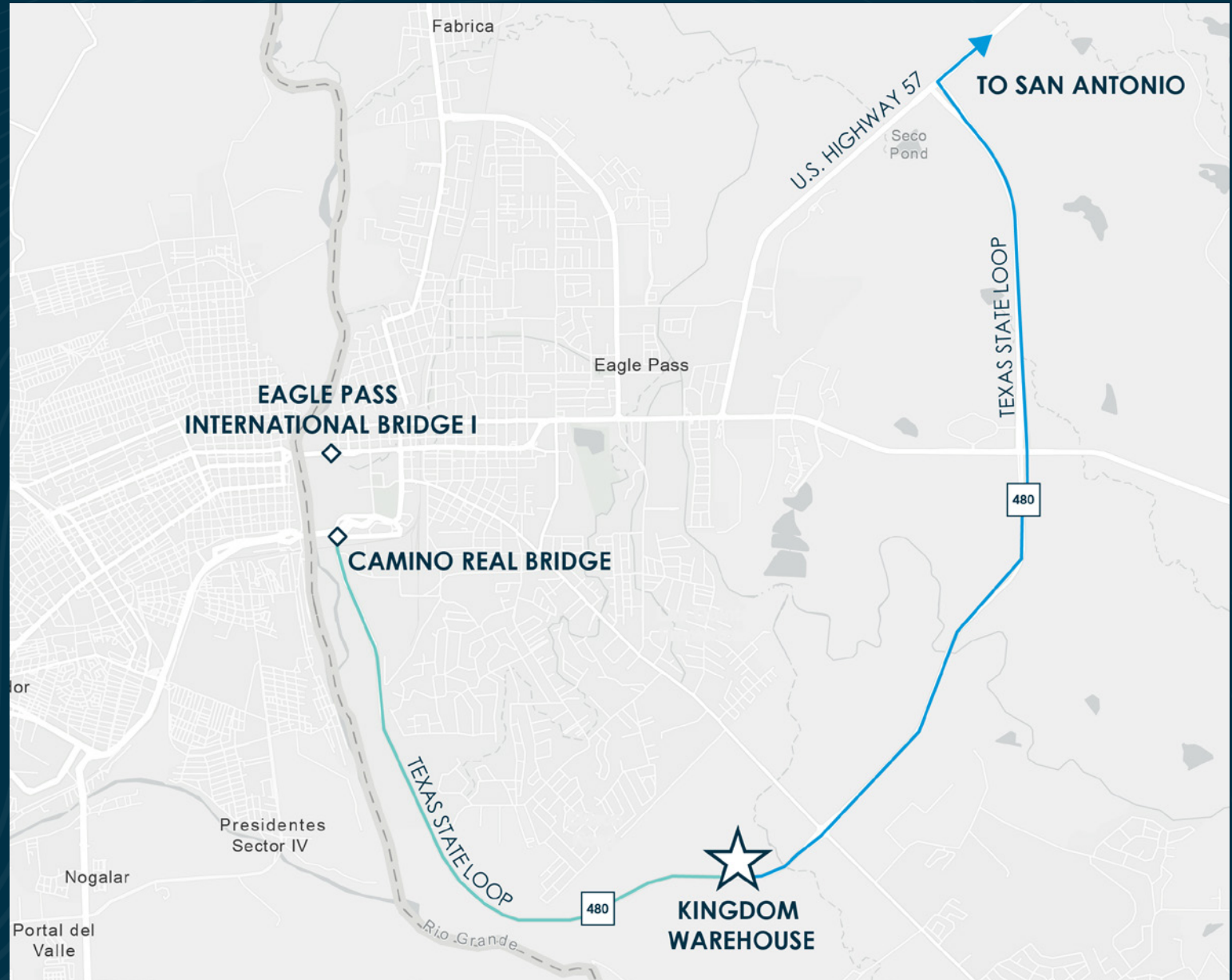
9 Minutes

## San Antonio

(Via Texas State Loop & I-57)

143 Miles

2 Hours, 20 Minutes



# WHY EAGLE PASS?

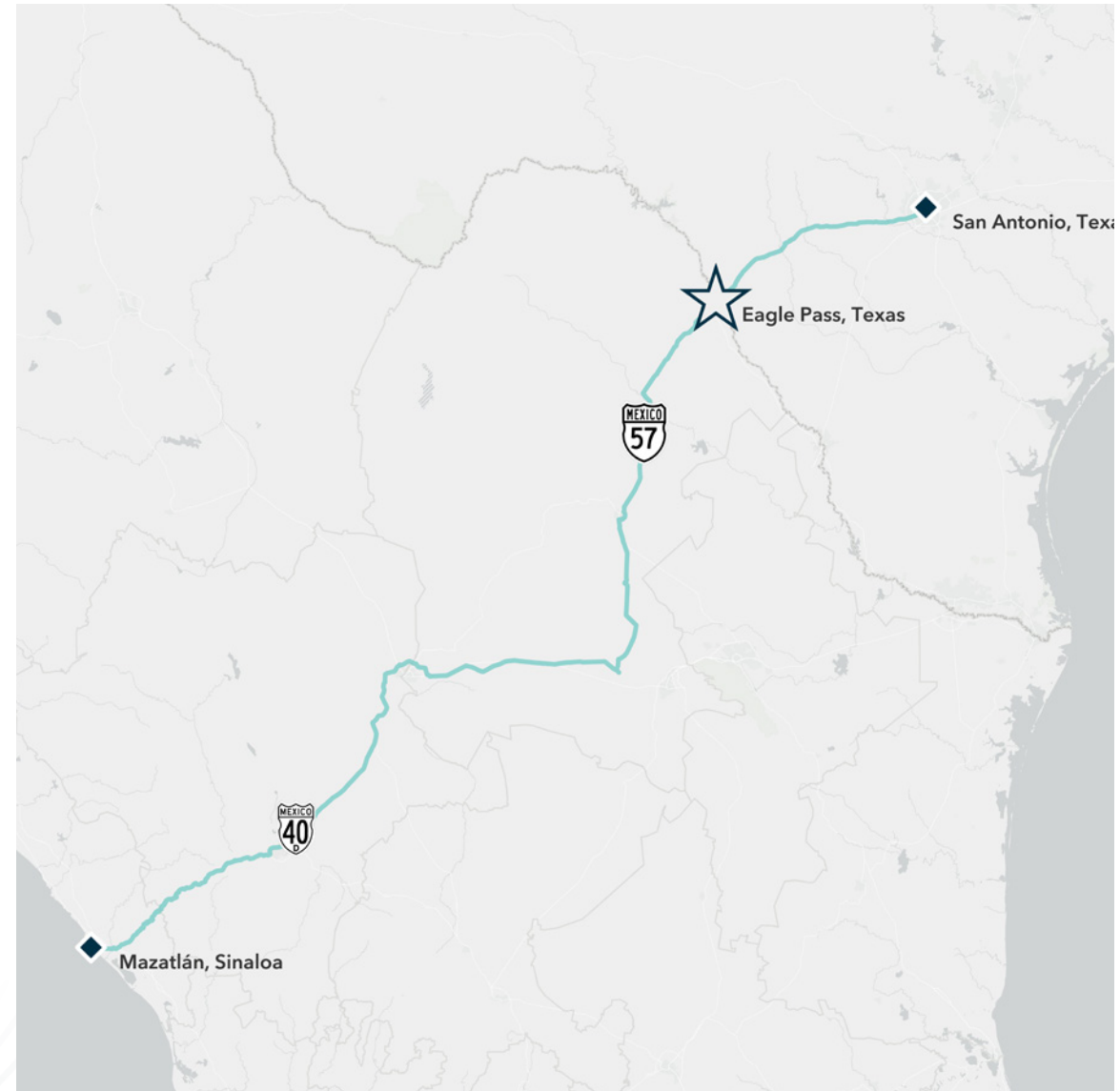
1. The Camino Real International Bridge Realignment Project stands as a significant initiative geared towards bolstering commercial traffic efficiency and safety, while also stimulating economic growth in Eagle Pass. With a proposed budget of \$19.5 million, this expansion is poised to comprehensively address various transportation challenges and establish a more streamlined access point to the Port of Entry. The anticipated benefits extend beyond mere infrastructure enhancements; they are expected to usher in new economic opportunities, particularly with the heightened utilization of this secondary trade route. Such developments will spur increased demand for premier industrial parks such as EMPIRE. With construction scheduled to commence on the bridge in October 2024 and an estimated completion time frame of two years, those with interest in Eagle Pass can anticipate tangible improvements in both infrastructure and trade facilitation upon construction completion.

2. Construction of the Sinaloa Port (SIPORT) is the closest point to the Pacific in the Eastern United States, which means that 70% of its economy. It is also the closest port to the north of Mexico, representing 30% of its Gross Domestic Product.

4. The realization of the U.S.-Mexico-Canada Agreement corridor, this being the logistic connection that, added to the Inter-oceanic Corridor - Istmo of Tehuantepec, enhances the economic development of Mexico.

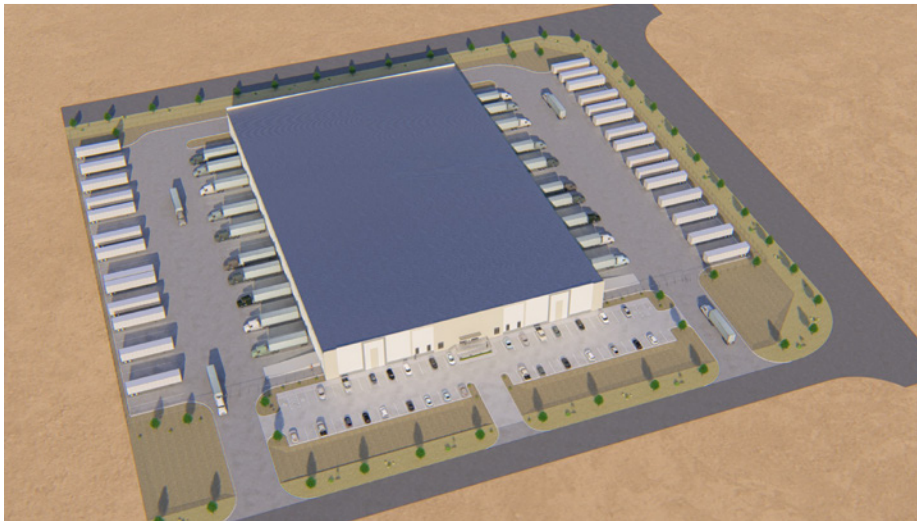
- **Exit to the Pacific** that connects the North of Mexico and the East of the United States.
- Elevated cargo flow projection between the United States and Mexico by 2050 currently sits at **608 billion dollars**.
- Heightened economic prosperity of **all States involved**.
- Mexico will be the most important link **between the United States and Asia**.
- Contributions to the Mexico-United States **migration agenda**.

3. The US 57 Corridor will become a highway marking the connection point between Eagle Pass and central Texas via Interstate 35.



## FOR MORE INFORMATION

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