

# NEW CONSTRUCTION, CLIMATE-CONTROLLED WAREHOUSE FACILITY FOR SALE

4200 W. Mile 3 Road, Mission, TX 78574



**ASKING PRICE**      \$2,200,000

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**COLDWELL BANKER  
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RIO GRANDE VALLEY

# PROPERTY OVERVIEW

**FOR SALE**

4200 W. Mile 3 Mission, TX 78574



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

This fully insulated, and climate-controlled warehouse is designed to support a wide range of operational needs. It features specialized spaces, including a large conference room, staff amenities, advanced refrigeration and freezer units, and state-of-the-art infrastructure. With robust mechanical, electrical, and plumbing systems, this property is optimized for productivity and energy efficiency.

### PROPERTY HIGHLIGHTS

- Refrigeration capacity: 1,900 SF walk-in cooler and 900 SF walk-in freezer.
- Advanced infrastructure: 45-ton HVAC, 3-phase 1,200 AMP electrical, LED lighting, and comprehensive security systems.

### OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	1
Lot Size:	3.44 Acres
Building Size:	15,000 SF

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# PROPERTY DESCRIPTION

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## PROPERTY DESCRIPTION

This property features a fully insulated and climate-controlled warehouse spanning 15,000 square feet, with dimensions of 75 feet by 200 feet. It includes a large conference and training room that accommodates 20–24 people, a staff cafeteria, a lunch area, and a reception office with a window connected to the lobby. Additional spaces include male and female restrooms, as well as separate rooms for accounting, technology (equipped with A/V setups, server racks, and cameras), and laundromat facilities. The building has substantial refrigeration and freezer capacities, including a 1,900-square-foot walk-in cooler with three new Turbo Air medium-temp units (22.5 HP total) and a 900-square-foot walk-in freezer. Both areas feature insulated walls, floors, water drains, and horizontal track slider doors for accessibility.

## SITE DESCRIPTION

This site possesses a staging/loading/unloading area with a 12-foot by 14-foot electric insulated roller door. Its construction includes Fiber Reinforced Plastic (FRP) floor-to-ceiling walls and a suspended vinyl-coated drop ceiling in a 2x2 grid. Energy-efficient LED lighting is installed throughout the interior and exterior, complemented by exterior light towers at all four corners of the property. Mechanical systems include a finished ceiling height of 17 feet, six new 7.5-ton HVAC units providing 45 tons of climate control, and full spray-foam insulation for superior energy efficiency. The electrical infrastructure offers 3-phase power with a 1,200 AMP main disconnect (current service at 800 AMP, upgradeable), and the plumbing system is connected to local city/county water and waste drainage with horizontal water drains throughout the production areas.

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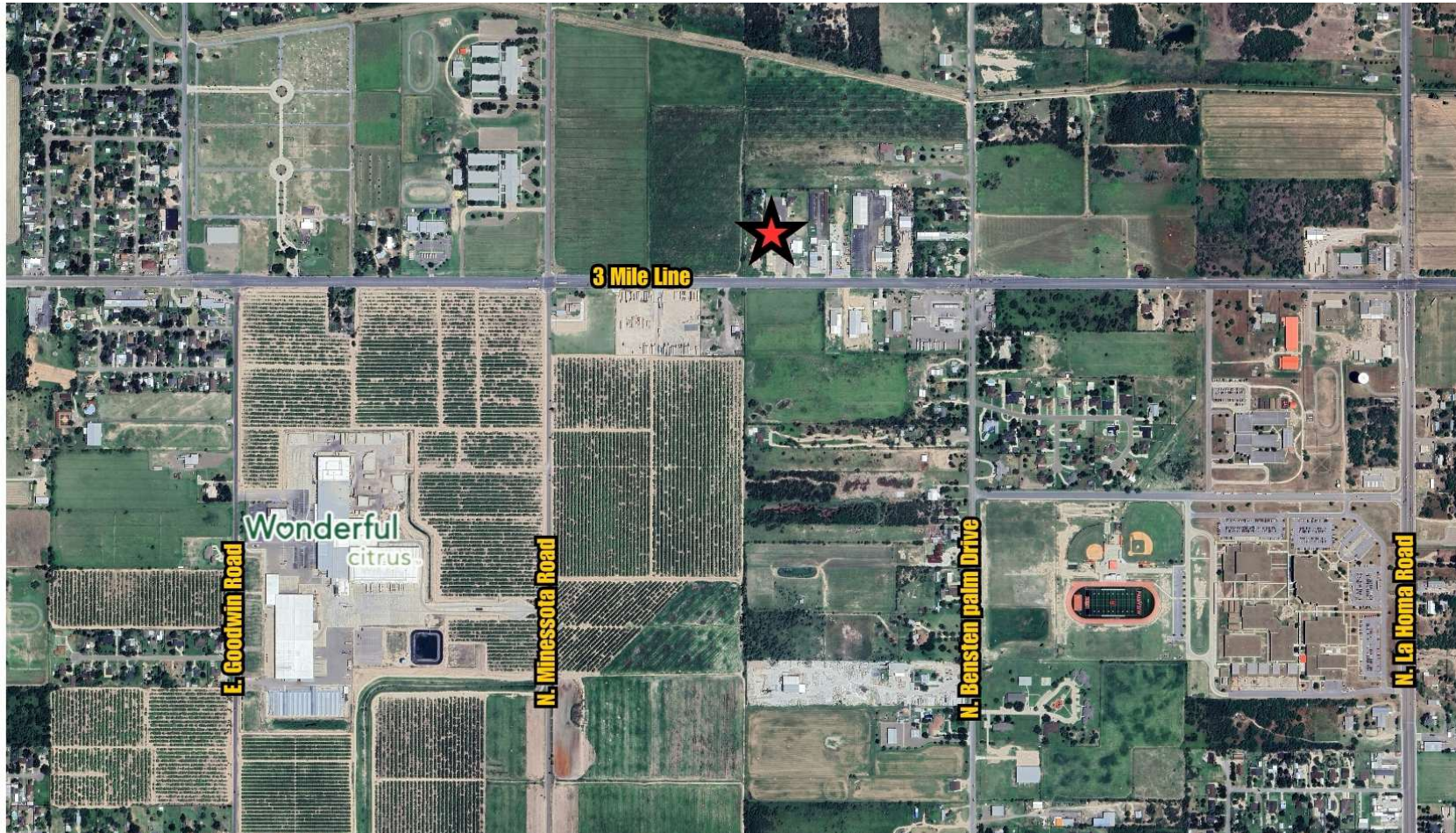


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# AERIAL MAP

**FOR SALE**

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# INTERIOR PHOTOS

## MODERN CLIMATE CONTROLLED WAREHOUSE

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# DEMOGRAPHICS

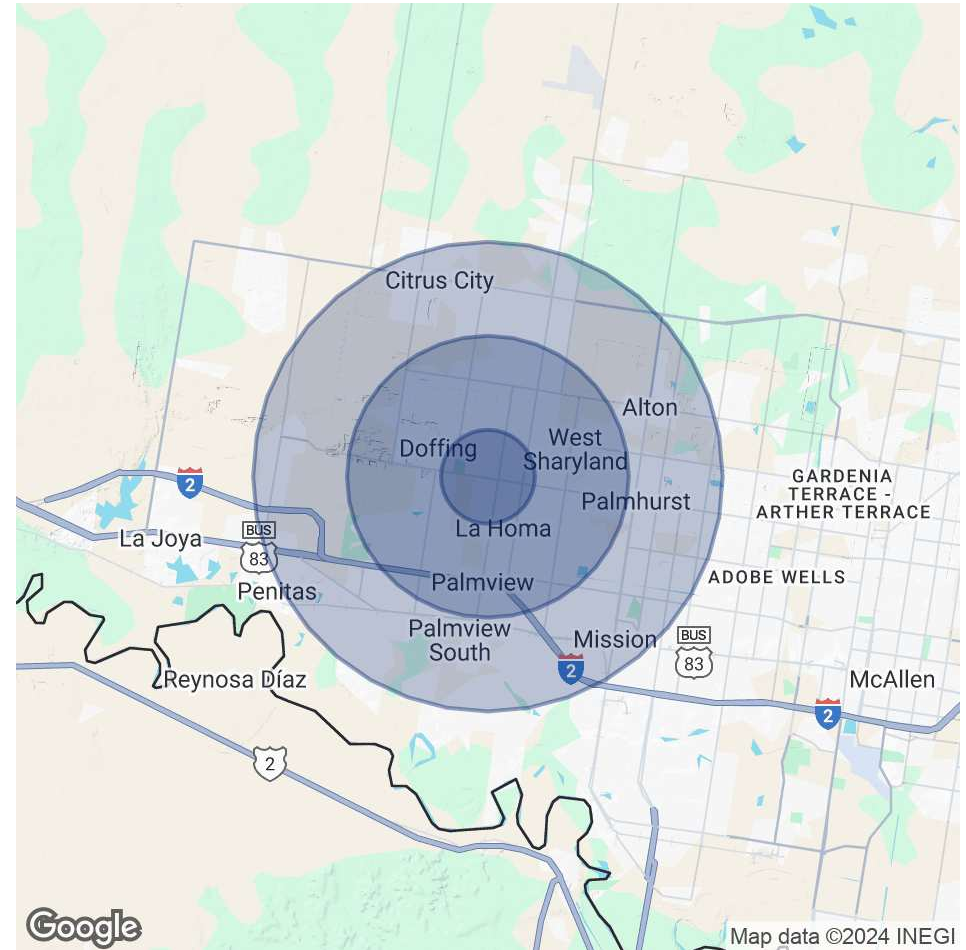
## MODERN CLIMATE CONTROLLED WAREHOUSE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,928	54,211	139,921
Average Age	34	34	35
Average Age (Male)	34	33	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,050	15,159	40,120
# of Persons per HH	3.7	3.6	3.5
Average HH Income	\$53,510	\$61,686	\$62,357
Average House Value	\$137,064	\$161,152	\$154,014

Demographics data derived from AlphaMap



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