

ABASTO PROPERTIES LLC



SAN ANTONIO, TEXAS

DEVELOPMENT LOCATION

9342 SE LOOP 410, SAN ANTONIO TEXAS 78223

- 1,800 FT frontage to Loop 410, between S. Presa St and Southton Rd.
- Easy access to I-37 (Corpus/McAllen), I-35 (Laredo/Austin) and I-10 (El Paso/Houston)
- Across street from Brooks City Base Industrial Park (Cuisine Solution, Amazon, etc.)



PHASE 2 OVERVIEW



27 condominium lots of 10,400 SQFT (60' x 173') each.

10,000 SQFT model building C9.

Water, sewer, electricity and internet connections available inside each lot.

Lots are part of the condominium with access to common amenities and areas including ample streets, parking for vehicles and trucks, and security.

FOR SALE

20 CONDO LOTS PHASE 2

- Each condo lot of approx. 10,000 SQFT buildable area. Lots can be combined to up to 120,000 SQFT.
- Access to common areas including streets and parking
- In-lot water, sewer, electrical and communications connections
- All paving completed for truck and vehicle parking and maneuvering.



20 CONDO LOTS PHASE 2



MODEL WAREHOUSE (SOLD) PHASE 2



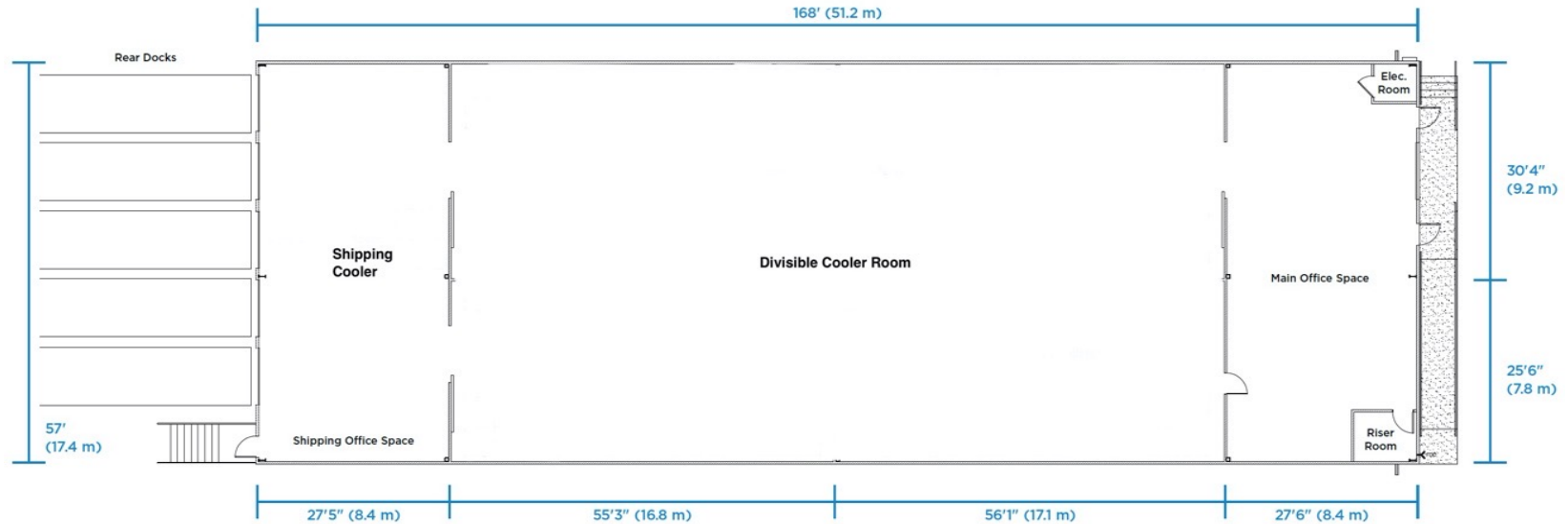
10,000 SQFT stand alone building.

Divisible **COLD** room with custom arrangement of evaporators and **COLD** shipping dock.

Preparations for build-to-suit admin and shipping offices.



MODEL WAREHOUSE SPECIFICATIONS



Total Space	10,000 SQFT
Cold Room	7,000 SQFT
Cold Shipping Dock	1,500 SQFT
Dry Space (Office)	1,500 SQFT
Loading Docks	4
Refrigeration Capacity	42 Tons
Lowest Temperature	28 F
Equipment	3 Compressors, 5 Evaporators

Year Built	2021
Zoning	MI-1
Clear Height	27 FT
Sprinkler System	Dry
Roof	TPO
Ceiling	Metal Panel
Exterior Walls	Insulated Metal Panel
Interior Walls	Insulated Metal Panel

ABOUT ABASTO

Abasto Properties and its affiliates have built a total of more than 2.5 million sq. ft. of warehouse space and sold over 800 warehouses and industrial lots in Mexico and the US.

This family-owned company has been present in McAllen Texas since 1994 where it built and continues selling, leasing and managing landmark warehouse projects, among others:

- McAllen Produce Terminal Market & Extension 23rd
- The Warehouse Kingdom Phase 1 & 2
- International Parkway, Wanda Avenue and George McVay cold storage warehouses.

WEBSITE: WWW.MCALLEWAREHOUSE.COM

