

Warehouse Space
For
LEASE

INDUSTRIAL CIR.
20,000 SF- 43,000 SF
August 2025



Alejandro Garza

Brokerage Services

📞 (956) 346 3176

✉ alex@icollc.com

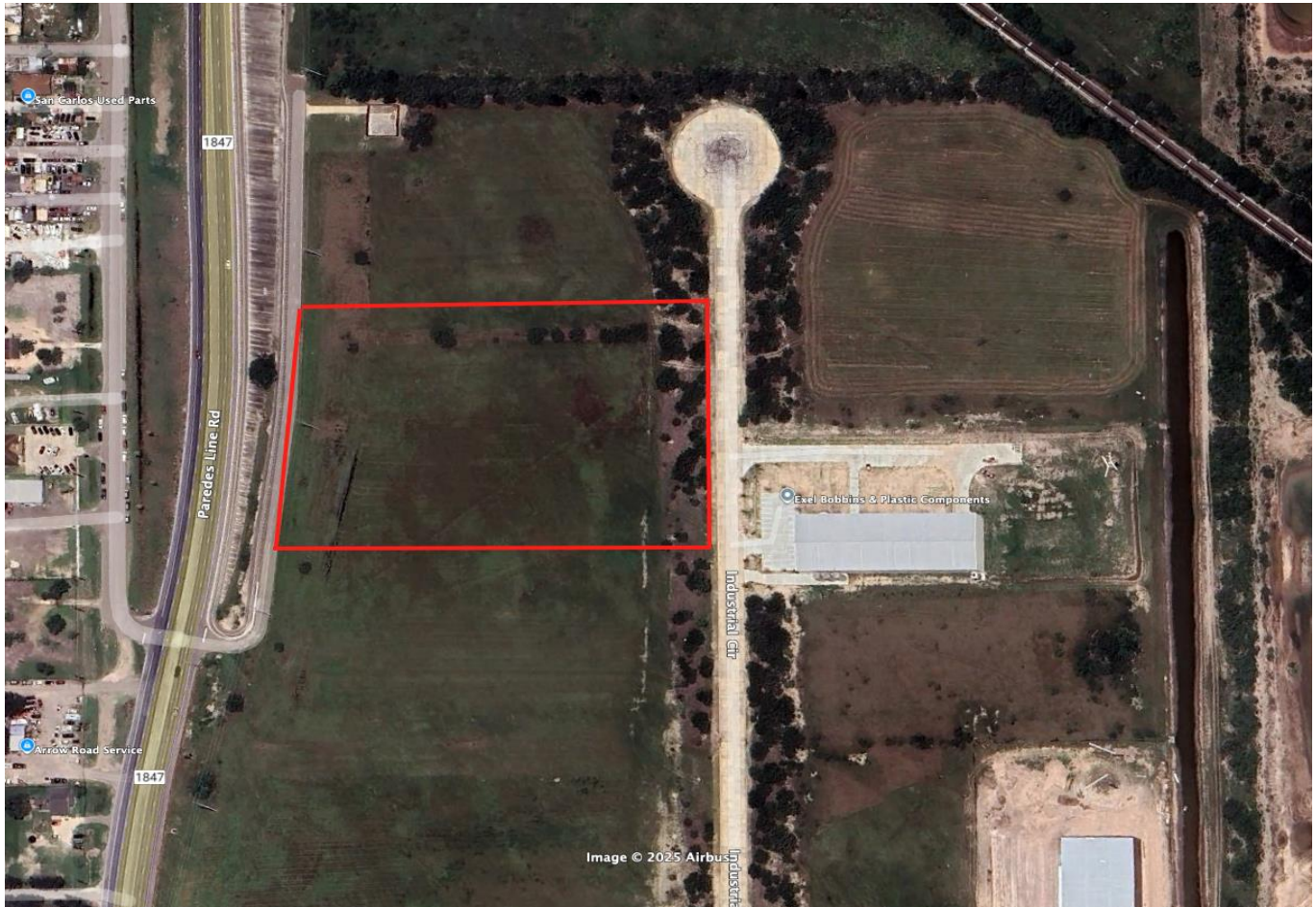
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📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

**WAREHOUSE SPACE
AVAILABLE**

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SITE LOCATION



Building Summary

- 43,000SqFt
- Fire Sprinklered
- Concrete-Tilt Up
- 225 KvA 227/480 3-Phase
- Built 2024/2025

Space Summary

- 20,000-43,000,000 SqFt
- 30' Clear Height
- 4 OHD– 8' X 10'
- 1 Drive-In Access
- 6" Reinforced Slab

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PREMISES LAYOUT



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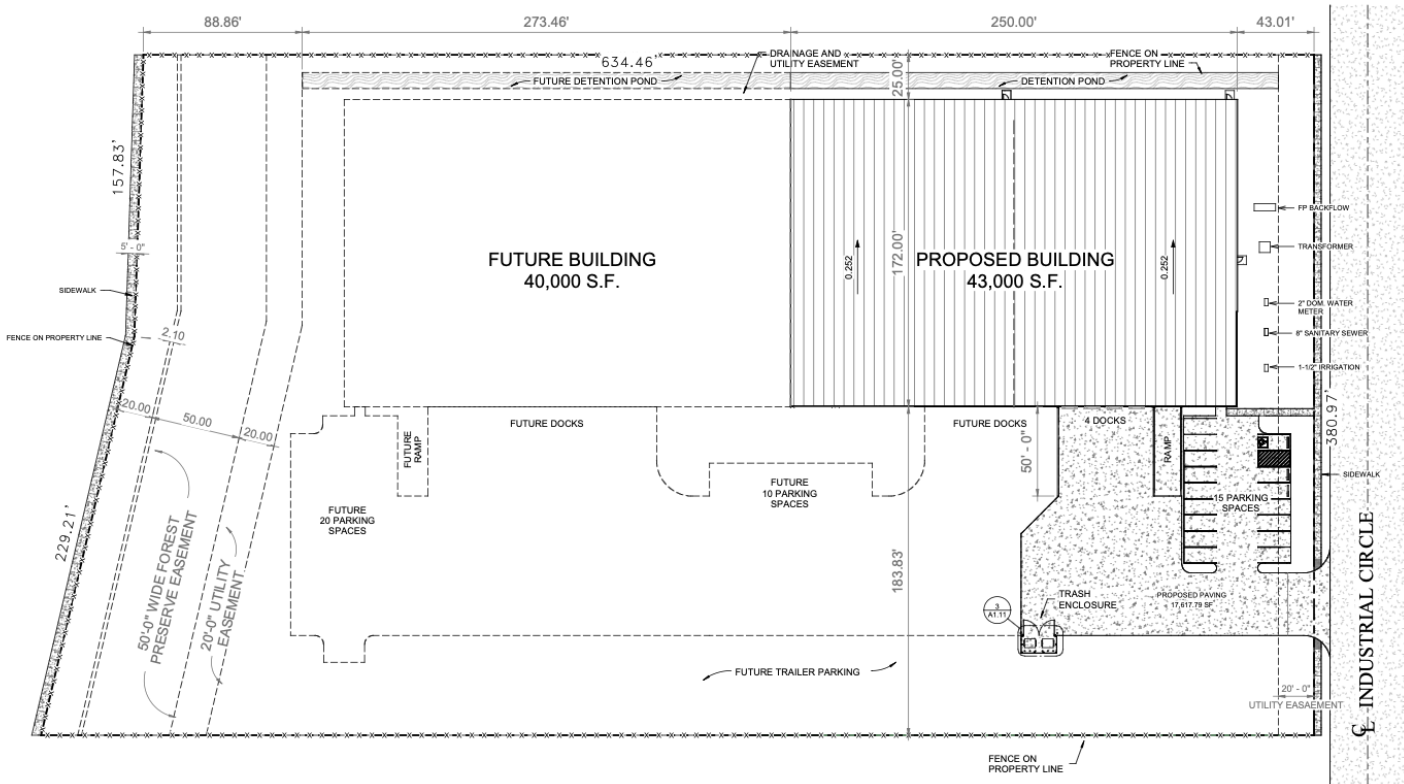
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SITE PLAN



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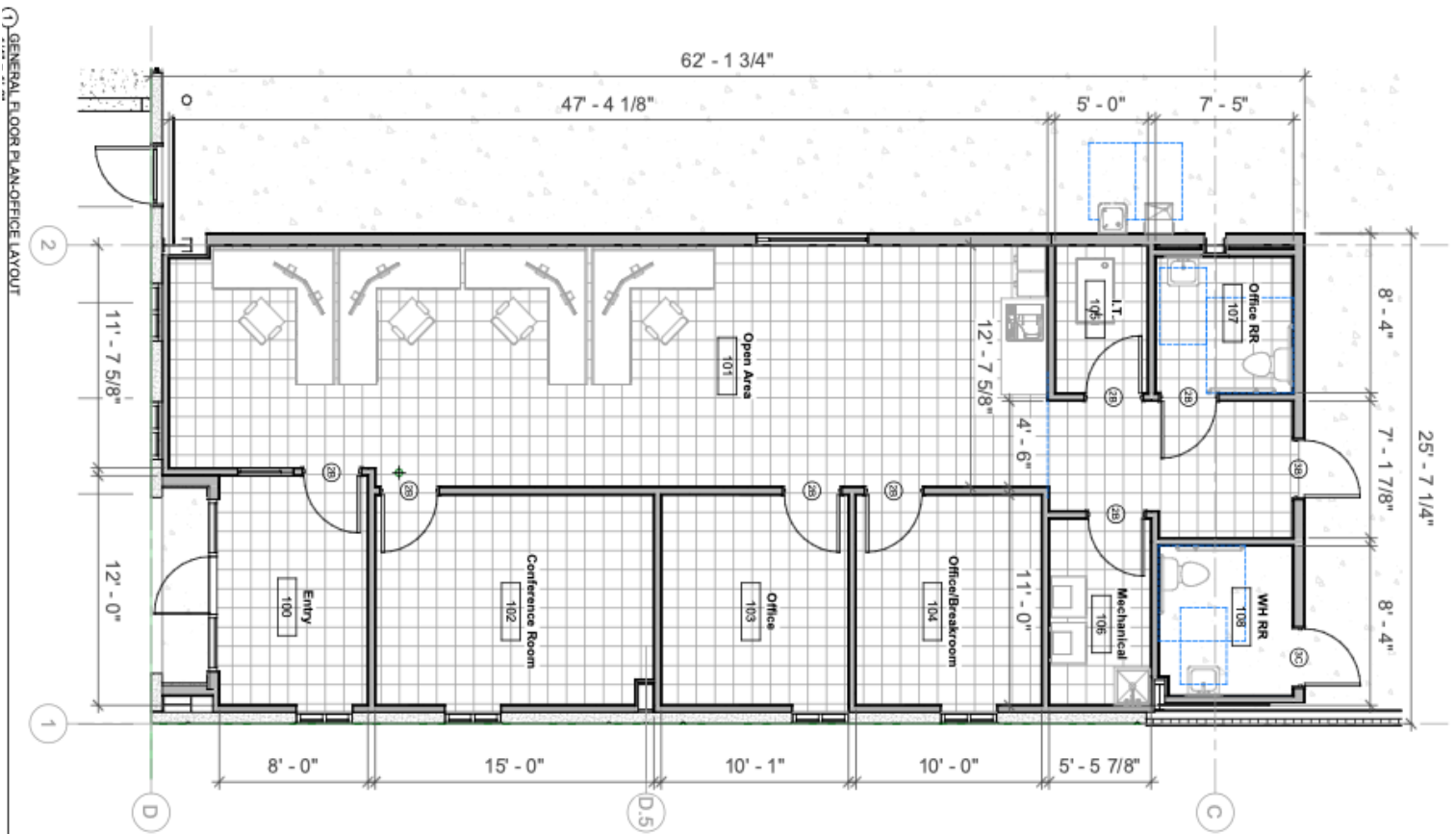
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OFFICE LAYOUT

1,595 SPEC OFFICE LAYOUT



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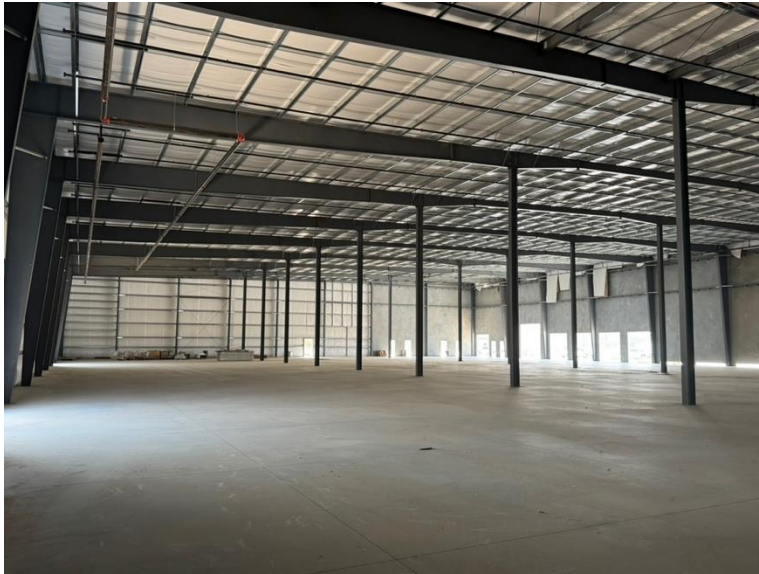
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Interior Photos



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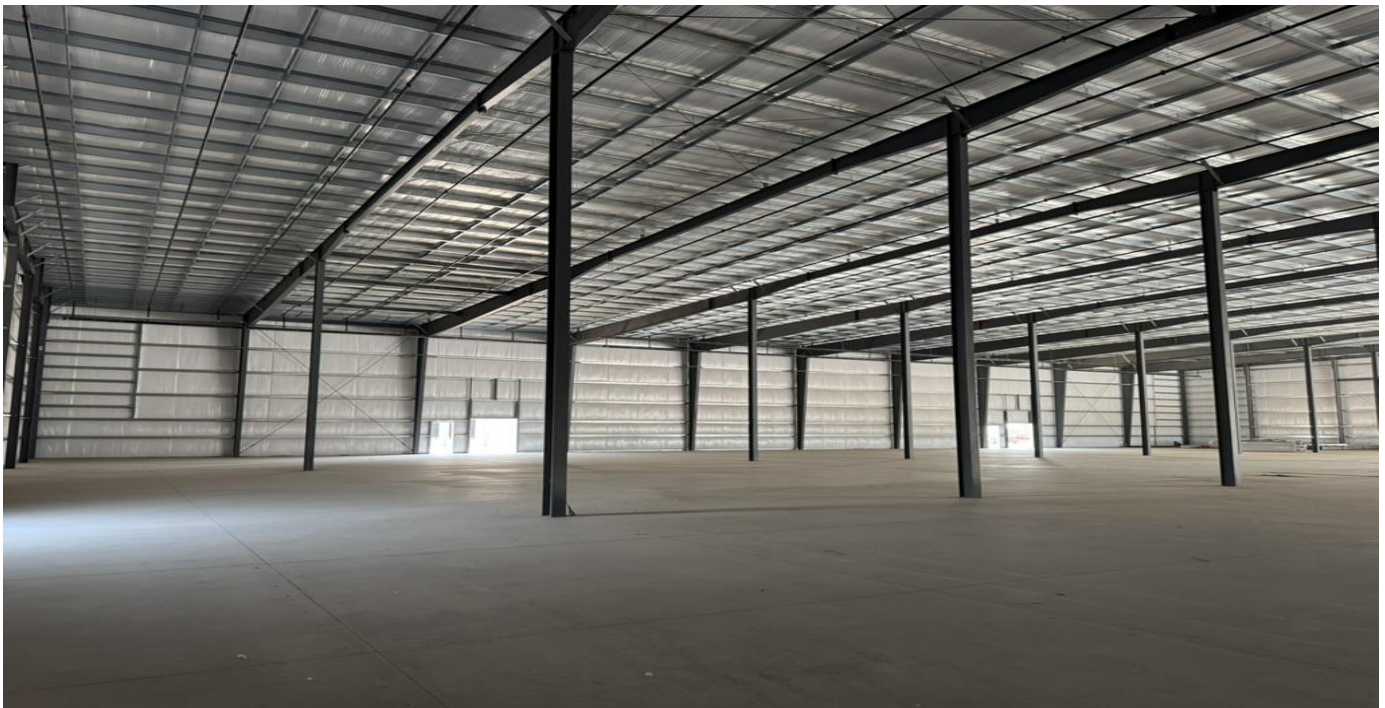
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