



FOR LEASE

6700 PAREDES LINE RD

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

675,822 SF

BROWNSVILLE, TEXAS



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**FULLY-FENCED
WITH GUARD
HOUSE**



**31' CLEAR
HEIGHTS**



**ONSITE ELECTRICAL
SUBSTATION**



**RECENT
RENOVATIONS:
NEW ROOF,
EXTERIOR PAINT,
3 NEW DOCKS**



**THREE MILES
TO I-69E**



PROPERTY DETAILS

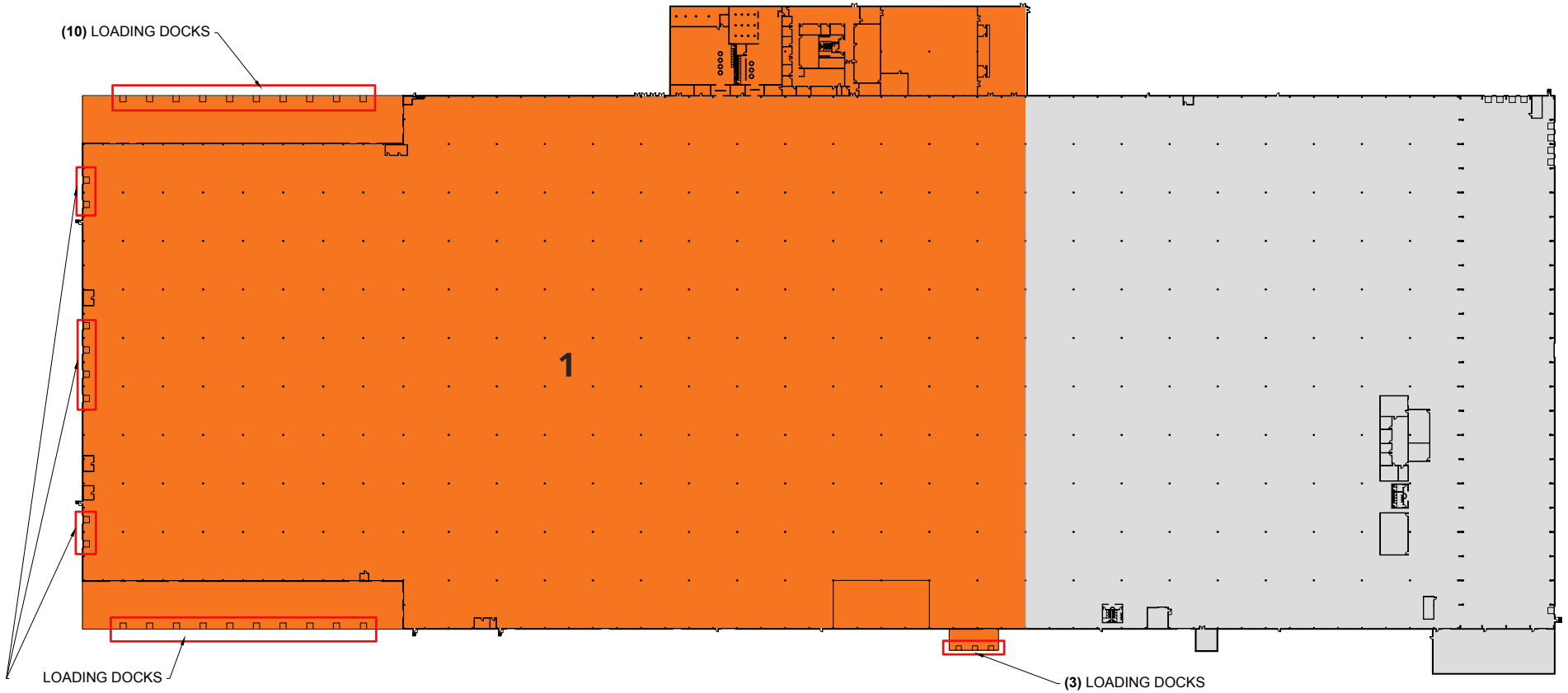
6700 PAREDES LINE RD | BROWNSVILLE, TX

AVAILABLE SPACE	675,822 SF
MINIMUM DIVISIBLE	200,000 SF
OFFICE SPACE	21,363 SF
LOADING DOCKS	31
DRIVE-IN DOORS	5
CLEAR HEIGHT	26' 5" - 31' 6"
COLUMN WIDTH/DEPTH	45' x 54' 6"
ROOF	Metal New Roof 2021
WALLS	Metal & Masonry
FLOORS	8" Reinforced Concrete
YEAR BUILT	1998
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy with On-site Substation
PARKING	400 Surface Spaces
LAND AREA	108 Acres
ZONING	L1: Light Industrial
PARCEL ID	791900-0380-040000



FLOOR PLAN

6700 PAREDES LINE RD | BROWNSVILLE, TX



NUMBER	SPACE DESIGNATION	COLUMN SPACING	OH DOORS	DOCKS	RESTROOMS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	45' X 54' 6"	5	31	33	26' 5" - 31' 6"	675,822 SF
TOTAL							675,822 SF



LOCATION MAP

6700 PAREDES LINE RD | BROWNSVILLE, TX

BROWNSVILLE INT'L AIRPORT	9 MILES
CORPUS CHRISTI	155 MILES
SAN ANTONIO	272 MILES

