



Texas RGV Investment, LLC
MAX COLD STORAGE

COLD /DRY WAREHOUSE SUITES

12 Independent Units | 8,600 sq.ft. Each | 104,000 sq.ft. Total



MOVE-IN READY COLD/DRY SUITES – MINUTES FROM THE PHARR INTERNATIONAL BRIDGE AND RIGHT ACROSS THE TOLL ROAD

PROPERTY OVERVIEW

Location: 5900 S. Stewart, San Juan Texas
– Minutes from Pharr International Bridge & Toll Road

Total Building Size: 104,000 sq.ft.

Ceiling height: 34 ft.

Dock Doors: 3 per space / 36 Total

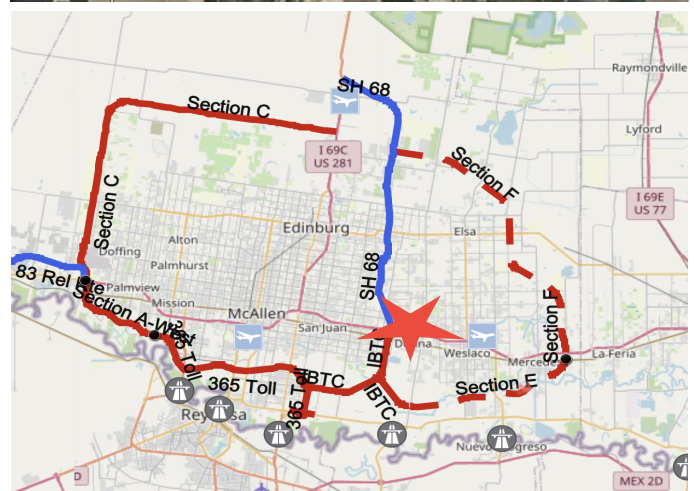
Available: Move-in / Ready Customizable

Ideal Tenants:

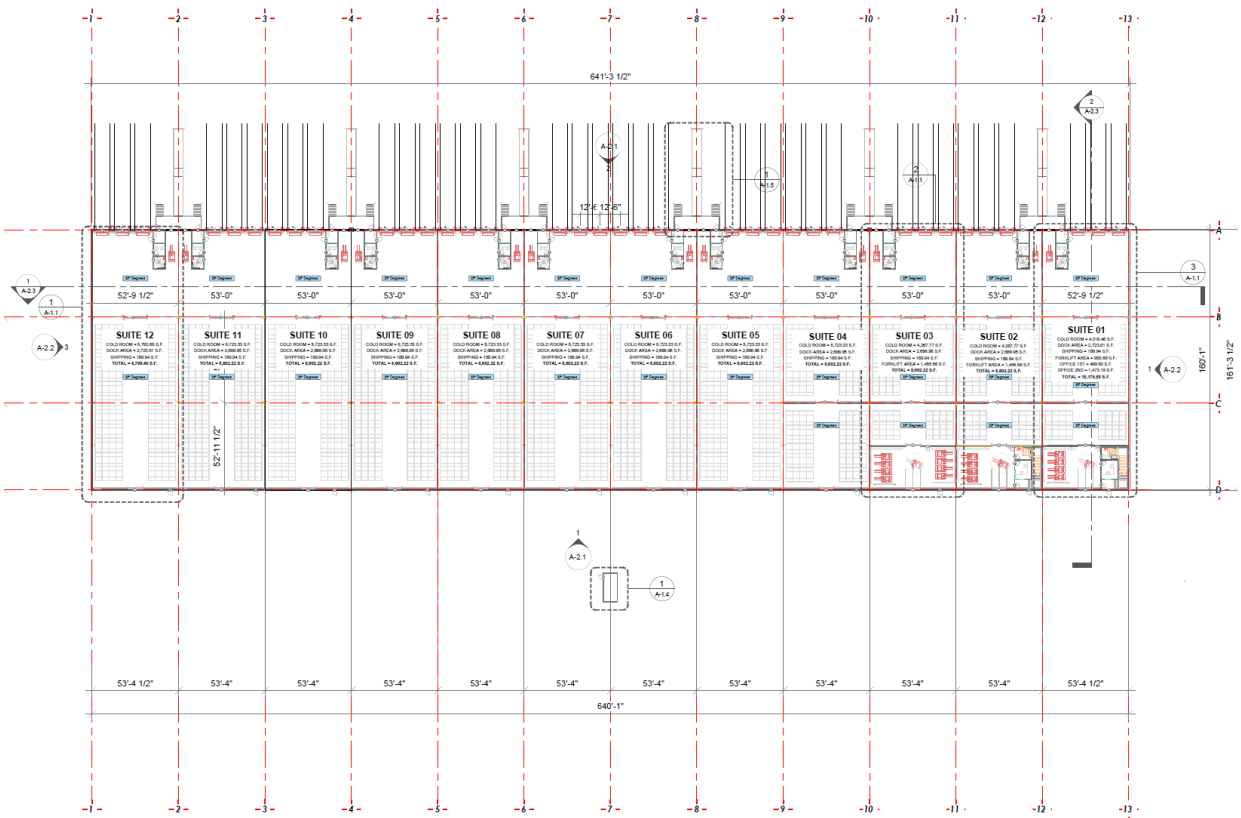
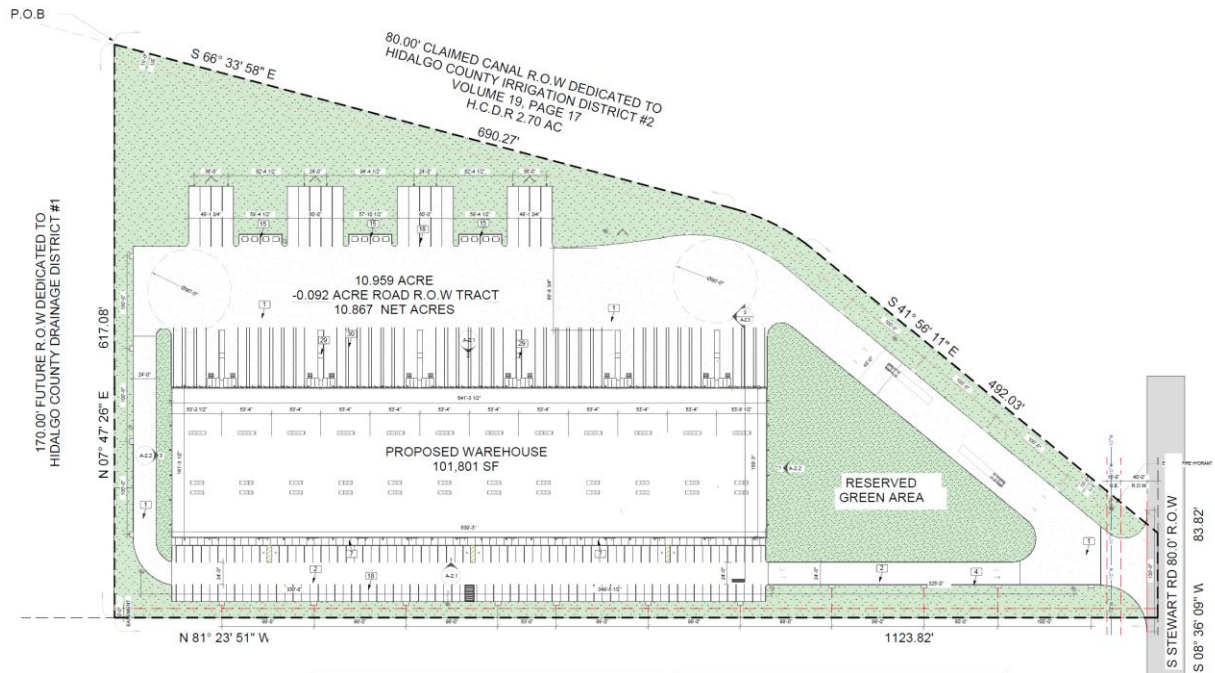
- Produce Importers
- Cold Chain Distributors
- Food Co-Packers
- Third Party Logistics Provider

Key Benefits:

Strategic Cross-Border Access



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FLOOR PLAN OVERALL

