

Welcoming Manufacturing Center

3400 W Military Hwy // McAllen, TX 78503



WAREHOUSE SPACE AVAILABLE



**FOR PROPERTY INFORMATION &
SITE TOURS PLEASE CONTACT:**

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PROPERTY OVERVIEW

Building A is a 38,354 SF warehouse on 8.28 acres, featuring three levels of office space totaling 10,085 SF. Scheduled for delivery in early Q3 2026, this state-of-the-art facility will offer concrete tilt-wall construction, a 34' clear height, energy-efficient LED lighting, pit levelers at every dock door, an ESFR fire protection system, and a fully integrated 10,085 SF corporate office.

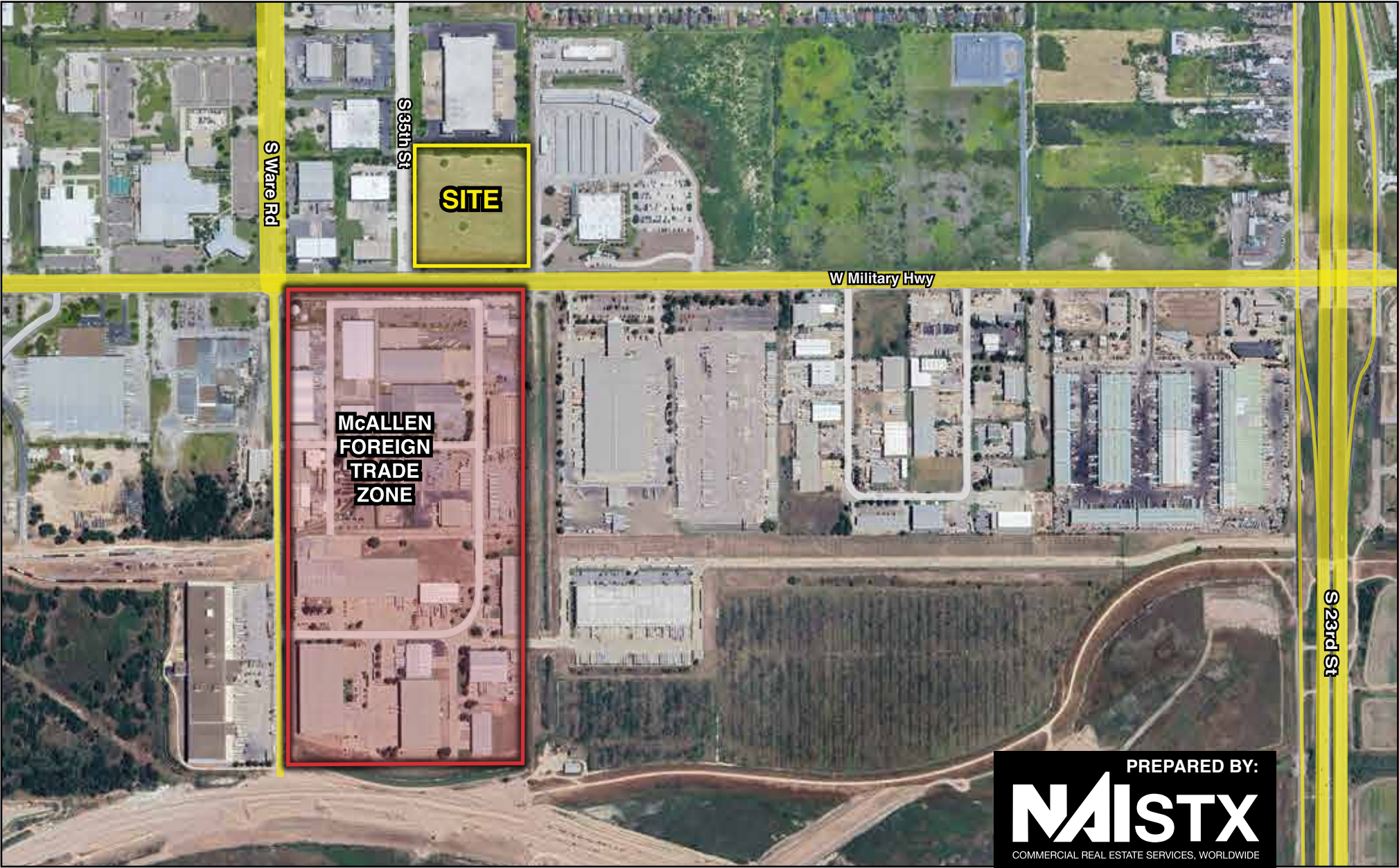
Strategically located with excellent access to major transportation routes, the property supports a range of commercial and industrial uses including distribution, logistics, and manufacturing. Surrounded by a growing base of light industrial and trade-related operations and positioned within the expanding South Texas and U.S.-Mexico trade corridor, Building A presents a prime opportunity for companies seeking to grow in international trade, regional commerce, and industrial sectors in the McAllen area.

PROXIMITY TO MAJOR INFRASTRUCTURE

- **Adjacent** to McAllen Foreign Trade Zone
- **3.3 miles** to Interstate 2
- **3.9 miles** to Anzalduas International Bridge
- **4.6 miles** to McAllen International Airport
- **6.7 miles** to McAllen-Hidalgo International Bridge
- **9.2 miles** to Pharr International Bridge



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NEIGHBORHOOD AERIAL



PREPARED BY:
NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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AERIAL

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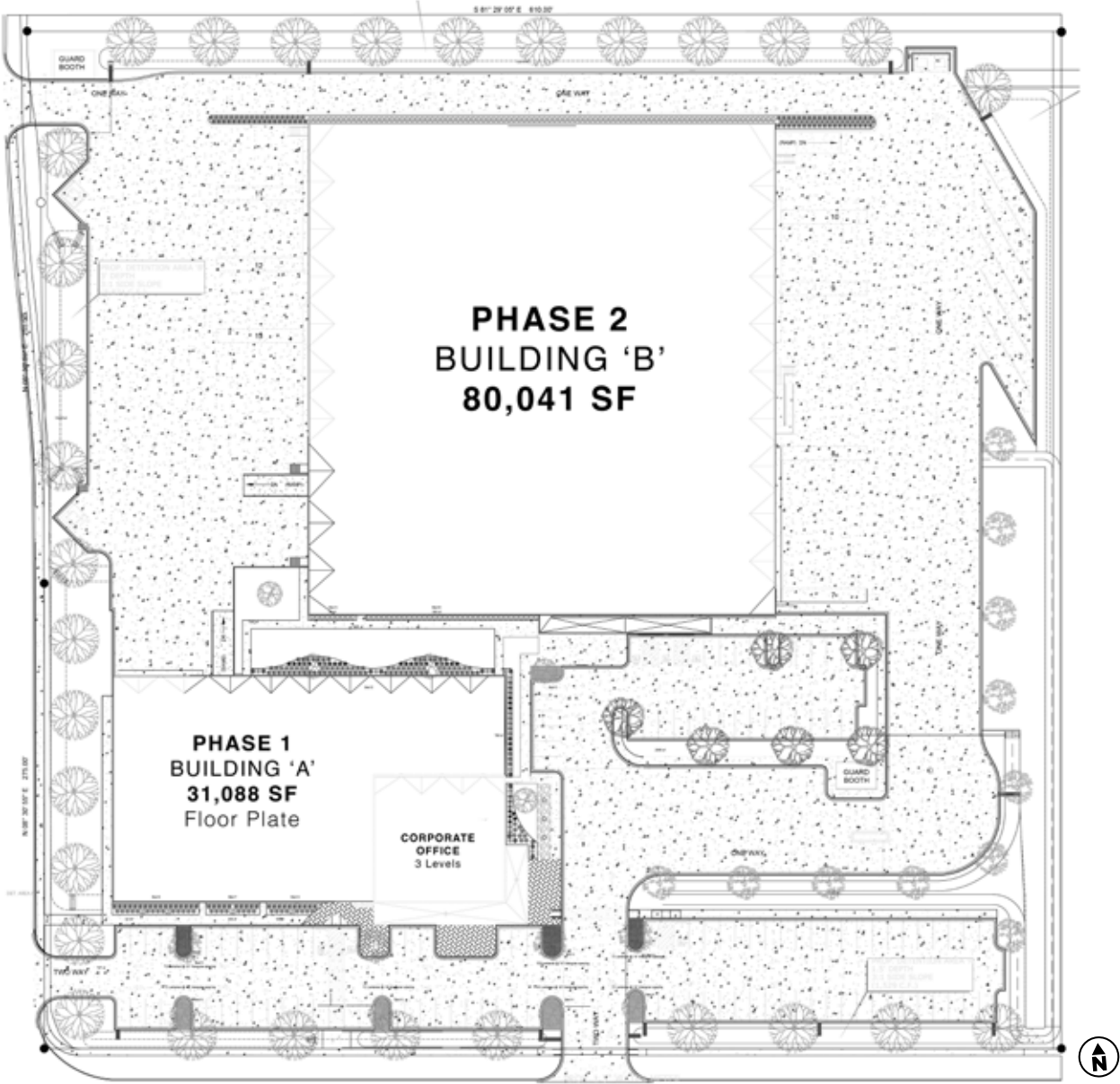


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SITE PLAN



PROPERTY FEATURES

FEATURES	A	B
Available Space	± 38,354 SF	± 80,041 SF
Office	± 10,085 SF	± 6,000 SF
Dock Doors	± 4 Dock Doors 1 ramp	± 22 Dock Doors 2 ramps
Car Parking	108 Spaces / Expandable	
Lot Size	± 8.28 AC	
Clear Height	34'	
Roof System	TPO	
Construction	Concrete Tilt Wall	
Dock Equipment	Pit Levellers	
Lighting	LED	



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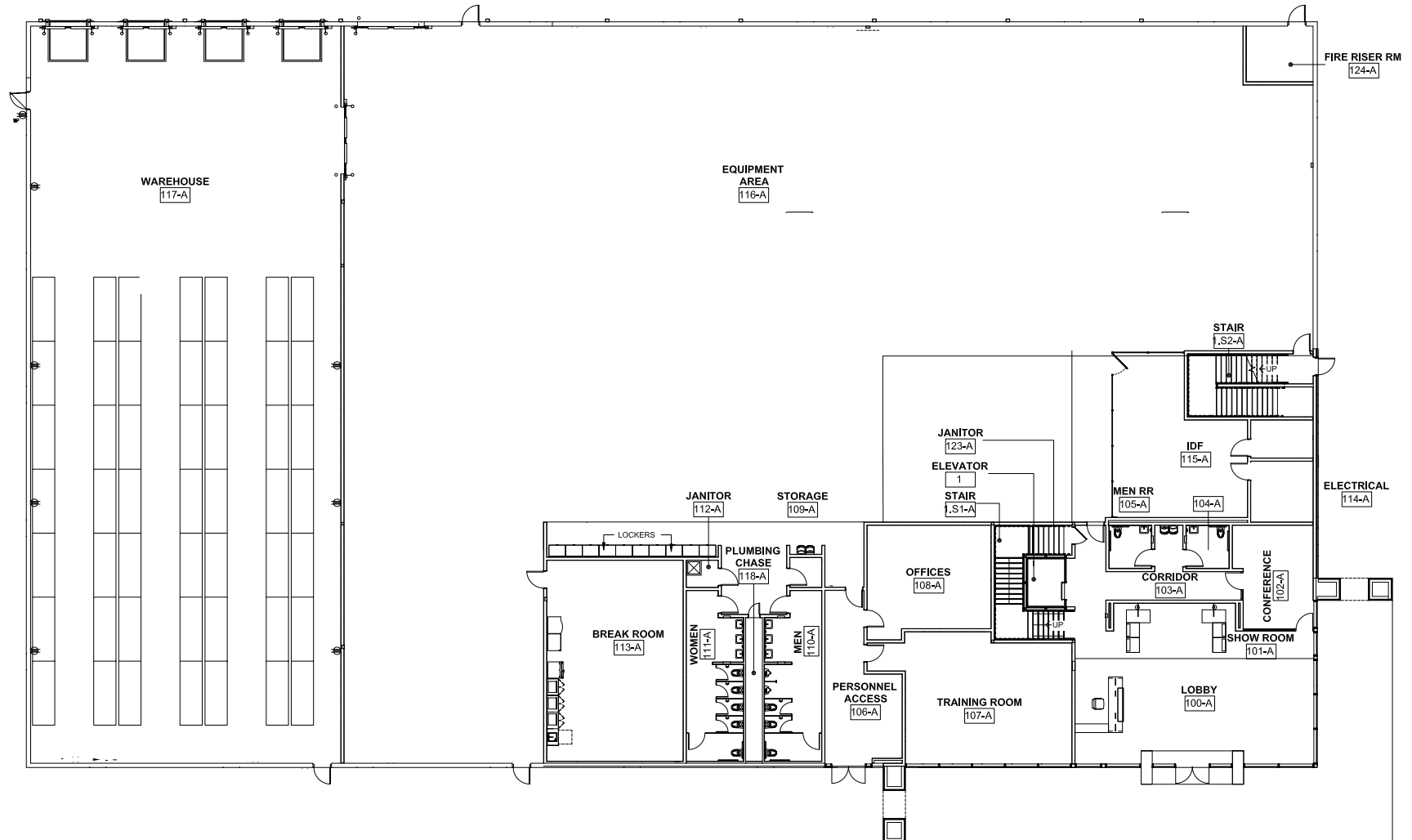
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1ST LEVEL

Warehouse A Breakdown

1st Level



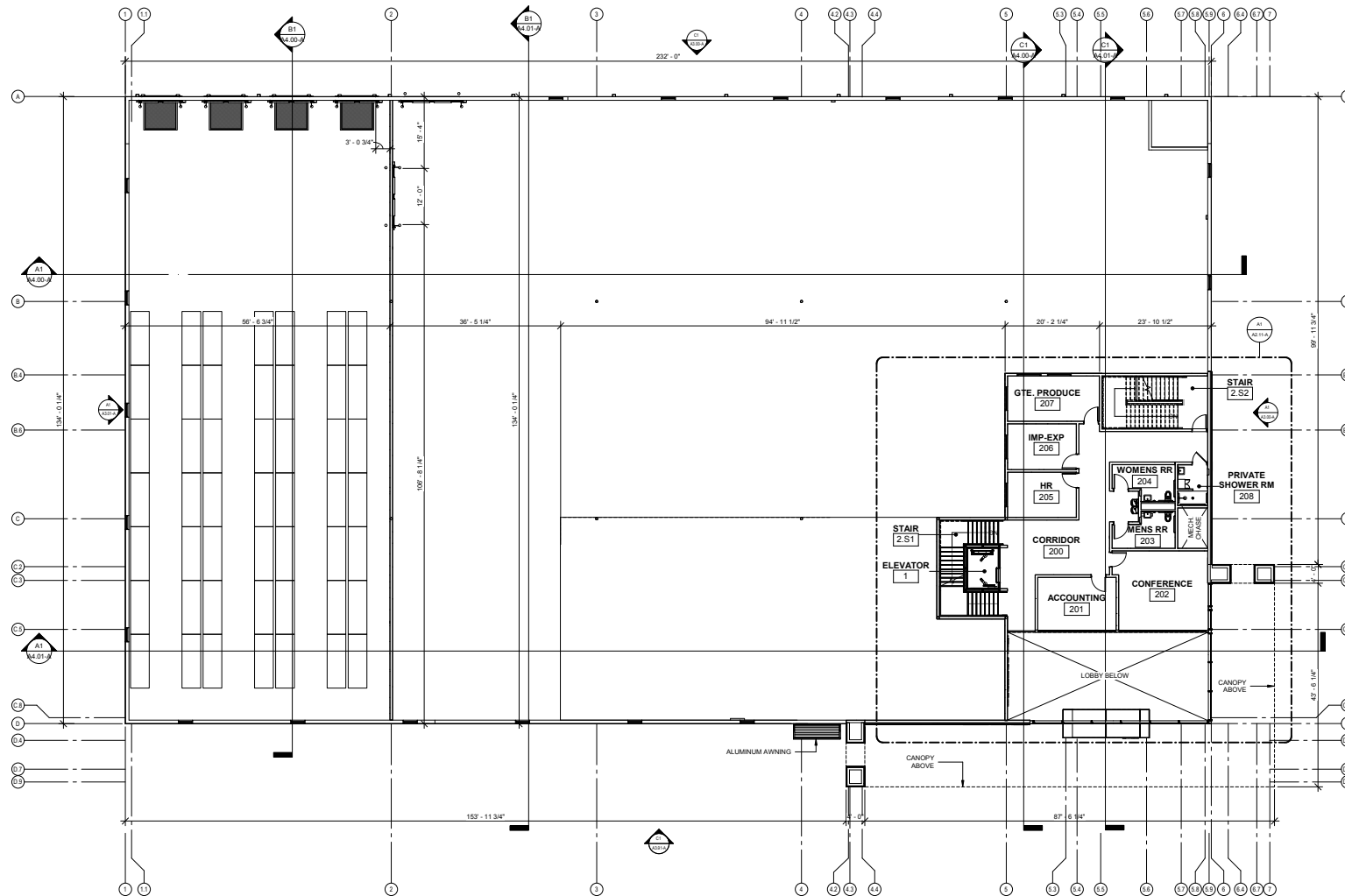
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Welcoming Manufacturing Center 2ND LEVEL

Warehouse A Breakdown

2nd Level



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