

AVAILABLE FOR LEASE

501 Don Hugo Drive, Edinburg, TX



PROPERTY HIGHLIGHTS

227,000 SF Building with Four (4) Units Totaling 157,000 SF Available

Class A Construction Built in 2018 with 32' Clear Height

Cooler and Ambient Space Available

Immediate Occupancy

Unit B: 30,000 SF | Unit C: 30,000 SF | Unit D: 40,000 | Unit E: 57,000 SF

Units B, C and D are Coolers (38°F and up)

Unit E is Ambient

Immediate access to I-69C via N Expressway 281 (N Frontage Road)

Contiguous ±65 Acres Available For Lease

Quick Access to US and Mexico Border

LEASING BROKERS

ADRIAN SLATER | PRINCIPAL

(915) 740-7140

aslater@commercialbp.com

MATT KNAFEL | PARTNER

(317) 385 – 9808

mknafel@kwilladvisors.com

BRANDON SMITH | ASSOCIATE

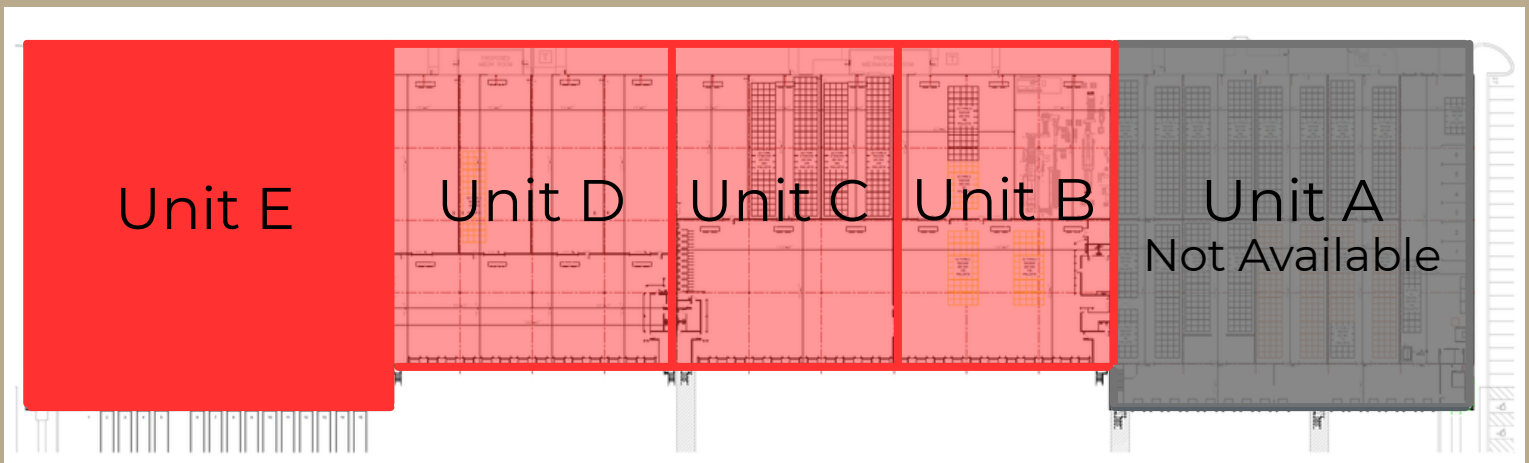
(630) 297 – 1633

bsmith@kwilladvisors.com



COMMERCIAL
BORDER PARTNERS





Unit B = 30,000 SF

- 38°F Minimum Temp
- 11 Exterior Docks
- Racking In-Place

Unit C = 30,000 SF

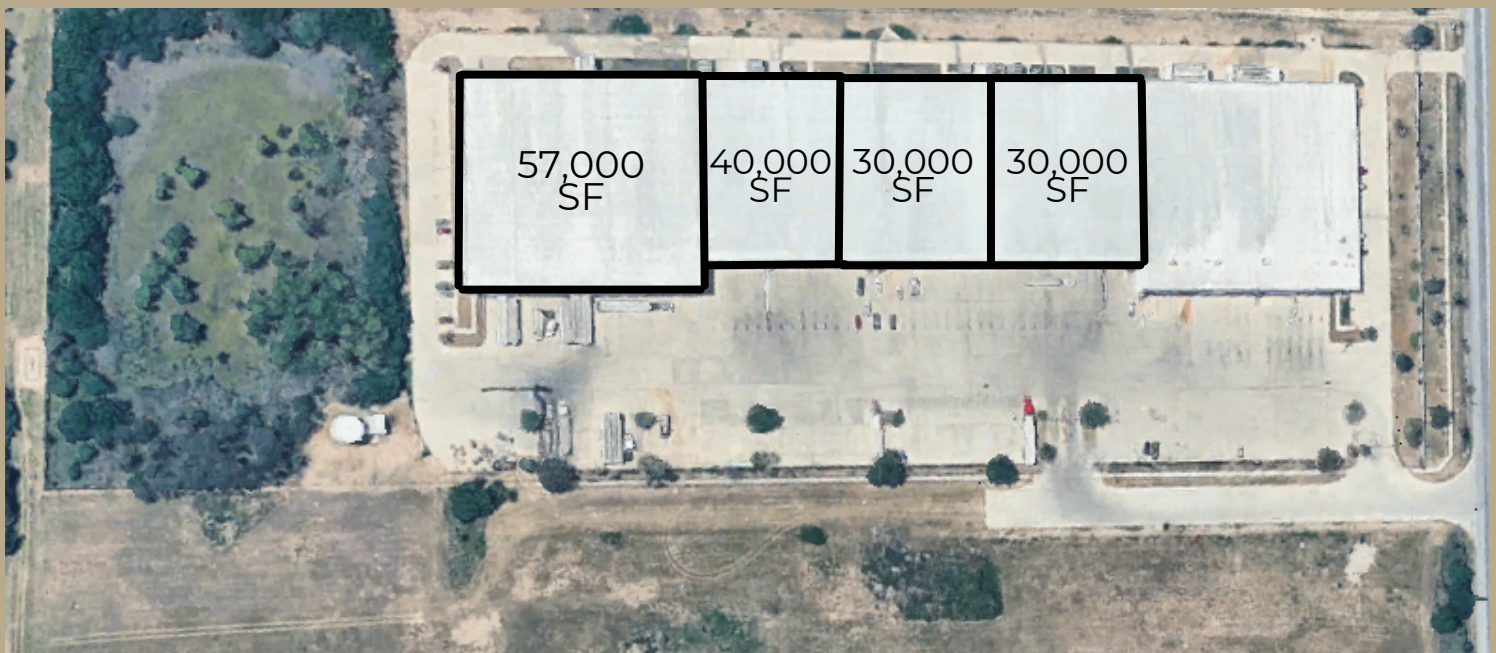
- 38°F Minimum Temp
- 11 Exterior Docks
- Racking In-Place

Unit D = 40,000 SF

- 38°F Minimum Temp
- 14 Exterior Docks
- Racking In-Place

Unit E = 57,000 SF

- Ambient Warehouse Space
- 17 Exterior Docks
- 1 Drive-In Door
- Unfinished Space - No Racking



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ADDITIONAL HIGHLIGHTS

Immediate Access to I-69C via
N Expressway 281 (N Frontage Road)

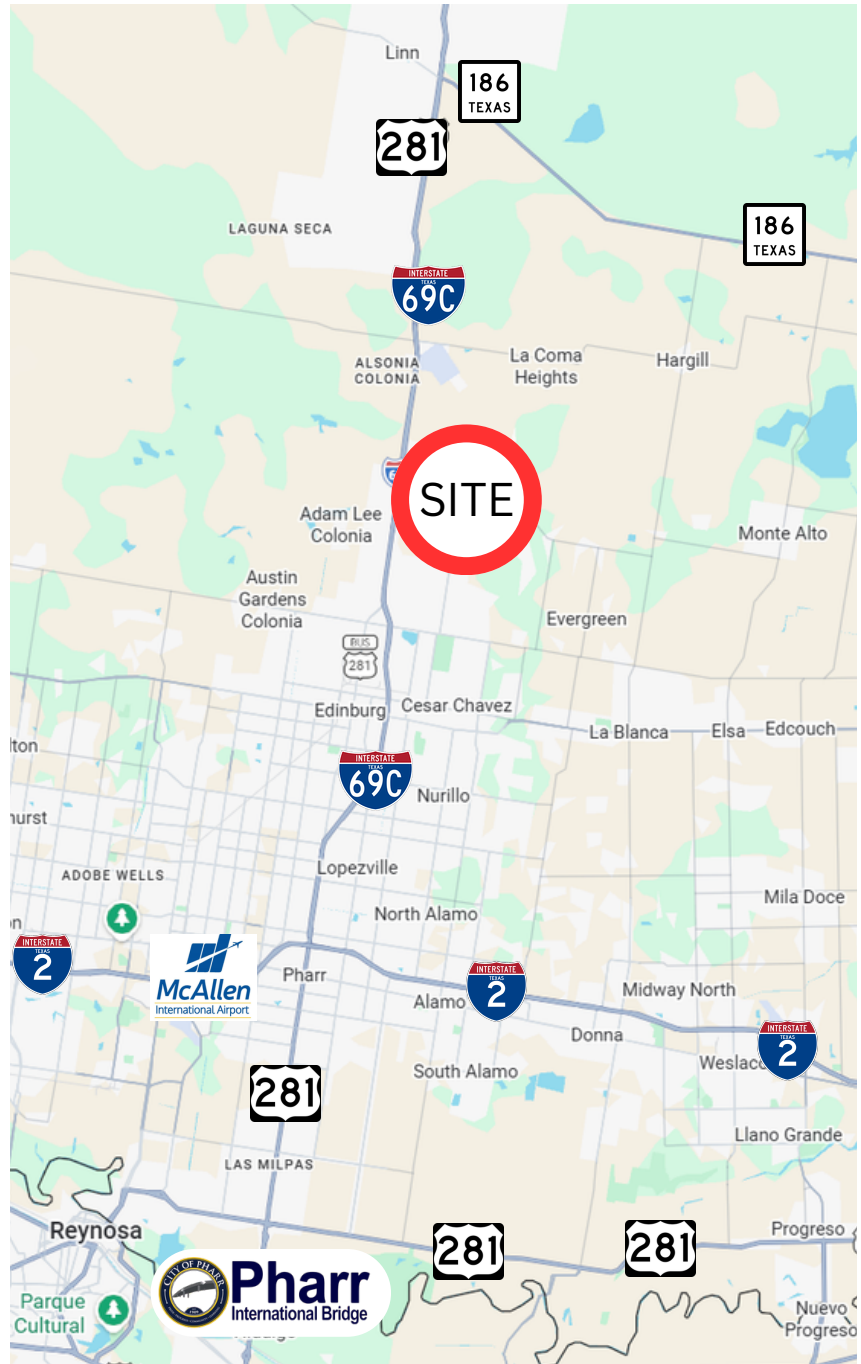
55-Minute Drive to US and Mexico Border

20 Minute Drive to McAllen Airport

38 Minute Drive to Pharr Int'l Bridge

Located Within Foreign Trade Zone No. 12

McAllen, TX Processes Over 65% of the
Nation's Fresh Produce



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