

OWASSA LAKES BUSINESS PARK



± 77,086 SF COLD STORAGE FACILITY

FOR LEASE | 901 W. OWASSA ROAD, EDINBURG, TX 78539

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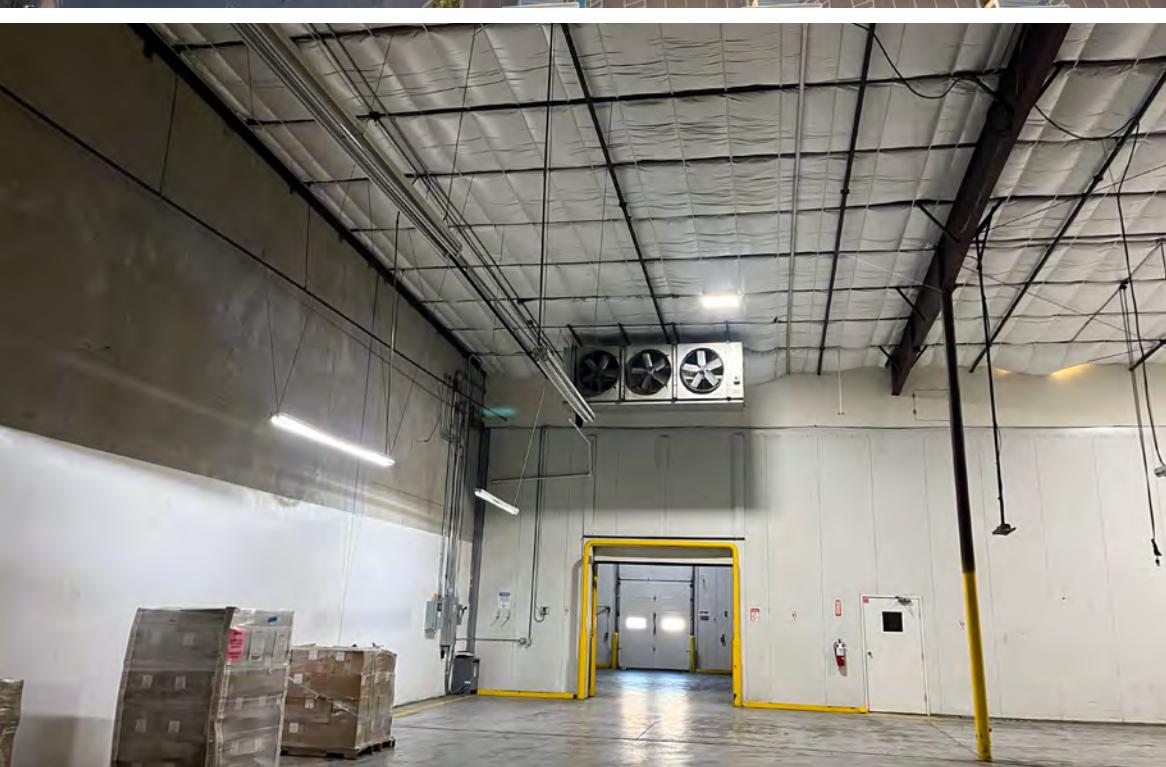
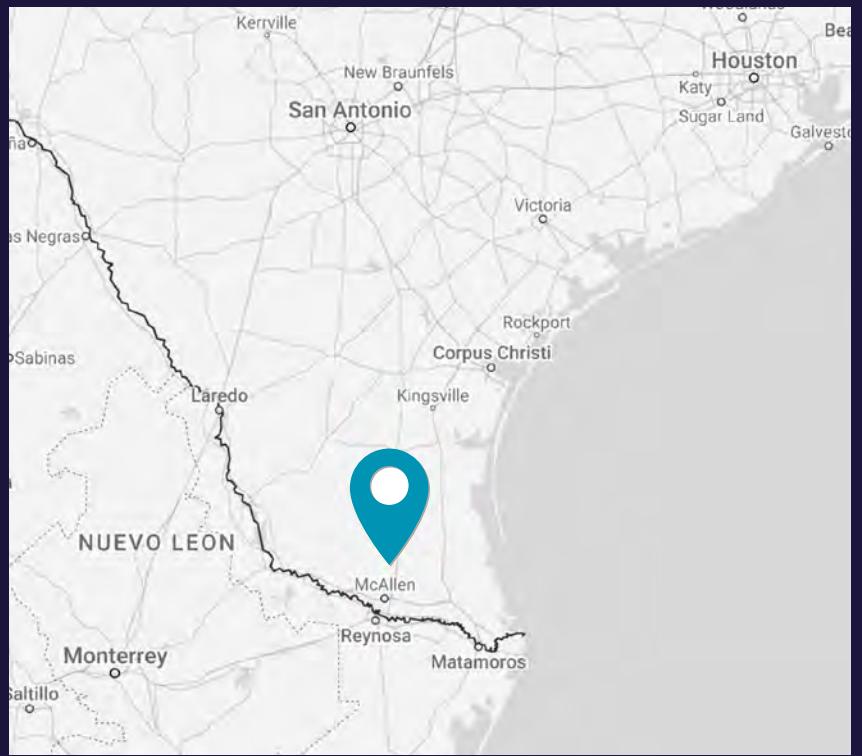
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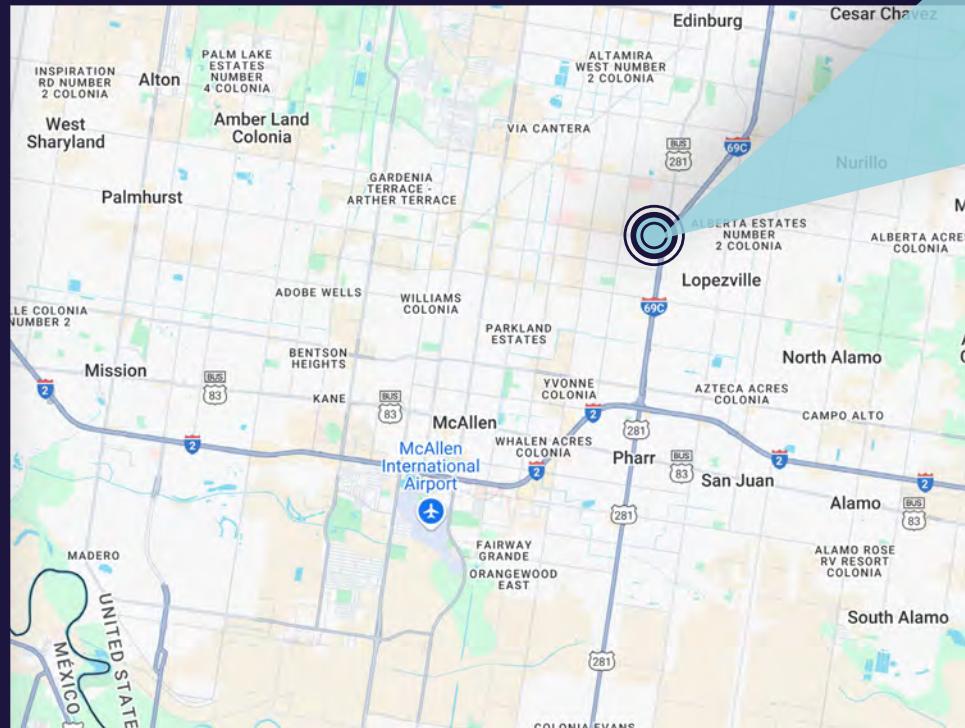
FOR LEASE

- **± 77,086 SF (5,400 SF office)**
- 6 cooler rooms (34° - 60° F)
- 15 dock doors
- Existing cooler racking in place
- Clear height:
 - 20' cooler | 23' - 25' ambient

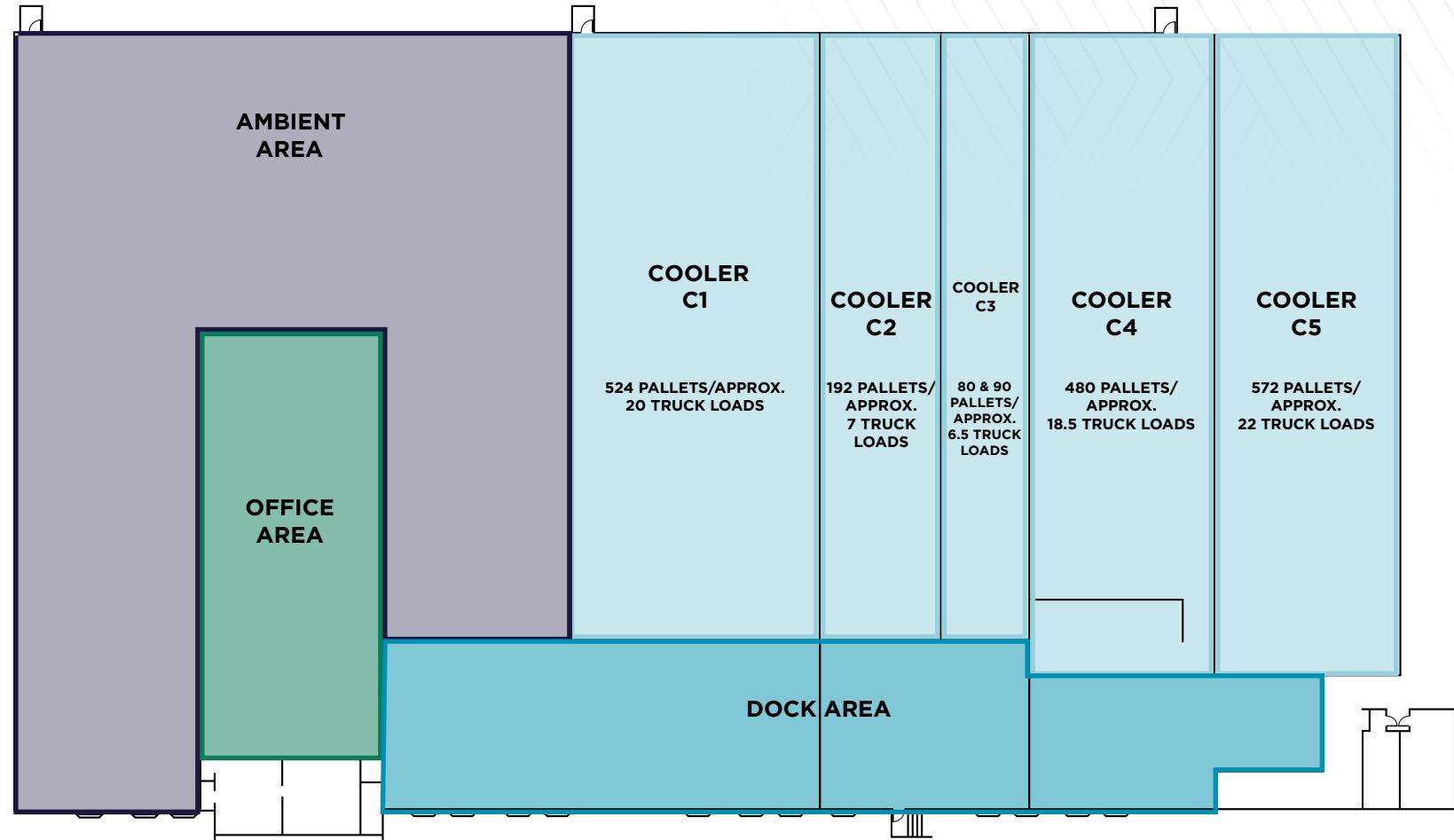


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CURRENT TENANTS IN THE PARK



FLOOR PLAN



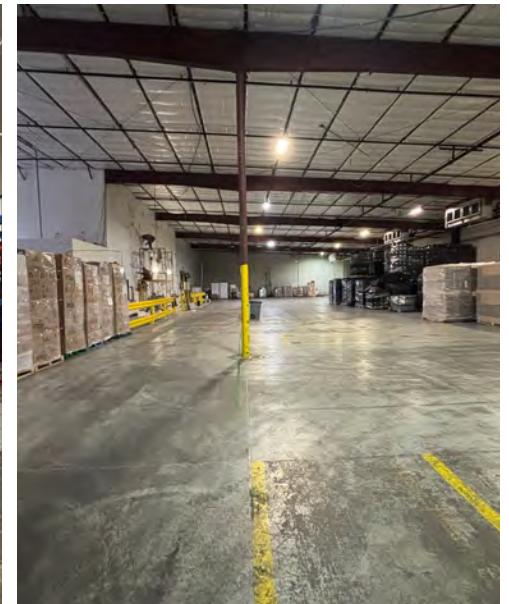
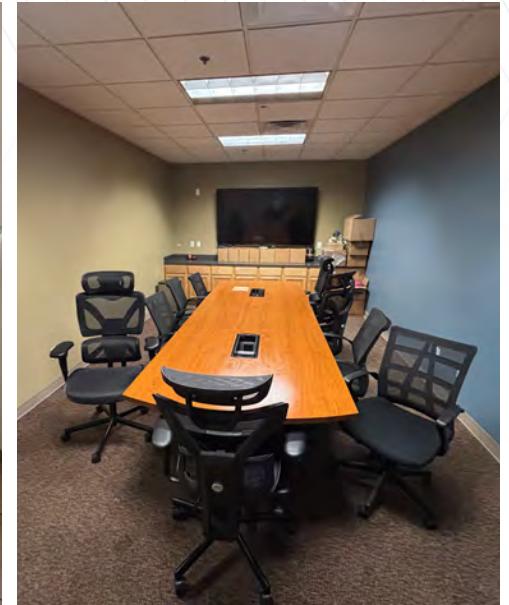
5,400 SF
OFFICE

23,875 SF
AMBIENT WAREHOUSE

34,560 SF
COOLER ROOMS

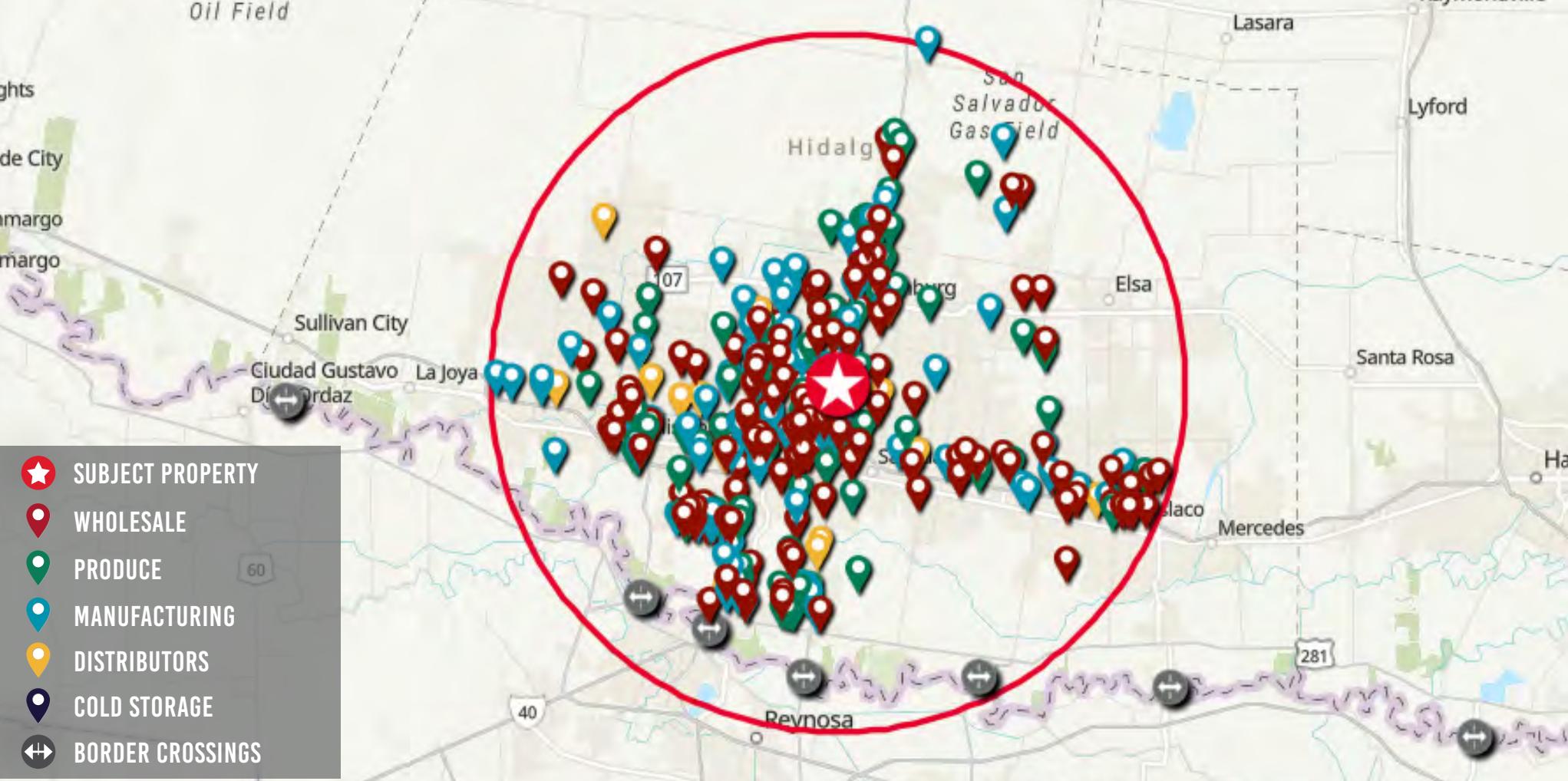
13,251 SF
COLD DOCK AREA

PHOTOS



LOCATION

[View Interactive Map](#)
(major companies, ports, borders, amenities & more)



12 MILES

Pharr International Bridge

40 MILES

Port of Harlingen

58 MILES

Port of Brownsville

CONNECTIVITY



 16 Destinations

 70 Daily flights

USA Destinations

- Austin
- Chicago
- Dallas
- Denver
- Houston
- Las Vegas
- Los Angeles
- Minneapolis

Destinations

- Cancún
- Ciudad de México
- Guadalajara
- Monterrey
- Tampico
- Veracruz

AIRLINES:



CARGO COMPANIES:



Home to **7 International airports**, 5 of which are designated for commercial airlines use.

The railway connectivity is crucial in logistics integration and cross-border trade.

Southern Texas has consolidated its position as **central logistics hub for importing and exporting goods**.



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THE INFORMATION PLATFORM TO INVEST IN TEXAS

SOURCE:

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