

215 W Mile 17 1/2 North Rd, Edinburg, TX 78541

FOR SALE | INDUSTRIAL COLD & DRY STORAGE BLDG



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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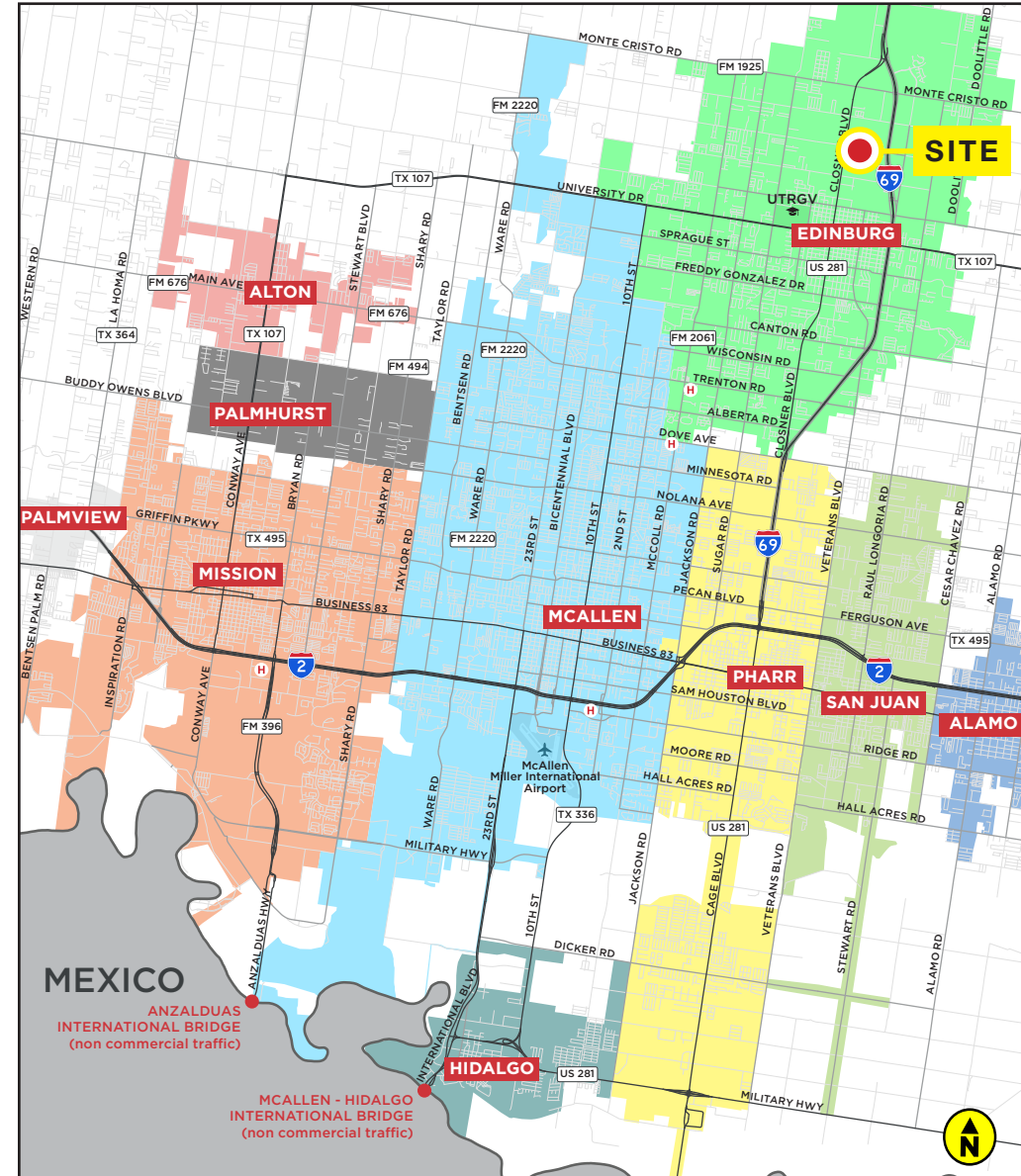
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PROPERTY OVERVIEW

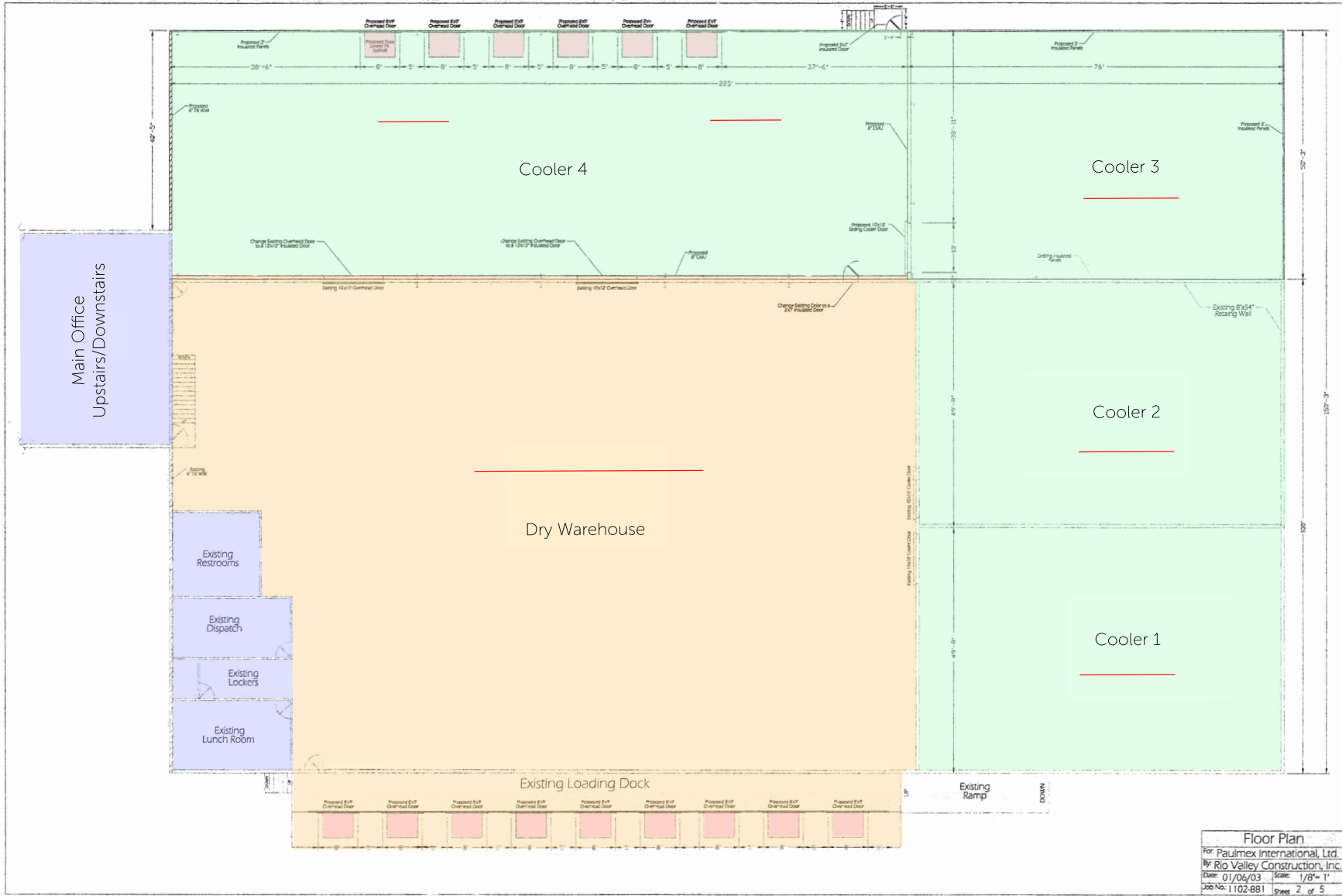
215 W Mile 17 1/2 North Rd (also known as Russell Rd.) is located 3/4 miles west of the intersection of I-69C and Russell Rd. This facility is a combination of cold storage and dry storage in Edinburg, TX. It is well designed to accommodate packing, processing and cold storage requirements. The building is conveniently located just off I-69C, which is the major north/south arterial for the State of Texas.

PROPERTY FEATURES

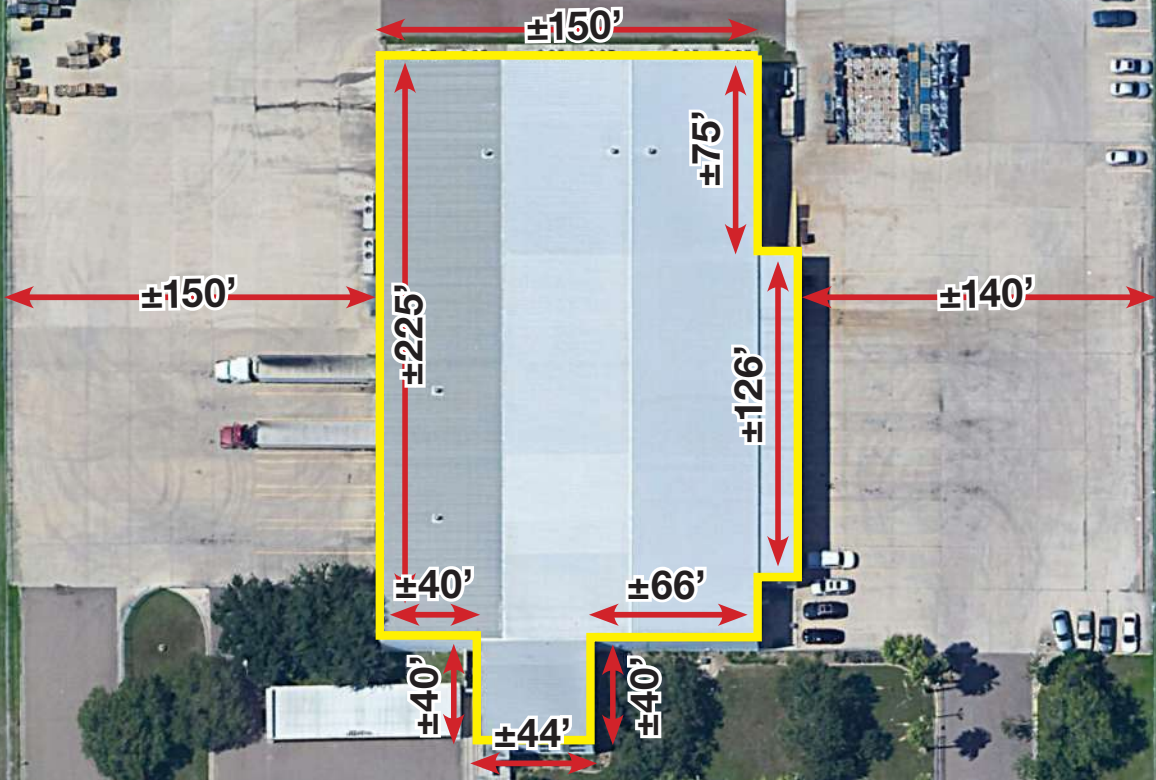
Year Built:	Original Construction: 1997 Cold Storage/Expansion: 2003
Total Land Area:	±6.60 AC
Building Area (SF):	±37,115 SF // ±3,750 SF
Total Refrigerated Area:	±18,540 SF
Total Dry Warehouse Area:	±13,606 SF
Office Space (SF):	±4,969 SF
Storage Shed (SF):	±3,750 SF (Not Included in Building Area SF)
Ceiling Height:	Varies
Dock Doors:	15 Dock High Doors
Grade Level Doors:	1 Ramp
Dock Equipment:	6 Pit Levelers, 9 Edge of Dock, and Dock Seals
Floor Drains:	6 Center Trench Drains
Ceiling Fans:	2 HVLS Ceiling fans, 24'
Generator:	Diesel Generator (Whole Warehouse)

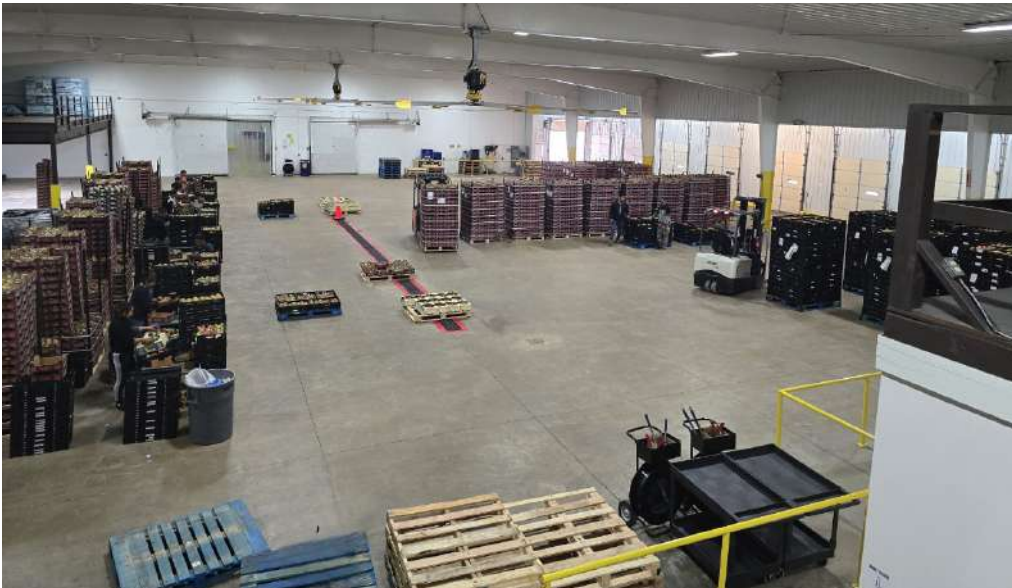


WAREHOUSE FLOOR PLAN



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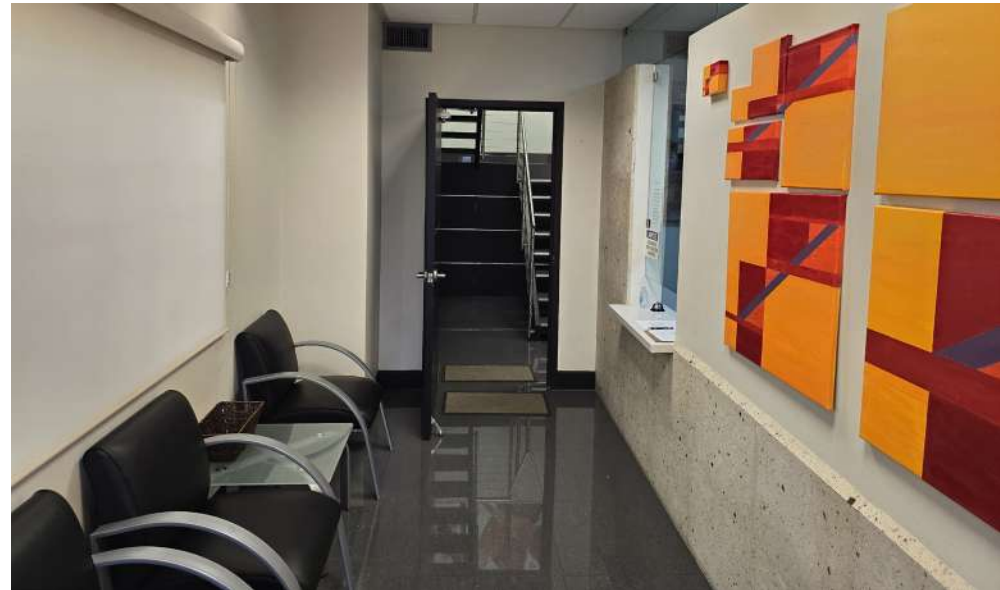




215 W Mile 17 1/2 North Road, Edinburg, TX 78541
REFRIGERATED AREA



215 W Mile 17 1/2 North Road, Edinburg, TX 78541
OFFICE AREA





Storage Shed



Interior Storage Shed



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