

**Prime Distribution Space  
Located at Pharr Bridge  
Available for Lease**



**PROPERTY FEATURES:**

- ★ 80,000 square feet available
- ★ 20,000 SF minimum area
- ★ Office: 1,200 SF & shipping office
- ★ 20 dock doors
- ★ 6 trailer parks
- ★ ESFR Fire Protection
- ★ 28' clear height
- ★ 50' x 50' column spacing
- ★ Concrete tilt wall construction & paving
- ★ Immediately adjacent to Pharr Bridge



**For Information and Site tours, please contact:**

Edward Villareal, Agent  
South Texas Commercial  
Broker - W. R. Wendt  
P.O. Box 103  
McAllen, Texas 78505

(956) 682-4242 - office  
(956) 337-6800 - mobile  
edward@stxcre.com



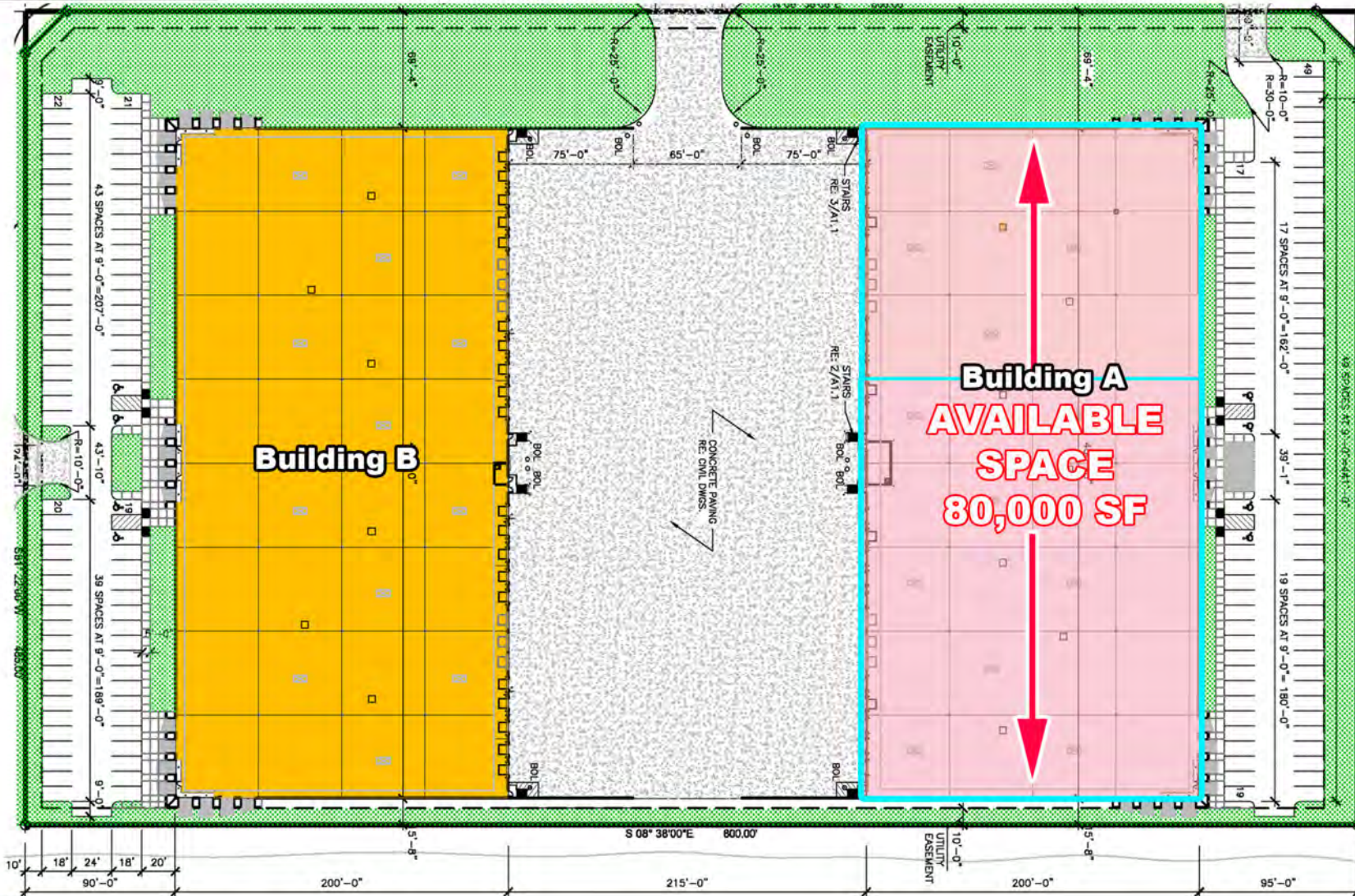
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**PROPERTY SITE PLAN**

**MATADOR BLVD.**



**EAST MILITARY HIGHWAY**

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