

FOR SALE

SECURED DISTRIBUTION CENTER

± 37,400 SQ. FT.

9102 S. SEGUIN DRIVE
Pharr, Texas 78577



PROPERTY OVERVIEW

Located less than 1 mile from the Pharr International Bridge, this secured industrial property provides a convenient presence at the area's exclusive north and southbound commercial traffic crossing. With previous C-TPAT certification from the last user, the property provides a demised employee parking area from the truck court, as well as a covered exterior storage shed. The property is ready for immediate occupancy with existing offices and restrooms.



CONTACT US

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CBRE

FOR SALE WAREHOUSE

± 37,400 SQ. FT.
9102 S. SEGUIN DR.
Pharr, TX 78577



PROPERTY OVERVIEW

- + Land Area: ± 3.00 acres
- + Available Space:
 - Section A - ± 15,400 sq. ft.
 - Section B - ± 11,400 sq. ft.
 - Loading Docks - ± 5,500 sq. ft.
- + Exterior Storage Shed: ± 7,200 sq. ft. (minimum 27' clear height)
- + Office Area:
 - Administrative (Main) - ± 5,120 sq. ft.
 - Section A (Warehouse) - ± 500 sq. ft.
 - Section A (Shipping) - ± 100 sq. ft.
 - Section B (Warehouse) - ± 500 sq. ft.
- + Year Built: 1999
- + Parking Spaces: 28
- + Truck Court Depth: ± 160'
- + Security: Fenced perimeter
- + Construction: Metal
- + Flooring: 6"
- + Column Spacing: Clear span
- + Clear Height: ± 16' - ± 20'
- + Lighting in Warehouse: Metal Halide
- + Exterior Covered Docks:
 - Section A - 8 doors
20 trailer positions
1 concrete drive-in ramp
 - Section B - 4 doors
- + Dock Equipment - Edge of dock levelers
- + Utilities: Water (City)
Sewer (City)
Electrical (AEP)



Shed



Truck Court



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AERIAL VIEW



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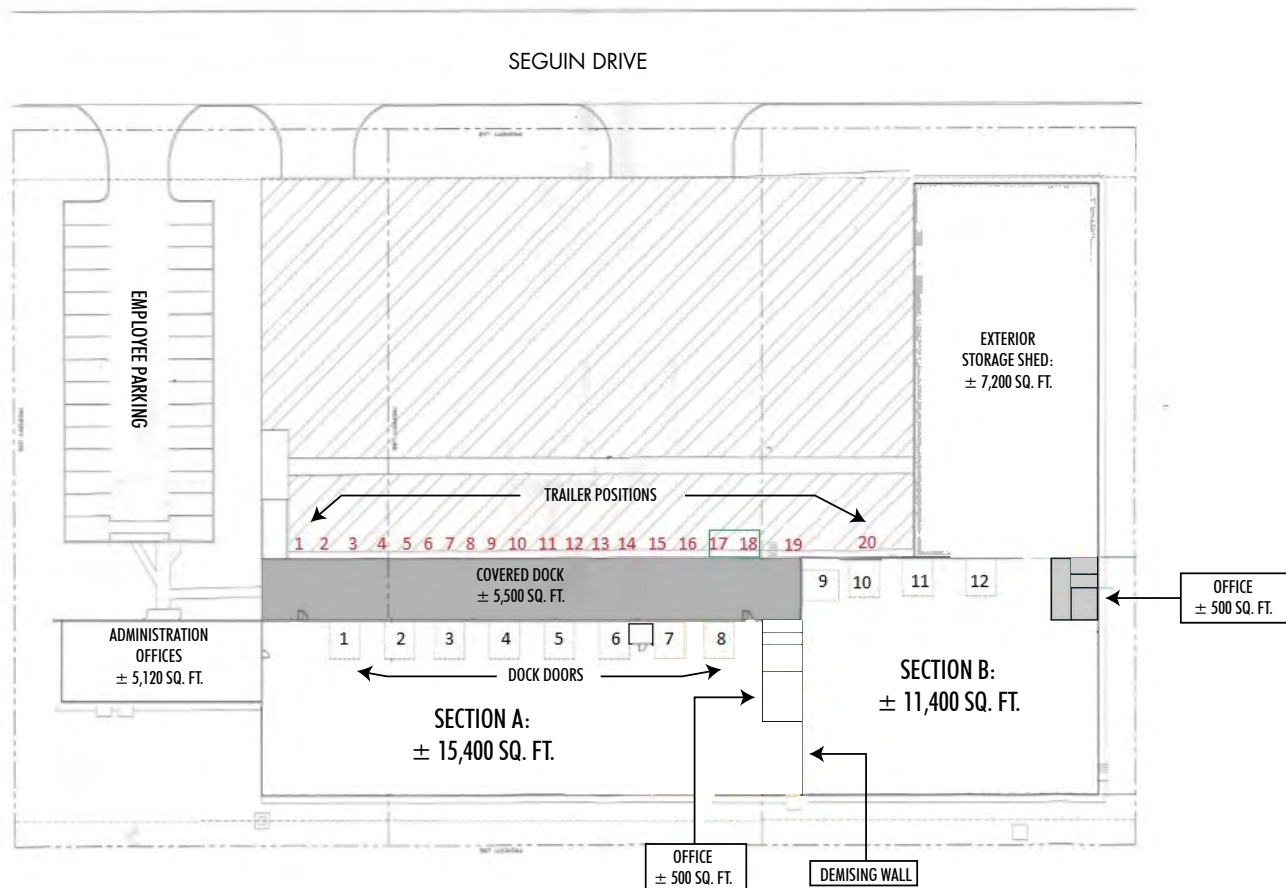
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FLOOR PLAN



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