

## BROWNSVILLE BUSINESS PARK



# RETAIL, OFFICE & WAREHOUSE SPACE AVAILABLE

## ABOUT THE PROPERTY

The Brownsville Business Park is designed to support and accommodate warehouse distribution applications and industrial equipment & material storage. This 7 acre industrial/business park on 14th St. offers nearly 200,000 SF of warehouse and office showroom space. It has easy access to the 3 International Bridges, Interstate Highway 77/83, and the Port of Brownsville. It is also located near commercial areas that include Home Depot, manufacturing facilities, metal recycling operations, and major banks.



## FACILITY AMENITIES

- 1,300-95,000 SF warehouses
- Concrete Tilt Wall Construction
- 20' Clearance
- 48" Dock Height
- Separate business/receiving entrance
- Reinforced Concrete Parking Lot

### Special Amenities by Location:

- 3-Phase electricity, Alarm, Sprinkler System
- Insulated ceilings, Fully Air Conditioned Warehouse
- HVAC and power outlets for industrial assembly operations
- High Intensity Lights

## NEARBY FACILITIES

- Port of Brownsville (4.8 miles)
- Brownsville International Airport (2.3 miles)
- Gateway International Bridge (1.7 miles)
- Veterans International Bridge (2.9 miles)
- Interstate highway 77/83 (0.8 miles)
- TX Hwy 48 (Boca Chica Blvd. / S. Padre Island Hwy) (0.6 miles)

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