

VETERANS  
TRADE CENTER

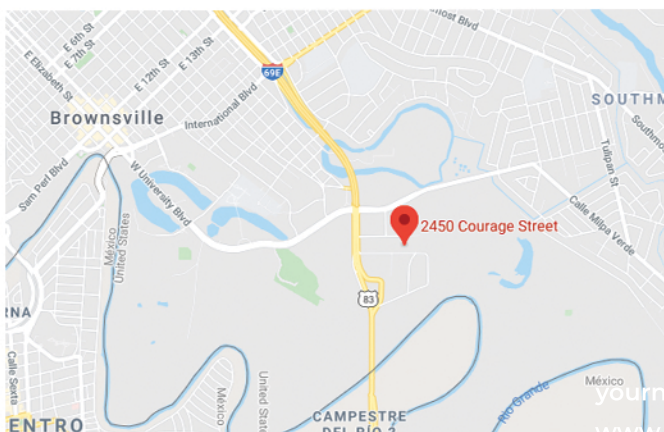


RETAIL, OFFICE & WAREHOUSE  
**SPACE AVAILABLE**

### ABOUT THE PROPERTY

This planned business community is designed to support and enhance the region's rapidly expanding international business growth. Located with direct access to US 77/83 and Mexico, the VTC offers technical, logistical, and business advantages not offered anywhere else.

The Veterans Trade Center retail offices, just seconds from the Mexican border at Veterans International Bridge/Los Tomates Bridge, are ideal for all International Business.



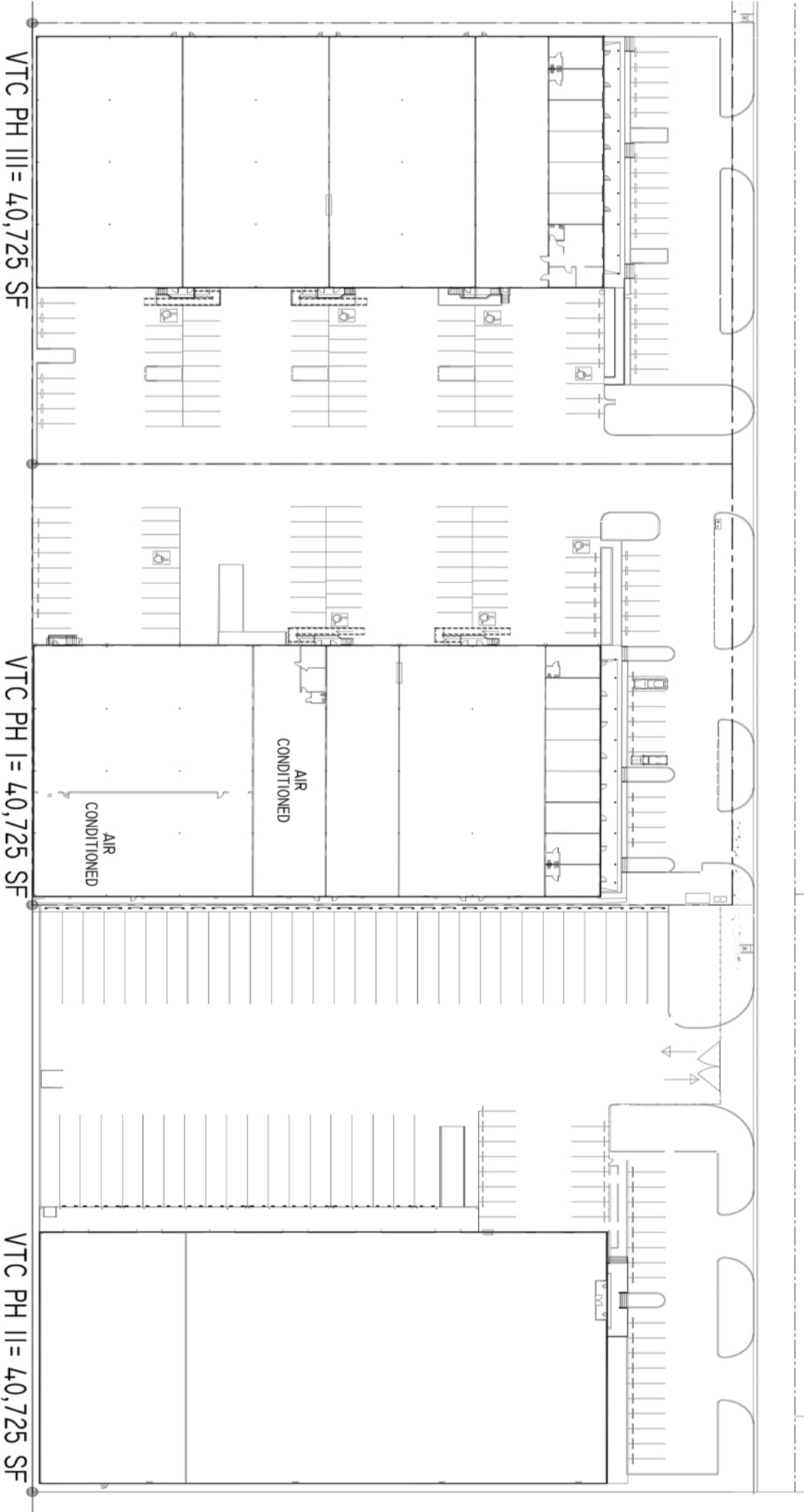
### FACILITY AMENITIES

- 4000-44,750 SF Industrial Warehouse spaces (maximum 130,000 Square Feet)
- 985 SF Retail/Office or Small Warehouse spaces available
- 2-Story design offers separate office and retail space
- Concrete tilt wall construction with steel frame
- 48" Dock Height
- Full interior sprinkler system
- 2004 Traffic count: 38,000 vehicles/day
- Air Conditioned warehouse spaces available
- 15' Covered dock for cross-dock freight activities
- Build-to-suit Available on adjacent land

### NEARBY FACILITIES

- Veterans International Bridge (0.75 miles)
- University of Texas at Brownsville (0.5 miles)
- Port of Brownsville (5.5 miles)
- Brownsville International Airport (2.6 miles)
- US Interstate Hwy 77/83 (0.25 miles)

VETERANS  
TRADE CENTER



VETERANS TRADE CENTER