PRODENSA SELECT

PRIME INDUSTRIAL SPACE FOR LEASE

5801 S. WARE ROAD
MCALLEN, TEXAS 78503

BUILDING CHARACTERISTICS:

ROOF:
Factory Mutual I-90

WALLS:
7 1/4" Thick Concrete

SLAB:
6" Thick Concrete

CLEAR HEIGHT:
28'

BUILDING DIMENSION:
428' x 400'

TENANT IMPROVEMENT:
Finish to suit

BAY SIZE:
Typical 50'x52'

CROSS DOCK:
Truck aprons of 130' on each truck court

SPRINKLE:
ESFR

PARKING:
Additional Trailer Parking Area in each truck bay

AVAILABLE
85,600 SF OF SPACE IN A 171,200 SF

Industrial building is situated at 5801 S. Ware Road in McAllen, TX. This "best of class" Class A space is now available in Southwest Centre Industrial Park two blocks from Sharyland & Military Highway.

The property is located in the favored industrial and distribution area in the McAllen MSA; within two miles of Interstate 2 and one block north of West Military Highway and between the Pharr and Anzaluduas international ports of entry to Mexico.

It offers 8 loading doors, features ceiling heights of 28 feet, and has ample electric service making this property ideal for multiple uses including distribution, warehouse and manufacturing.

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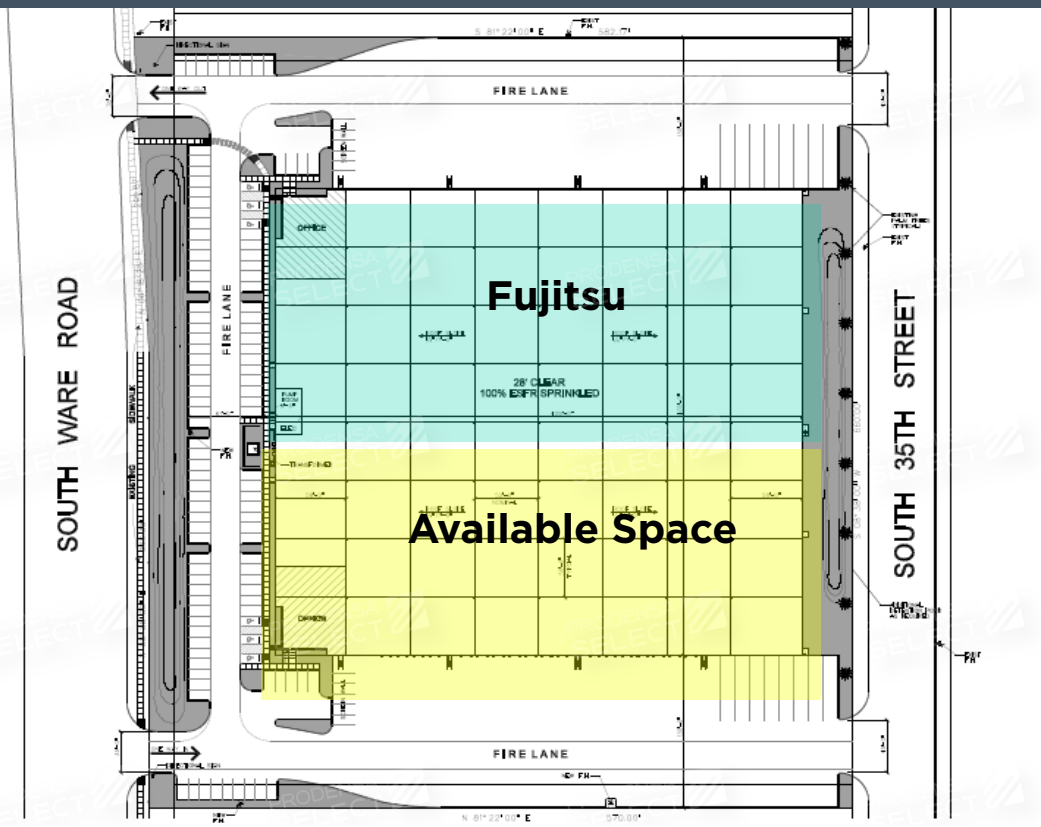

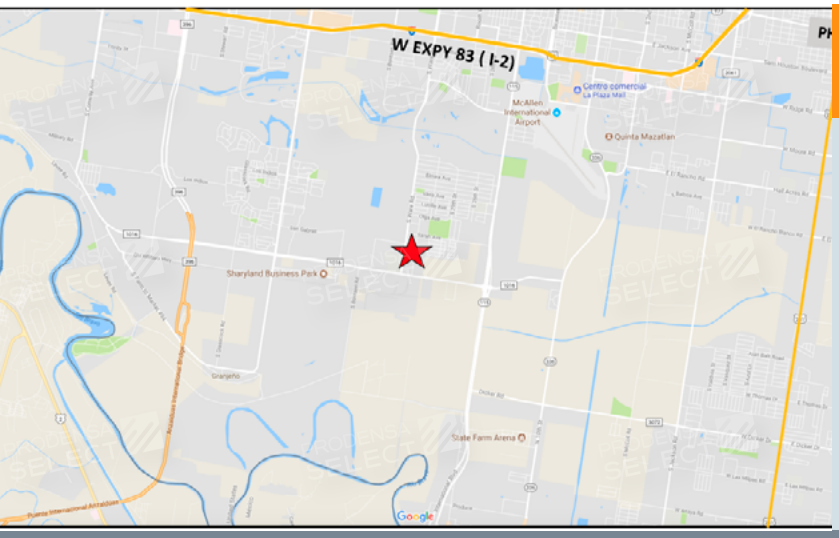

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