

± 24,901 SF COLD STORAGE FACILITY

AVAILABLE NOW FOR LEASE

IDEAL FOR PRODUCE DISTRIBUTION

1300 W US HIGHWAY 83 | ALAMO, TX 78516



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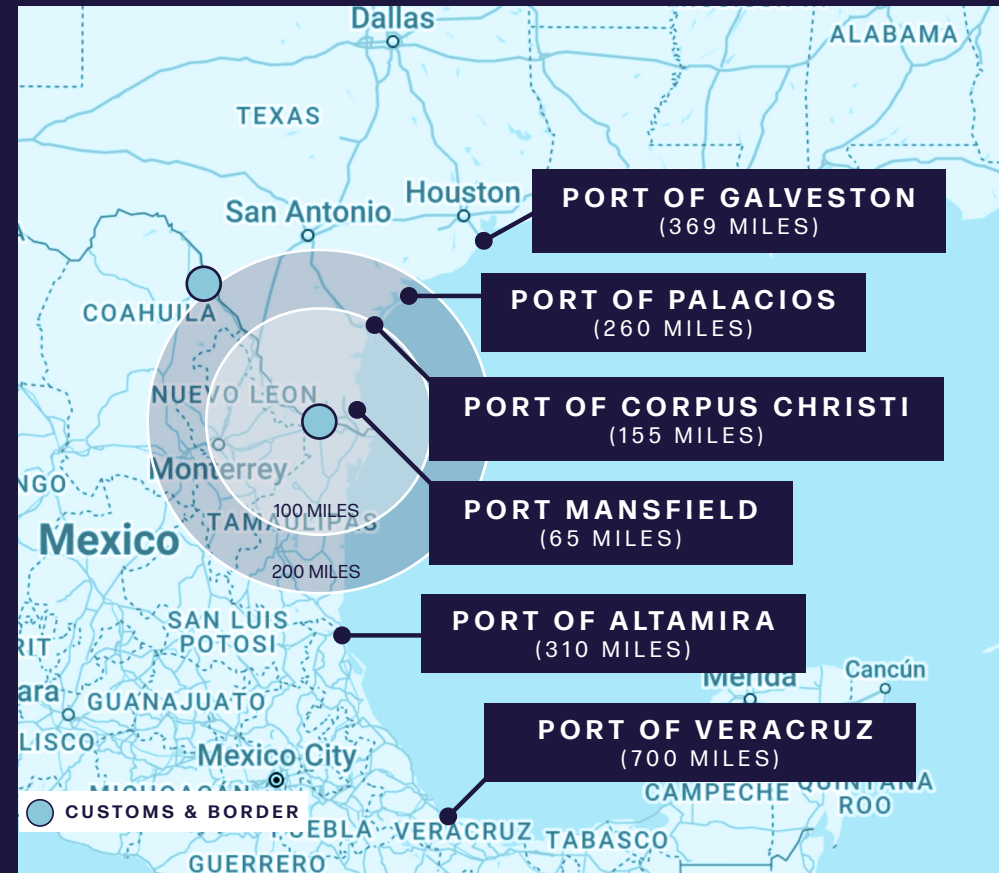
PAULINE ZUROVEC

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- **± 24,901 SF (3,443 SF office)**
- 4 dock loading positions under canopy
- Cold storage (32° - 45° F) to accommodate product
- Concrete truck court
- Lease Rate: \$10.50/SF/Year, NNN
- Ample employee & visitor parking



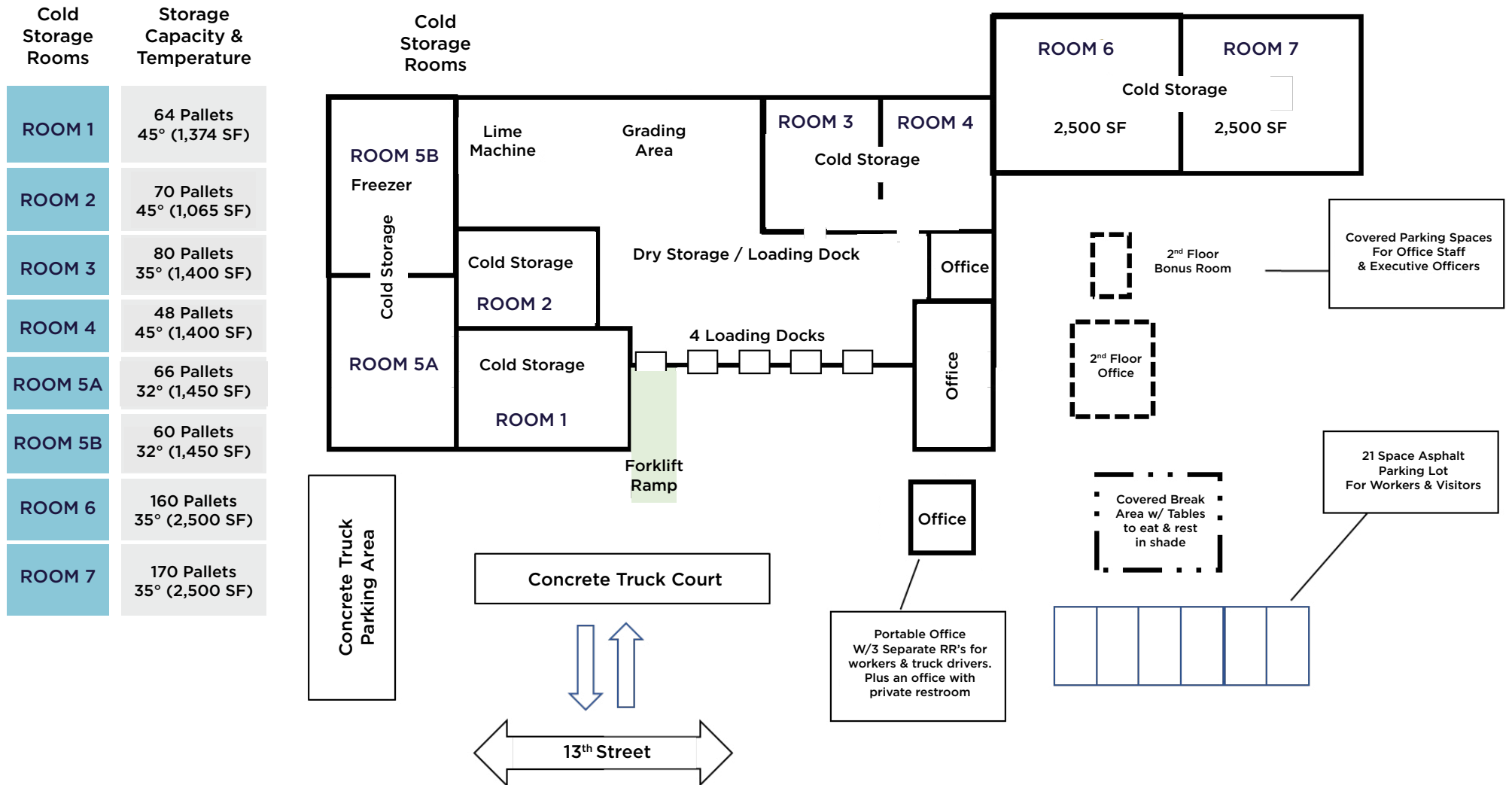
The **proximity to international borders, agricultural production, and growing demand for logistics infrastructure** all help facilitate the import and export process through **both land and sea routes.**

Just minutes away from multiple major cities giving access to **transportation networks and a large consumer base.**

PROPERTY PHOTOS



SITE PLAN



LOCATION OVERVIEW



- Convenient access to major highways
- Located in the top and most demanded agricultural regions in Texas with proximity to key markets.
- Alamo is located near the Rio Grande River, which forms the U.S.-Mexico border. The city is roughly 10 miles away from the Mexican border, making it part of the Lower Rio Grande Valley region.
- The local economy is heavily influenced by agriculture, including citrus farming and other crops. Additionally, the area benefits from its proximity to the U.S.-Mexico border, which facilitates trade and commerce.



CONTACT

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