

**GREG MILLERD** +1 206 682 0666 greg.millerd@cushwake.com **STEPHEN FIFE** +1 602 224 4447 stephen.fife@cushwake.com **PAULINE ZUROVEC** +1 956 793 9993 pauline@przcommercial.com



## PROPERTY HIGHLIGHTS

- ± 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

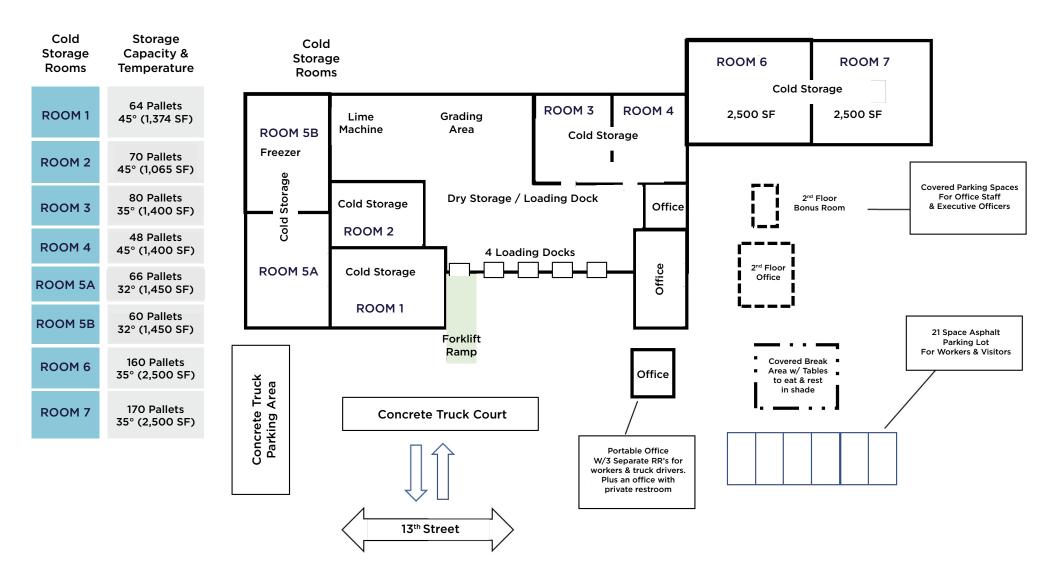




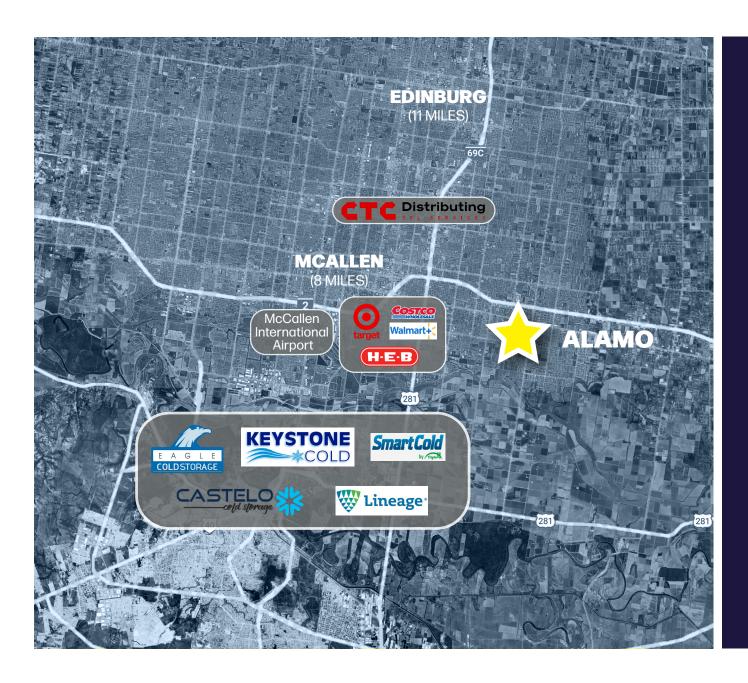




### SITE PLAN



## **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**

#### **GREG MILLERD**

+1 206 682 0666 greg.millerd@cushwake.com

#### **STEPHEN FIFE**

+1 602 224 4447 stephen.fife@cushwake.com

#### **PAULINE ZUROVEC**

+1 956 793 9993 pauline@przcommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.