± 24,901 SF COLD STORAGE FACILITY

AVAILABLE NOW FOR LEASE IDEAL FOR PRODUCE DISTRIBUTION

1300 W US HIGHWAY 83 | ALAMO, TX 78516

MULTING THE



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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







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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