

7801 S. JACKSON RD
PHARR, TX 78577

**NEW CONSTRUCTION
INDUSTRIAL PROPERTY AVAILABLE**



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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NAI RIO GRANDE VALLEY

800 W Dallas Ave McAllen, TX 78504

956.994.8900 | nairgv.com

OVERVIEW SUMMARY

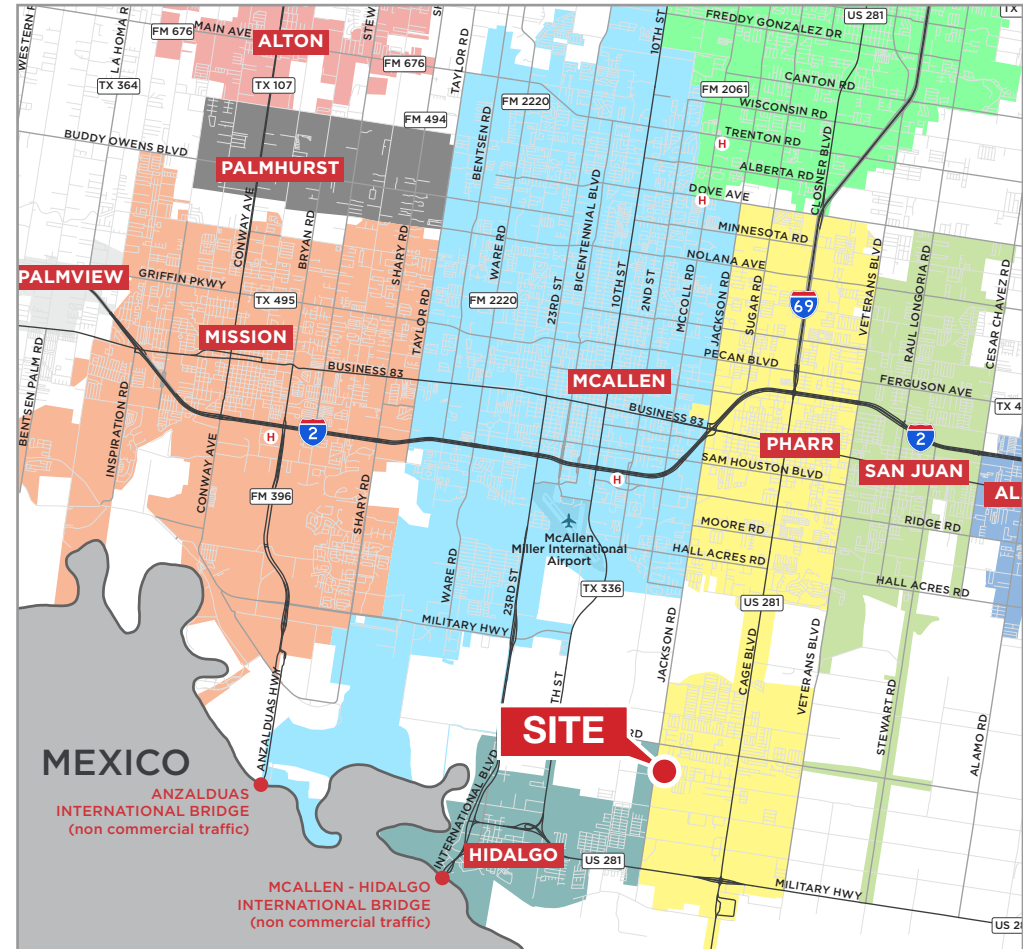
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PROPERTY SUMMARY

Located in Pharr just north of Keystone Industrial Park, 5 miles from the Pharr International Bridge (main commercial crossing for the McAllen MSA), 6.8 miles to Interstate 2, and 13.2 miles from Anzalduas International Bridge, This +/- 40,000 SF new construction building and has additional land for expansion or trailer staging and is completely concrete paved, fenced and secure. The building features include 25' clear height, fire protection, 8 dock high doors with pit levelers, and Edge of Docks and 1 ramp.

PROPERTY SPECIFICATIONS

Available (SF):	±40,000 SF (New Construction)
Office/Showroom (SF):	Build to Suit
Clear Height:	25'
Dock Doors:	8
Dock Equipment:	2 Pit Levelers 6 Edge of Dock
Drive in Door:	1 Ramp
Trailer Parking:	±45 Spaces
Car Parking:	±20
Truck Court:	±150'
Fire Protection:	Sprinkler
Roof / Lighting:	Metal / LED
Total Building Size (SF):	±129,000 SF



PROPERTY HIGHLIGHTS

- End Cap
- 25' Clear Height
- Fire Protection
- Secured Truck Court
- Expansion Potential
- Trailer Parking on Site

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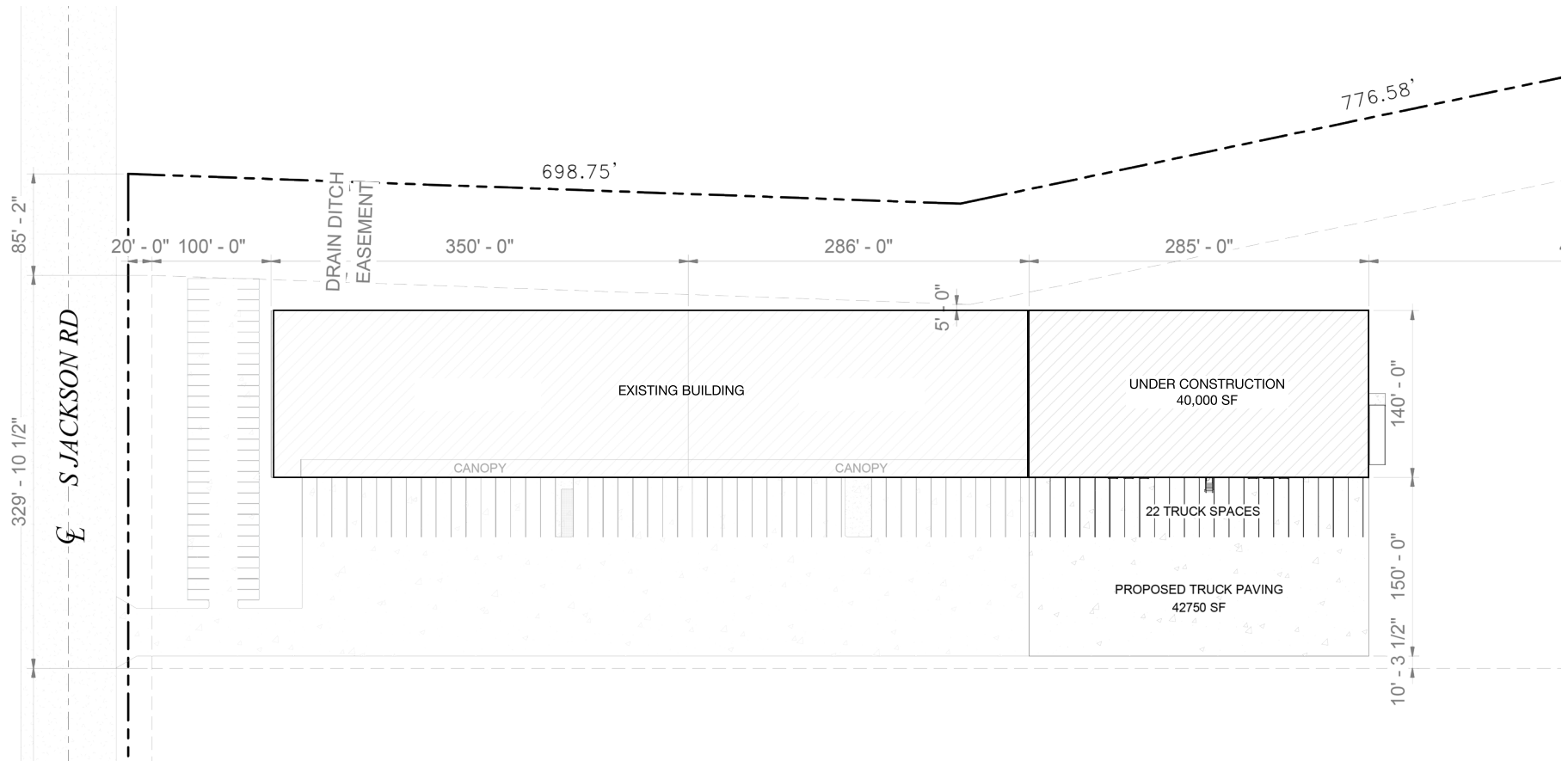


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SITE PLAN

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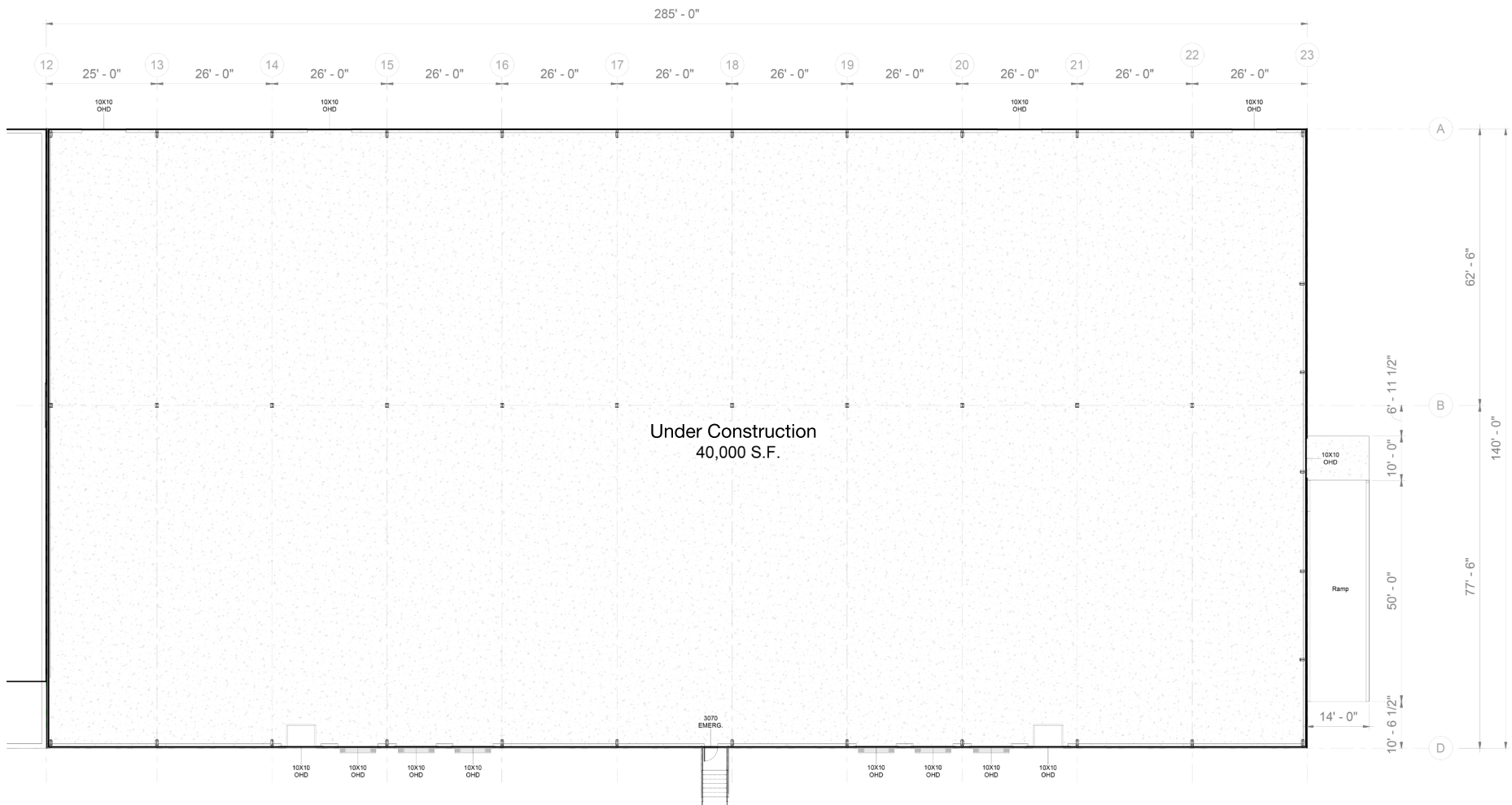


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FLOOR PLAN

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EXTERIOR PHOTOS

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