



AVAILABLE FOR LEASE | PHASE 1 BUILDING #1 - 366,080 SQUARE FEET



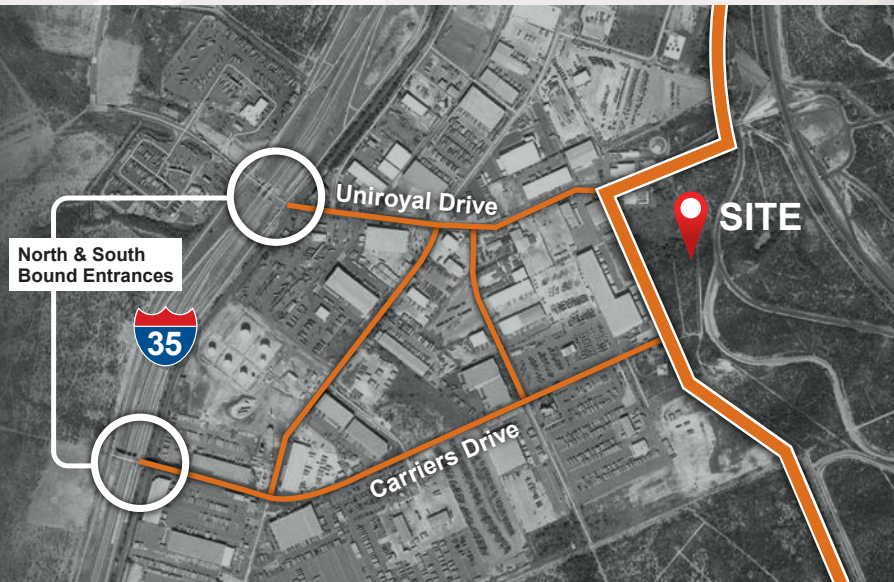
» BUILDING FEATURES:

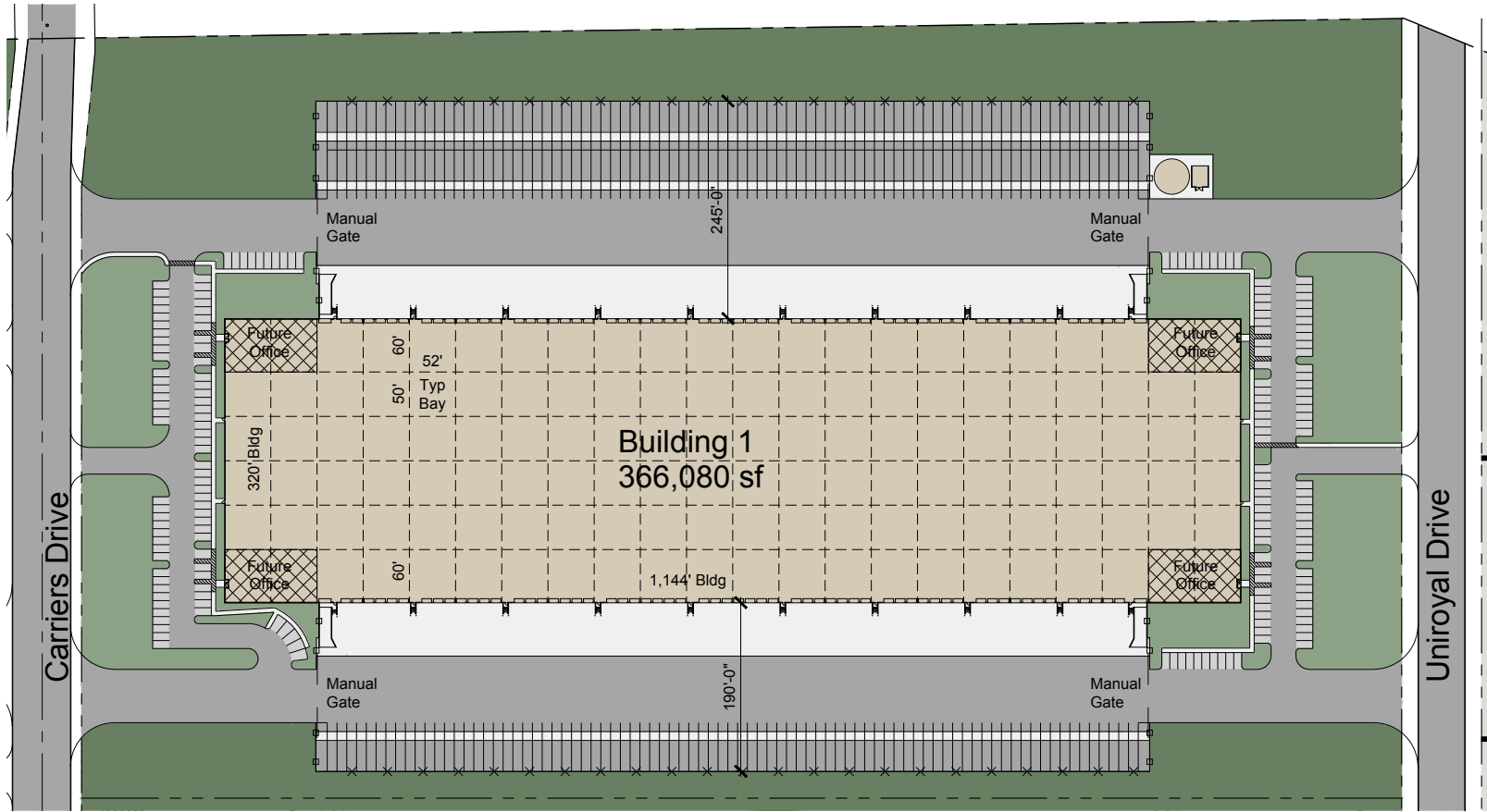
- **Clear Height:** 32'
- **Sprinkler System:** ESFR
- **Loading:** 120 Dock High Door Positions
 - Dock Packages to Suit
 - 4 Ground Level Doors
- **Warehouse Lighting:** To Suit
- **Truck Court:** 190'-245' Clear & Fully Secured
- **Trailer Parking:** 249 Spaces
- **Auto Parking:** 191 Spaces



» PORT GRANDE FEATURES:

- Up to 2 Million SF+ Buildings
- Expansion Capabilities
- Immediate access to Union Pacific Intermodal
- 10 miles to Commercial Border Crossings
- Fully Gated and Secured Building
- Lot Sales Available
- 1 - 500 Acre Sites Available





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