

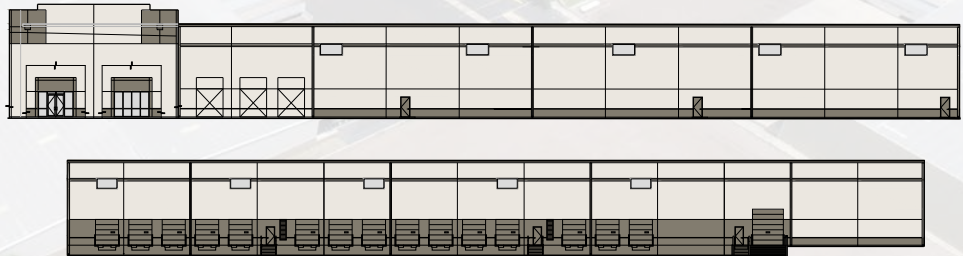


AVAILABLE FOR LEASE | PHASE 1 BUILDING #6 - 94,710 SQUARE FEET



» BUILDING FEATURES:

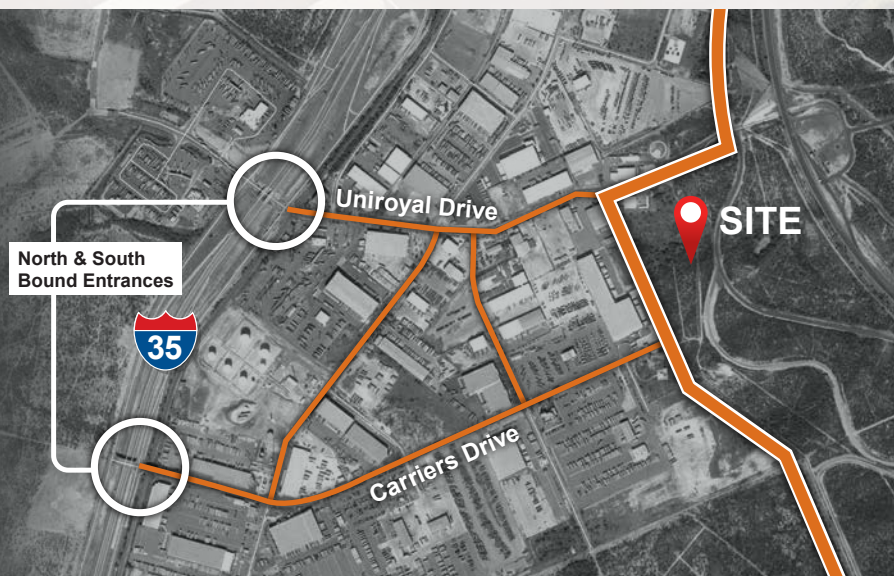
- **Clear Height:** 28'
- **Sprinkler System:** ESFR
- **Loading:** 22 Dock High Door Positions
- Dock Packages to Suit
1 Ground Level Door
- **Warehouse Lighting:** To Suit
- **Truck Court:** 235' Clear & Fully Secured
- **Trailer Parking:** 74 Spaces
- **Auto Parking:** 41 Spaces

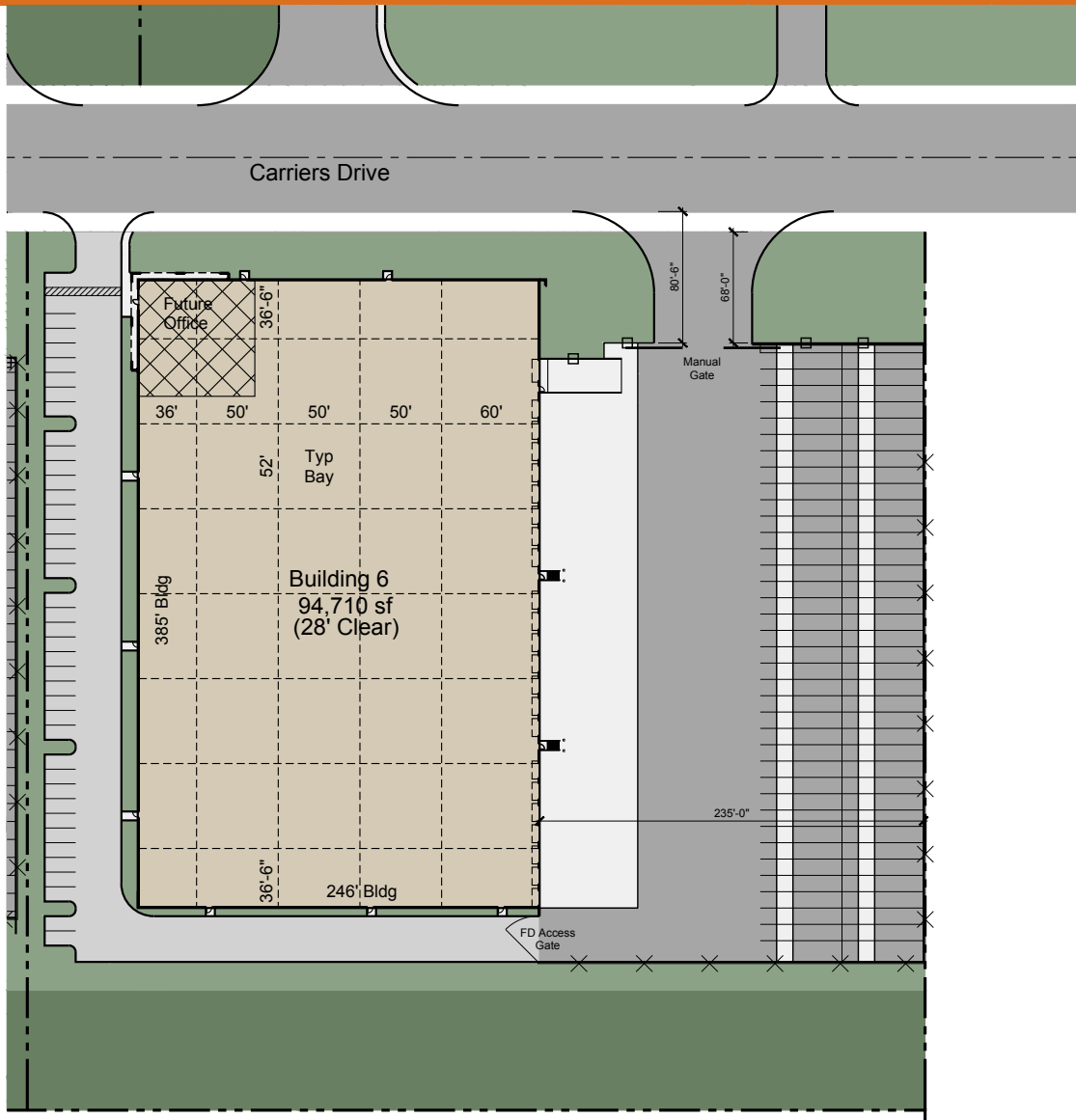


PHASE 1 CONCEPTUAL ELEVATIONS

» 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
- Future Lot Sales Available
- 5 - 500 Acre Sites Available





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