

PWCC

Port Warehouse Complex Corp.
Industrial Park



20,500 SF INDUSTRIAL WAREHOUSE

PORT OF BROWNSVILLE OVERWEIGHT CORRIDOR

8390 E. Ruben M. Torres Blvd · Brownsville, TX 78521

PORT LOGISTICS • CROSS-BORDER DISTRIBUTION • PORT AND SPACE OPERATIONS

BUILDING SPECIFICATIONS

Building Size	20,500 SF
Warehouse	18,000 SF
Office Space	~2,500 SF
Construction	New
Warehouse Condition	Insulated / Climate Ready
Clear Height	20 ft Eave Height
Column Spacing	Clear Span — No Interior Columns
Power	225V Three-Phase Power
Fire Protection	Standard Sprinkler System

LOADING CAPABILITY

Dock Doors	3 Dock-High Doors (8'W x 10'H)
Dock Equipment	2 Electronic Dock Levelers w/ Integrated Axle-Lock Safety Restraints + 1 Manual
Grade Level Access	1 Grade-Level Door
Truck Court Depth	200 ft
Trailer Parking	10 Trailer Positions

LOCATION ADVANTAGE

Port of Brownsville	1.7 miles
Mexico Border	~6 miles
Truck Route	TX-48 → FM-511 → I-69E
SpaceX Starbase	Medford Ave. via Hwy 4 / Boca Chica

LOGISTICS ADVANTAGES

- › 1.7 miles to Port of Brownsville cargo terminals
- › Overweight corridor — heavy cargo & aerospace ops
- › Large secure yard for container & project cargo staging
- › Direct access to SpaceX Starbase via Boca Chica
- › Ideal for transload, freight forwarding & export logistics

SECURED INDUSTRIAL YARD CAPACITY

BUILD-TO-SUIT DEVELOPMENT OPPORTUNITY
Configured to Tenant Specifications

ADDITIONAL STAGING
 ≈ **5 Acres Expansion / Trailer Staging**
 Secure yard · Industrial zoning

SITE SUITABLE FOR

- ✓ Free Trade Zone (FTZ) Operations
- ✓ Bonded Warehouse Operations
- ✓ Import / Export Logistics
- ✓ Container Staging
- ✓ Project Cargo Storage

FTZ activation subject to approval through Port of Brownsville FTZ #62.





Clear-Span Warehouse Interior



Secured Industrial Yard



Office Suite

PROPERTY DESCRIPTION

Strategically located port-adjacent industrial facility supporting cross-border trade, freight logistics, and SpaceX Starbase operations.

The facility provides dock-high loading, grade-level access, and significant secured yard capacity. Three-phase power and flexible staging space make it ideal for freight forwarding, container transloading, project cargo staging, equipment refurbishment, and cross-border distribution operations.

The dedicated office suite includes two executive offices, a conference room, two restrooms, a breakroom, and an IT room — fully separated from the warehouse floor.

TARGET INDUSTRIAL USERS

- ✓ Freight Forwarding & 3PL Logistics
- ✓ Steel Import & Distribution
- ✓ Wind Energy Project Cargo
- ✓ Heavy Equipment & Project Staging
- ✓ Container Transload Operations
- ✓ Equipment Refurbishment
- ✓ Cross-Border Distribution
- ✓ Bonded Warehouse Operations

20,500
SQUARE FEET

3
DOCK-HIGH DOORS

200 FT
TRUCK COURT DEPTH

~5 ACRES
STAGING YARD

INDUSTRIAL LEASING CONTACT

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BROKERAGE
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