

For Sale or Lease

7205 Industrial Circle
Brownsville, TX 92708

Property Specifications

SPACE AVAILABLE	70,000 SF
OFFICE SPACE	1,841 SF
PARCEL SIZE	5 AC
DOCK DOORS	10
GRADE LEVEL	2
CLEAR HEIGHT	28'
SPRINKLER	ESFR
ZONING	Light Industrial

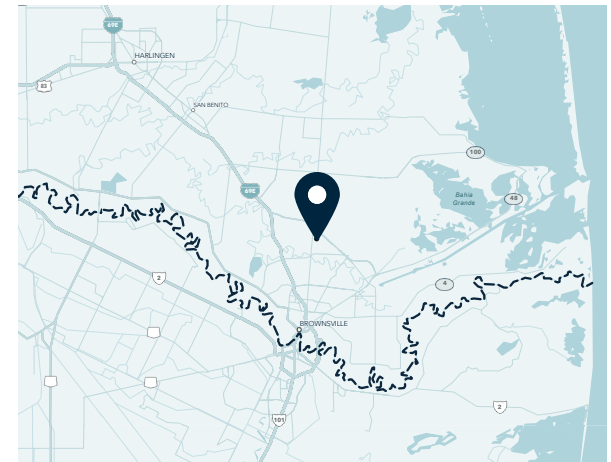
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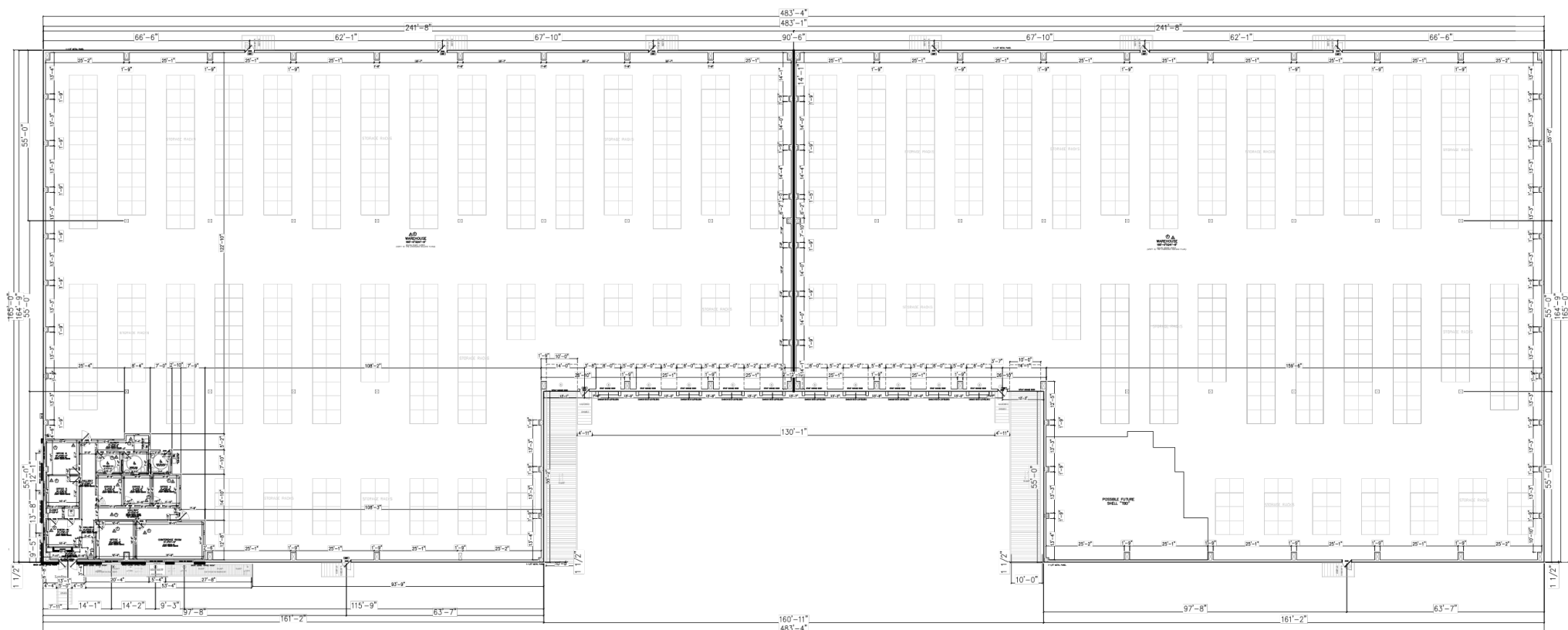
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About the Property

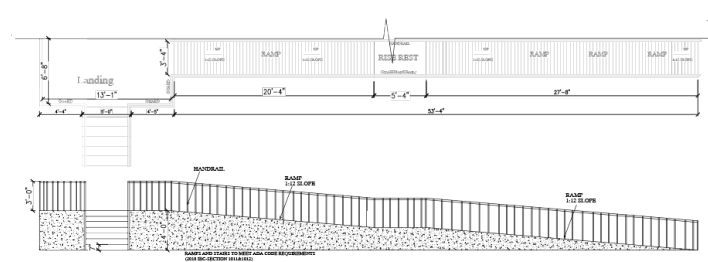
- ±70,000 SF industrial facility located within North Brownsville Industrial Park.
- Functional loading configuration supporting distribution, manufacturing and logistics operations.
- 28' clear height with approximately 1,841 SF of office space.
- Convenient access to FM 511, SH 550 and the Port of Brownsville oversize/overweight truck corridor.
- Strategically positioned near the Port of Brownsville, U.S.-Mexico border crossings, Brownsville-SPI International Airport and SpaceX Starbase.





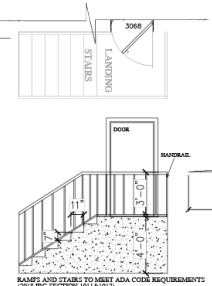
1 FLOOR PLAN

SCALE: 1/16" = 1'-0"



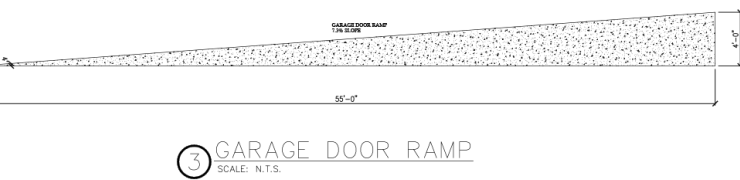
1 OFFICES ENTRANCE RAMP/STAIRS

SCALE: N.T.S.



2 WAREHOUSE DOORS STAIRS

SCALE: N.T.S.



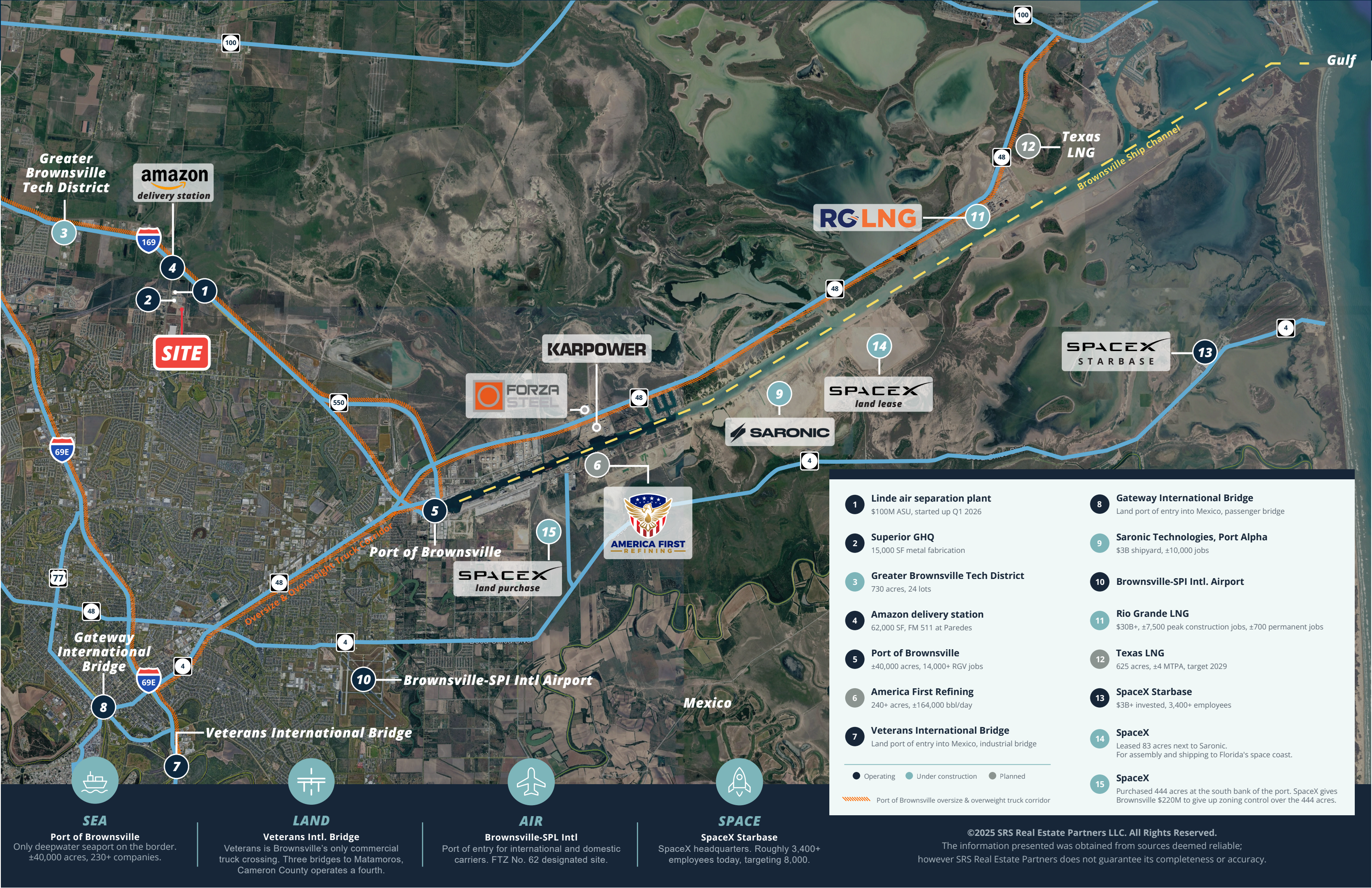
3 GARAGE DOOR RAMP

SCALE: N.T.S.

CONSTRUCTION ANALYSIS	
CONSTRUCTION TYPE	ONE STORY COMMERCIAL
FRAME TYPE	PRECASTER CONCRETE SLAB WITH REINFORCED STEEL
VEENER TYPE	METAL PANELS
FOUNDATION TYPE	SLAB ON GRADE
ROOF TYPE	METAL
ROOF PITCH	AS PER PRECASTER METAL BUILDING

AREA TABULATION	
35,463 SQFT—RIGHT SIDE AREA	
33,641 SQFT—LEFT SIDE AREA	
1,841 SQFT—OFFICES LEFT SIDE	
70,945 SQFT—TOTAL AREA	





- | | |
|---|--|
| 1 Linde air separation plant
\$100M ASU, started up Q1 2026 | 8 Gateway International Bridge
Land port of entry into Mexico, passenger bridge |
| 2 Superior GHQ
15,000 SF metal fabrication | 9 Saronic Technologies, Port Alpha
\$3B shipyard, ±10,000 jobs |
| 3 Greater Brownsville Tech District
730 acres, 24 lots | 10 Brownsville-SPI Intl. Airport |
| 4 Amazon delivery station
62,000 SF, FM 511 at Paredes | 11 Rio Grande LNG
\$30B+, ±7,500 peak construction jobs, ±700 permanent jobs |
| 5 Port of Brownsville
±40,000 acres, 14,000+ RGV jobs | 12 Texas LNG
625 acres, ±4 MTPA, target 2029 |
| 6 America First Refining
240+ acres, ±164,000 bbl/day | 13 SpaceX Starbase
\$3B+ invested, 3,400+ employees |
| 7 Veterans International Bridge
Land port of entry into Mexico, industrial bridge | 14 SpaceX
Leased 83 acres next to Saronic. For assembly and shipping to Florida's space coast. |
| | 15 SpaceX
Purchased 444 acres at the south bank of the port. SpaceX gives Brownsville \$220M to give up zoning control over the 444 acres. |
- Operating ● Under construction ● Planned
- Port of Brownsville oversize & overweight truck corridor

SEA
Port of Brownsville
Only deepwater seaport on the border.
±40,000 acres, 230+ companies.

LAND
Veterans Intl. Bridge
Veterans is Brownsville's only commercial truck crossing. Three bridges to Matamoros, Cameron County operates a fourth.

AIR
Brownsville-SPL Intl
Port of entry for international and domestic carriers. FTZ No. 62 designated site.

SPACE
SpaceX Starbase
SpaceX headquarters. Roughly 3,400+ employees today, targeting 8,000.



Brownsville-Harlingen, TX

7185 GBIC Circle sits in the North Brownsville Industrial Park, off FM 511 north of the city center. The Port of Brownsville is 25 minutes away, the U.S.-Mexico border crossings 20 minutes, and Starbase at Boca Chica 40 minutes east. Those drivers are pulling advanced manufacturing, aerospace and technology, energy, heavy manufacturing, and food processing users into the corridor.

A pro-business environment and a deep incentive stack are drawing that capital in. Saronic is building Port Alpha at the Port of Brownsville to produce autonomous surface vessels. SpaceX is laying an eight-mile gas pipeline to Starbase and has leased 83 acres on the ship channel for a Starship barge dock. Forza Steel is completing a 650,000 SF nearshoring operation at the port. All of it is funded or under construction, and together it is assembling a high-technology manufacturing ecosystem in Brownsville.

WHY BROWNSVILLE?

A strategic cross-border industrial hub connecting the Port of Brownsville, Mexico, international air access and SpaceX Starbase.

Brownsville-Harlingen by the Numbers

20.8M SF
TOTAL INVENTORY

11.2%
VACANCY RATE

-1.1M SF
ANNUAL NET ABSORPTION

\$0.63 PSF/MO
AVERAGE ASKING RENT

70K SF
UNDER CONSTRUCTION

362K SF
ANNUAL DELIVERABLES



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Industrial Partners, LLC 9012124 214.560.3200

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Buyer Initials Tenant Initials Seller Initials Landlord Initials Date



SRS REAL ESTATE PARTNERS

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