



# MAJESTIC INTERNATIONAL TRADE PORT

## PHASE I DELIVERING Q4 '25

Intersection of Military Highway & San Juan Road, Pharr, Texas 78589



Please Contact:

**CBRE**

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# MAJESTIC INTERNATIONAL TRADE PORT

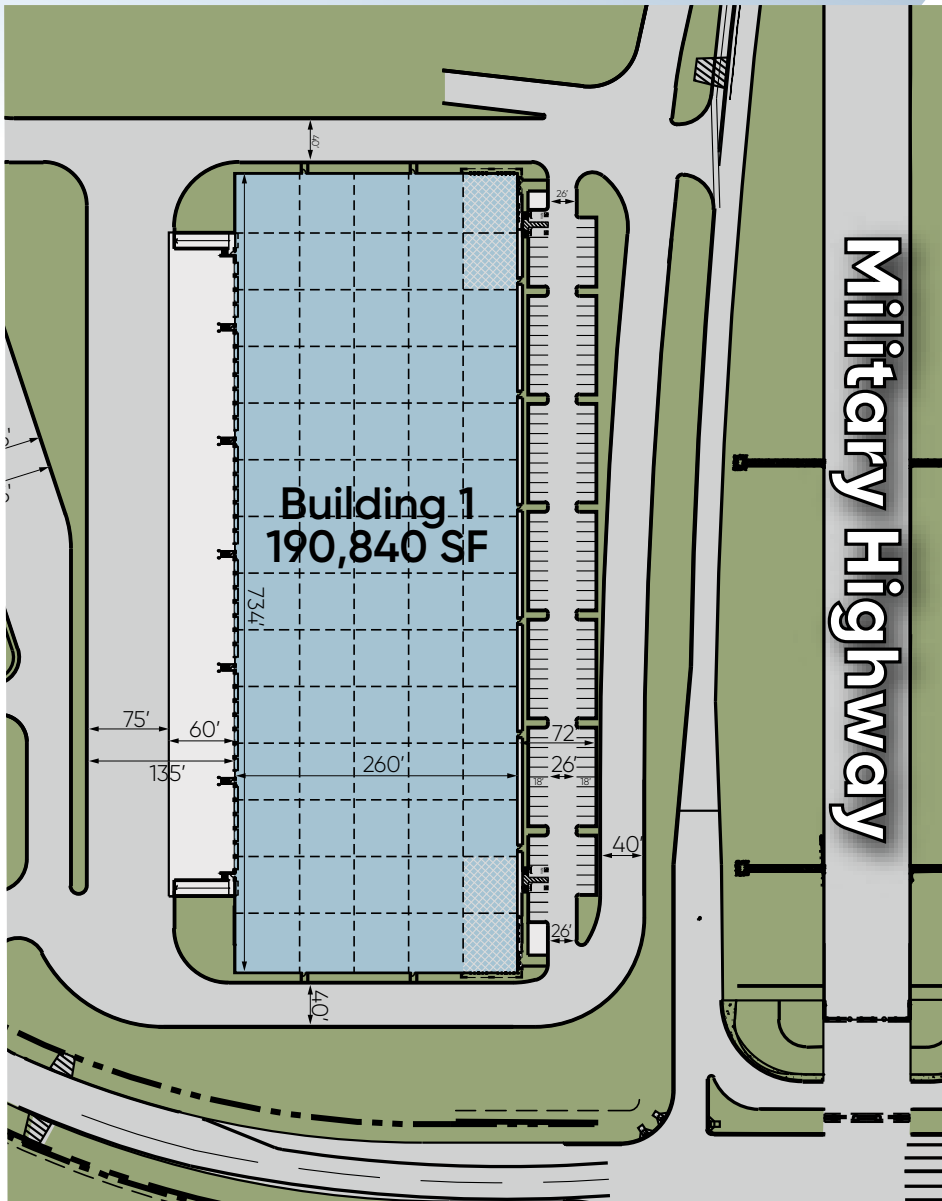
NORTH FACING VIEW





# MAJESTIC INTERNATIONAL TRADE PORT

**BUILDING 1: 190,840 SF**



**32'**  
Clear  
Height

**38**  
Dock High  
Doors

**128**  
Auto  
Parking

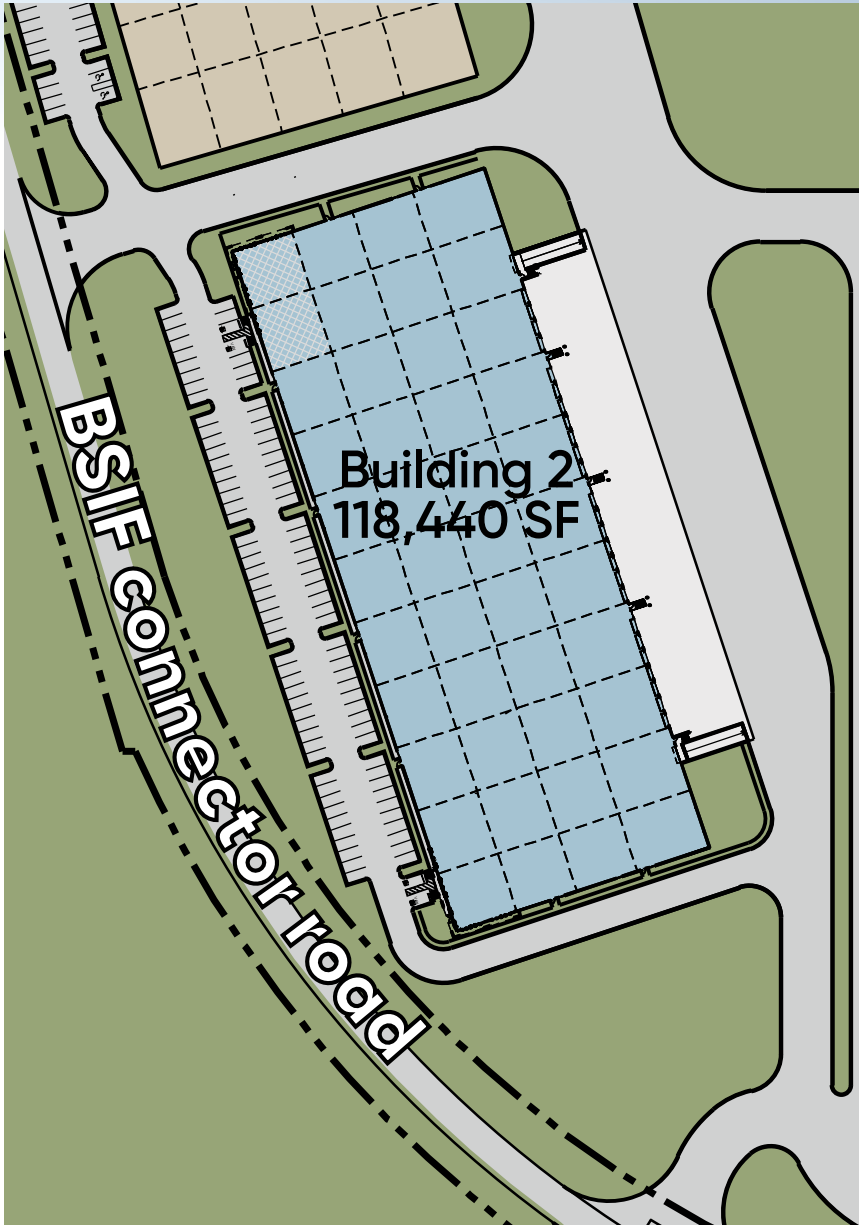
## **BUILDING 1 SPECS**

Total Size	190,840 SF
Bay Spacing:	50' x 52' (Typical)
Auto Parking:	128
Fire Sprinkler System:	ESFR
Loading:	38 Dock High Doors 2 Ground Level Ramps



# MAJESTIC INTERNATIONAL TRADE PORT

**BUILDING 2: 118,440 SF**



**32'**  
Clear  
Height

**25**  
Dock High  
Doors

**98**  
Auto  
Parking

## **BUILDING 2 SPECS**

Total Size	118,440 SF
Bay Spacing:	50' x 52' (Typical)
Auto Parking	98
Fire Sprinkler System:	ESFR
Loading:	25 Dock High Doors 2 Ground Level Ramps





# MAJESTIC INTERNATIONAL TRADE PORT

## SITE LAYOUT





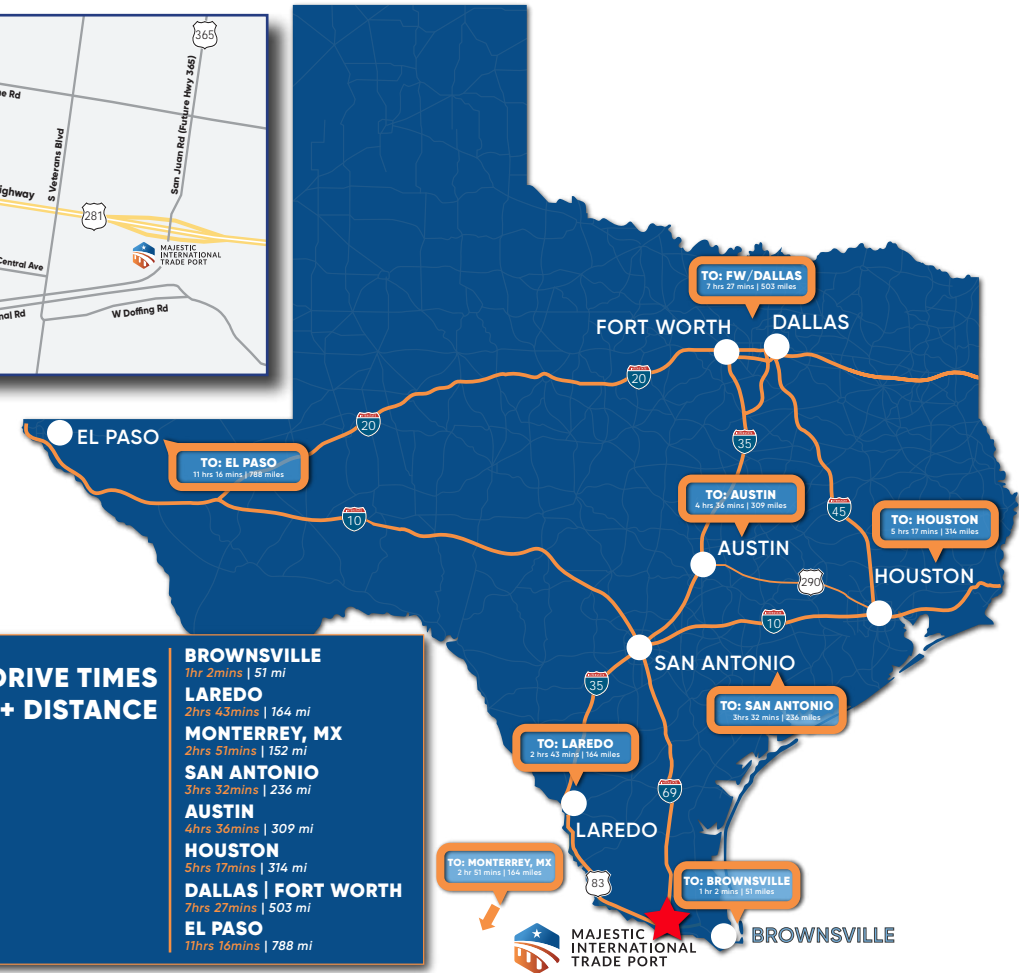
# MAJESTIC INTERNATIONAL TRADE PORT

## LOCATION FEATURES

- A 600-Acre Master Planned Industrial Park sitting at the focal point of international trade in Pharr, Texas. Users can be accommodated from 50,000 square feet up to more than 1M square feet.
- MITP has direct access to the newly revamped US Port of Entry as well as the soon-to-be-expanded US/Mexico Bridge. This provides a direct connection to Reynosa, Tamaulipas, Mexico, and thriving manufacturing hubs of over 1 million people.
- MITP Phase I and the entire 600-acre park benefit from the direct and confluent access from Reynosa and Monterrey through these newly developed access ports from Mexico into the U.S. port of entry.



DRIVE TIMES + DISTANCE	
BROWNSVILLE	1hr 2mins   51 mi
LAREDO	2hrs 43mins   164 mi
MONTERREY, MX	2hrs 51mins   152 mi
SAN ANTONIO	3hrs 32mins   236 mi
AUSTIN	4hrs 36mins   309 mi
HOUSTON	5hrs 17mins   314 mi
DALLAS   FORT WORTH	7hrs 27mins   503 mi
EL PASO	11hrs 16mins   788 mi



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