



For Sale or Lease

2205 Old Uvalde Highway
Crystal City, Texas



For Information

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2205 Old Uvalde Highway

Crystal City, Texas

Property Highlights

371,380 square feet
32.84 acres
Former Food Processing Facility
Heavy Electrical – 3 MW Currently (Expandable)
Abundant Water Supply & Water Treatment Plant
Truck Court / 7 Docks with Levelers
Ceiling Height up to 35’
Column Spacing up to 50’
Numerous Dock & Grade Doors
Full Sprinkled Facility
6,010 sf Office
Meticulously maintained



2205 Old Uvalde Highway Facility Overview

Office Building – 6,010 square feet

- Pier & beam foundation. Brick exterior
- Pitched corrugated metal roof
- Small basement with mechanical systems
- Fire sprinkled and air-conditioned
- Numerous offices and bull pen area
- Ceiling 9 – 10 feet high





2205 Old Uvalde Highway Facility Overview

Scale House – 562 square feet

- Fully operational. Small office area with restrooms

Cafeteria – 2,400 square feet

- Concrete slab, brick exterior, pitched corrugated metal roof
- Kitchen & dining area (kitchen equipment removed)
- Fire sprinkler and air-conditioned



2205 Old Uvalde Highway Facility Overview

Boiler Room – 3,728 square feet

- Two (2) large gas fired boilers / 6" gas line
- Circulation pumps. Two large air compressors and air dryers (compressors excluded but available)
- Reverse osmosis and water softener systems



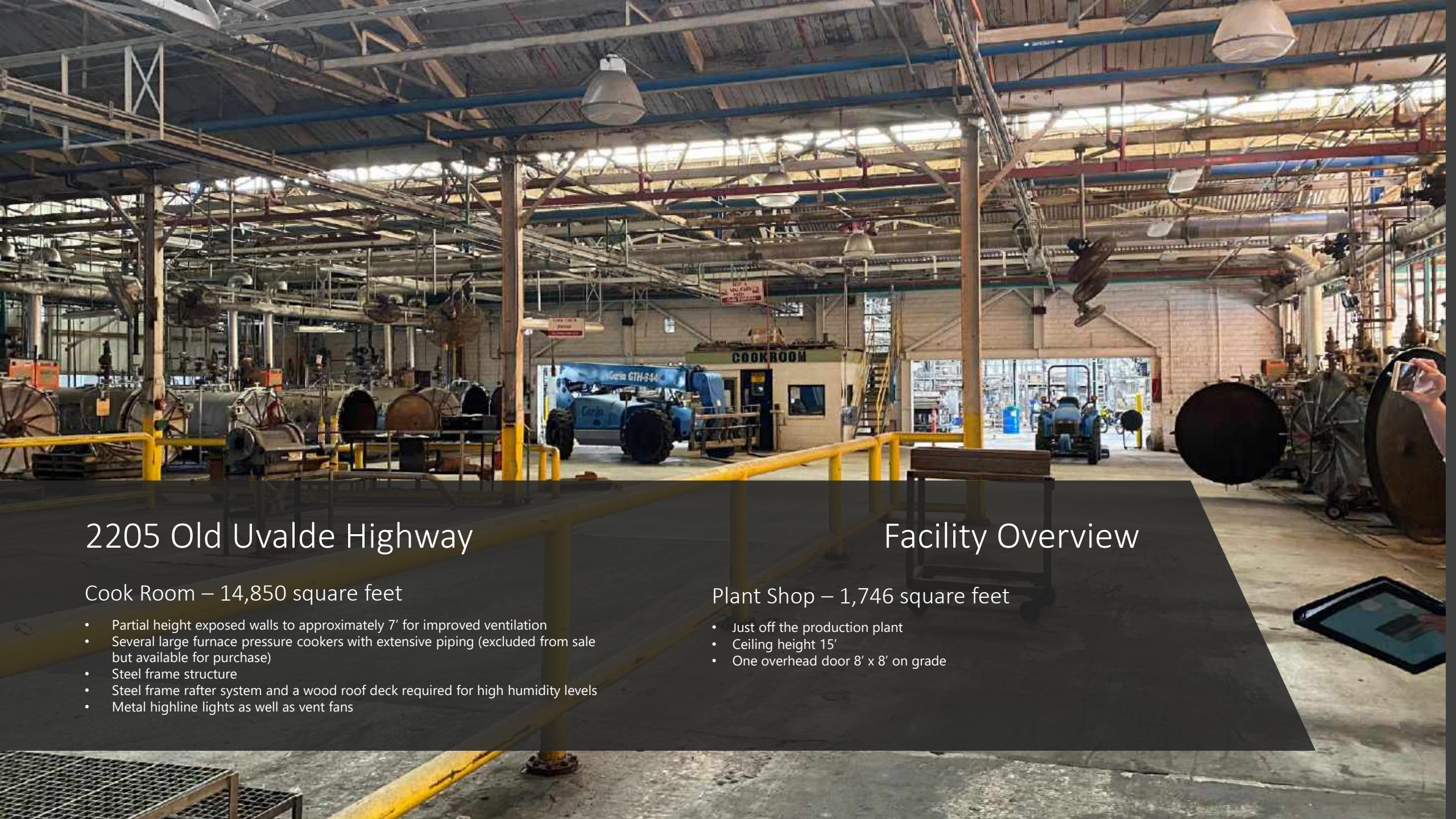


2205 Old Uvalde Highway Facility Overview

Processing Area – 45,597 square

- Concrete block to height of approximately 24 feet – 35 feet
- Concrete slab foundation and concrete 'T' ceiling system
- Thermal temperature controlled system (heat)
- Extensive exhaust equipment
- LED lighting and floor drains throughout
- Breakroom with men's and women's restrooms, lockers and a small healthcare center
- Breakroom and restrooms are central heated and air-conditioned.
- Area for brine tanks for canning and flash freezing just outside structure
- Two overhead doors – 10' x 15' on grade and 24' x 24' on grade
- Four overhead doors in storage area 8' x 8' on grade
- Major renovations 2018 (roof/electrical/structural)





2205 Old Uvalde Highway

Cook Room – 14,850 square feet

- Partial height exposed walls to approximately 7' for improved ventilation
- Several large furnace pressure cookers with extensive piping (excluded from sale but available for purchase)
- Steel frame structure
- Steel frame rafter system and a wood roof deck required for high humidity levels
- Metal highline lights as well as vent fans

Facility Overview

Plant Shop – 1,746 square feet

- Just off the production plant
- Ceiling height 15'
- One overhead door 8' x 8' on grade



2205 Old Uvalde Highway Facility Overview

Directly behind the main cook room is a covered area set on steel columns and steel frame with corrugated metal roof decking. There is extensive piping within this area for outdoor containment cook units which have been removed. This area has extensive pump and circulation equipment from two large Carrizo Aquifer wells previously used for the plant operation.

Freezer Operations

- Newer expansion (2011)
- Two (2) Loading dock doors off freezer area

Can Plant – 12,190 square feet

- Separate set of office space as well as loading docks
- Steel frame and metal construction with corrugated metal walls and roof
- Concrete slab foundation, and suspended lighting
- 2 overhead doors on grade

2205 Old Uvalde Highway Facility Overview

Warehouse No. 1 - 51, 346 square

- Concrete slab flooring
- Brick exterior with wood frame, roof deck, and fitted wood ceiling structures
- Windows at top of the warehouse walls.
- Two levels of office finish-out and lab for quality control'
- Column spacing varies from 30' to 40' feet and in other areas approximately 15 feet
- One 10' x 10' overhead rail door
- Clear height is approximately 18' – 35'
- Built 1953 – Renovated 2016/2017





2205 Old Uvalde Highway Facility Overview

Warehouse No. 2 - 26,400 square

- Connected to Warehouse No. 1 through a large overhead door
- Built 1957 – Renovated 2016/2017
- Roof overlay 2017
- Concrete slab foundation
- Steel columns support a steel constructed system with wood framing and wood roof deck
- Built-up roof with suspended lighting throughout
- Extensive fire suppression system.
- One 10' x 10' overhead rail door
- Ceiling Height – 25'



2205 Old Uvalde Highway Facility Overview

Warehouse No. 3 – 35,200 square

- Similar to construction of Warehouse No. 2.
- Roof overlay 2017
- Built 1957 – Renovated 2016/2017
- New lighting
- Seven-vehicle dock, dock height loading and dock levelers
- Two 12' x 15' overhead doors
- Two 10' x 10' overhead rail doors
- Ceiling Height – 25'



2205 Old Uvalde Highway

Warehouse No. 4 – 44,000 square feet

- Similar to Warehouse 2 and 3
- Built 1970 – Renovated 2016/2017
- Roof overlay 2017
- New lighting throughout
- Column spacing approximately 50 feet on center
- Two 10' x 10' overhead rail door
- One 12' x 15' overhead door on grade to back of plant (pallet area)
- Recycling Compactor
- Ceiling Height – 25'

Facility Overview



2205 Old Uvalde Highway Facility Overview

Warehouse No. 5 – 58,381 square feet

- Similar to other warehouses with poured concrete construction and steel beams
- Roof overlay 2017
- Built 1981 – Renovated 2016/2017
- New lighting throughout
- Steel frame rafter system with corrugated metal roof deck
- One 12' x 15' overhead door opens to seven vehicle loading dock with apron
- Ceiling Height – 25'



2205 Old Uvalde Highway Facility Overview

Warehouse No. 6 – 57,892 square feet

- Same construction and same format as Warehouse No. 5
- Excellent condition
- Roof overlay 2017
- Built 1981 – Renovated 2016/2017
- New lighting throughout
- One 12' x 15' overhead door on grade
- Ceiling Height – 25'

2205 Old Uvalde Highway Facility Overview

The buildings are built in a U-shape where they surround a large truck court, central storage, work area and loading zone. Within this area are small shop and storage building all with concrete slab foundations, concrete block construction



2205 Old Uvalde Highway Facility Overview

Well Room

- Contains all of the fire suppression equipment
- The fire suppression equipment is powered by diesel pumps and diesel generators.

Water / Sewer System

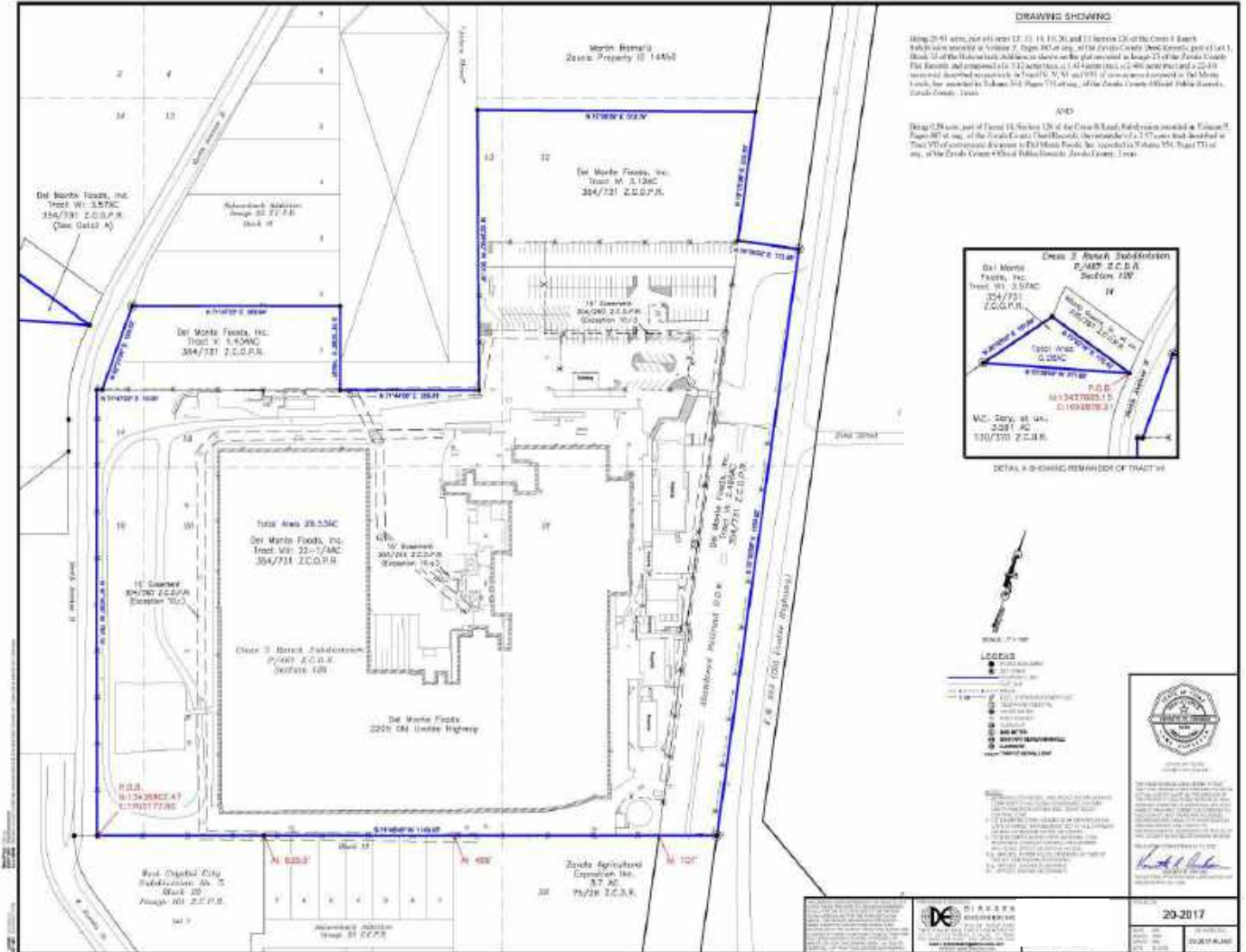
- 400,000-gallon capacity water storage tank
- Property is connected city sewer
- 2 large Carrizo Aquifer wells on-site previously used for plant operation
- 6" city waterline for excess capacity and potable water
- Three sets of large circulation pumps and well pumps

Water Discharge

There is a very large water discharge facility that connects to an easement which extends to a portion of a farmland tract (omitted from sale/lease but available). A large pipeline runs the length of the easement area and as well several large pump stations along the discharge unit.



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A satellite map of the Rio Grande region. Crystal City is marked with a red dot on the border. Three black lines radiate from Crystal City to Eagle Pass (43 miles), San Antonio (117 miles), and Laredo (92 miles). The map shows the Rio Grande, major highways (Interstates 35, 37, 83, 57, 59, and State Routes 87, 71, 78), and the labels 'UNITED STATES' and 'MEXICO'.

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