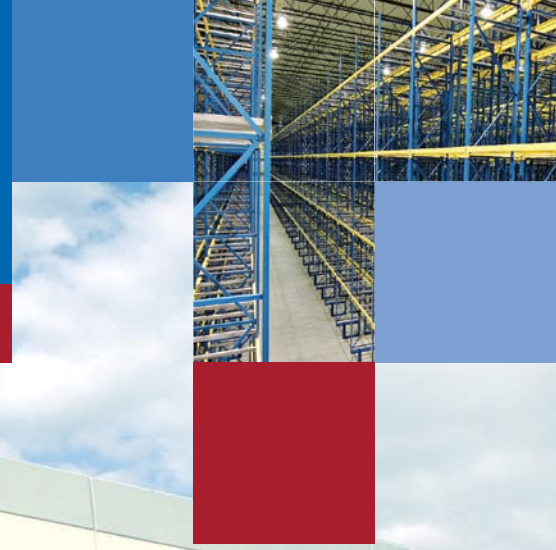


# RIDGE COMMERCE CENTER

Sharyland III

146,000 SF Available McAllen, Texas



**Ridge Commerce Center Sharyland III** is a 152,000 square foot Class A, industrial cross-dock facility located in the 1,200 acre master-planned Sharyland Business Park in McAllen, Texas.

#### Property Features:

- 28' Clear height
- 31 Exterior truck docks with levelers
- 1 Drive-up ramp
- Up to 45,000 square feet of future expansion space available
- Convenient access to the U.S./Mexico border with close proximity to the forthcoming Anzalduas International Bridge
- 205+ Automobile parking spots
- 44+ Trailer parking spots

#### Owned & Developed by:

**RIDGE PROPERTY TRUST**  
www.rptrust.com



# RIDGE COMMERCE CENTER

Sharyland III

146,000 SF Available McAllen, Texas

W. MILITARY HIGHWAY (F.M. 1016)

North

POTENTIAL EXPANSION SPACE  
45,000 ± SF

SHARYLAND III  
146,000 ± SF  
AVAILABLE

EXISTING OFFICE  
2,000 ± SF

OCCUPIED  
6,000 ± SF

DRIVE-UP RAMP

GEORGE McVAY DRIVE



## About Ridge Property Trust

Experienced in creating large-scale master-planned developments, Ridge Property Trust (Ridge), a privately-held real estate investment trust (REIT) with ongoing industrial developments, is a leading developer in the United States and Mexico. Based in Chicago, with regional offices throughout the United States and Mexico, Ridge combines immediate access to key decision makers with a highly responsive and streamlined organization to provide a competitive advantage for business that makes real estate decisions easy, quick and intensely customer-focused.

Backed by Prudential Real Estate Investors (PREI), Ridge delivers senior executives armed with local real estate knowledge, worldwide institutional power, discipline and access to capital - ensuring the best value for its clients. PREI's specialized operating units offer a broad range of investment opportunities and investment management services worldwide. As of March 31, 2007, PREI managed \$38.4 billion of gross assets (\$27.6 billion net) on behalf of more than 400 clients and is ranked among the largest real estate investment managers.

Ridge has been actively developing industrial real estate in the McAllen/Mission MSA since 1996. During this time period, Ridge has undertaken the construction and development of several highly visible build-to-suit projects for celebrated companies such as Global Logistix, Black & Decker, Symbol Technologies, Sharp and ARC Automotive. Ridge has developed over 1,000,000 square feet of Class A industrial space in Sharyland Business Park, and currently has 488,000 square feet under ownership and management.

*All information contained herein is from sources deemed reliable and is subject to errors, omissions, withdrawal, and to change of price or terms without notice.*

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