

BUILDING 2 - For Sale/Lease
PORT LAREDO TRADE CENTER

BUILDING 2: 336,960 SF
TOTAL SPACE: 932,600 SF (THREE BULDINGS)

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OPPORTUNITY OVERVIEW

Introducing a premier industrial development strategically located within the Port Laredo Industrial Park in Laredo, Texas. This development project is designed to support modern industrial and logistics operations with state-of-the-art facilities and efficient site planning. Situated along Port Drive in Laredo, offering direct access to key transportation routes ensuring seamless connectivity for cargo movement, making it an ideal location for businesses requiring reliable logistics and supply chain solutions. The development includes three industrial buildings with a combined gross floor area of 932,600 square feet. Port Laredo Trade Center is poised to optimize functionality, providing ample dock doors, trailer parking, and auto parking and is poised to become a cornerstone of industrial development in Laredo, offering an unmatched combination of location, design, and operational capability.

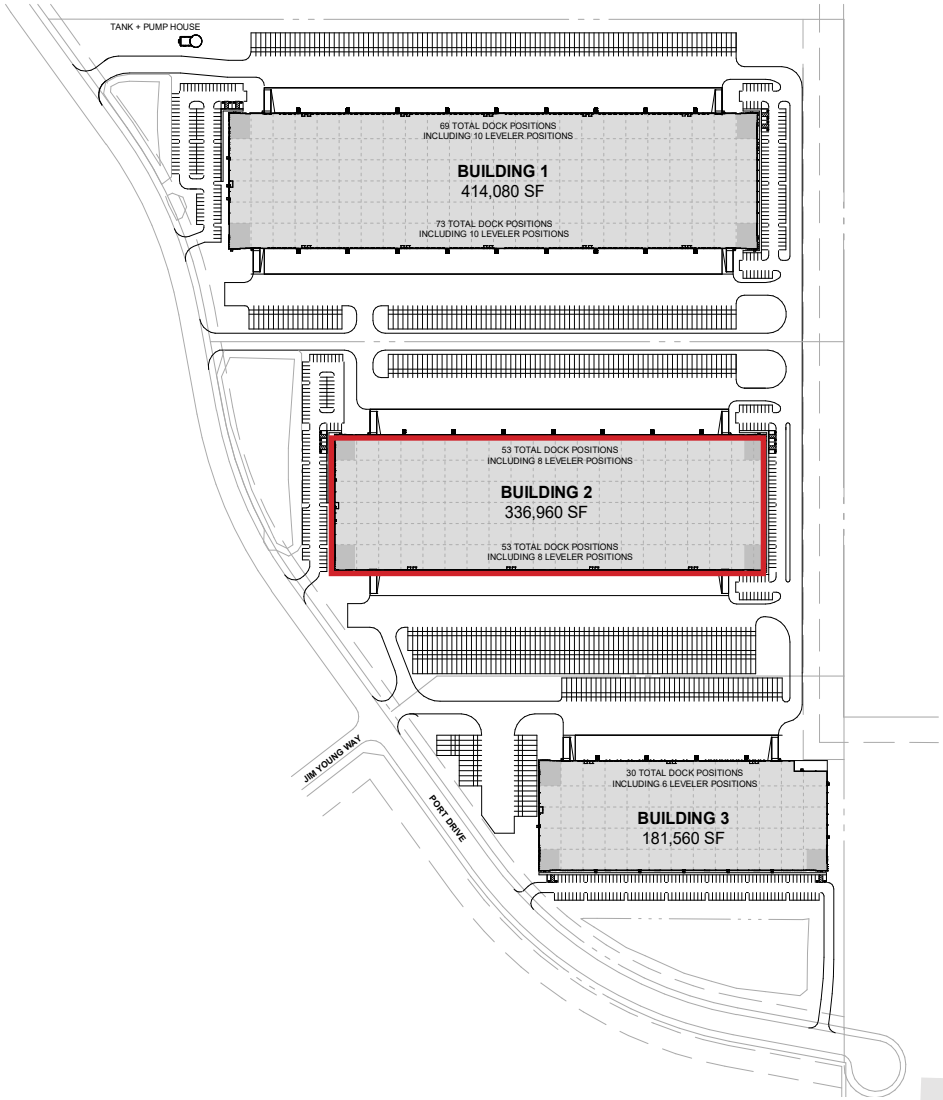
BUILDING 1	
Available SF:	414,080 SF
Office SF:	3,000 SF
Dock Doors:	142 Doors
Trailer Parking:	189 Spaces

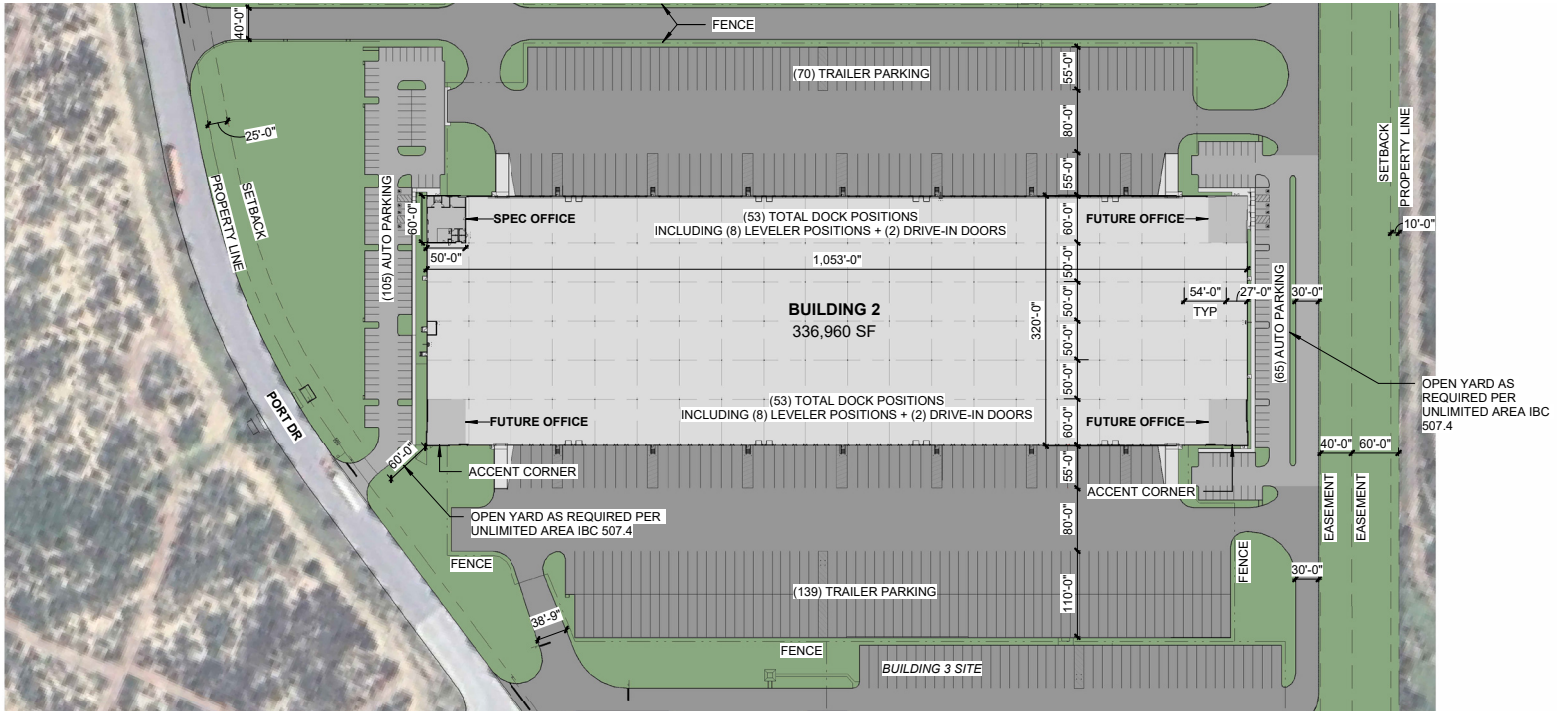
BUILDING 2	
Available SF:	336,960 SF
Office SF:	3,000 SF
Dock Doors:	108 Doors
Trailer Parking:	212 Spaces

BUILDING 3	
Available SF:	181,560 SF
Office SF:	3,000 SF
Dock Doors:	32 Doors
Trailer Parking:	75 Spaces

PROPERTY HIGHLIGHTS

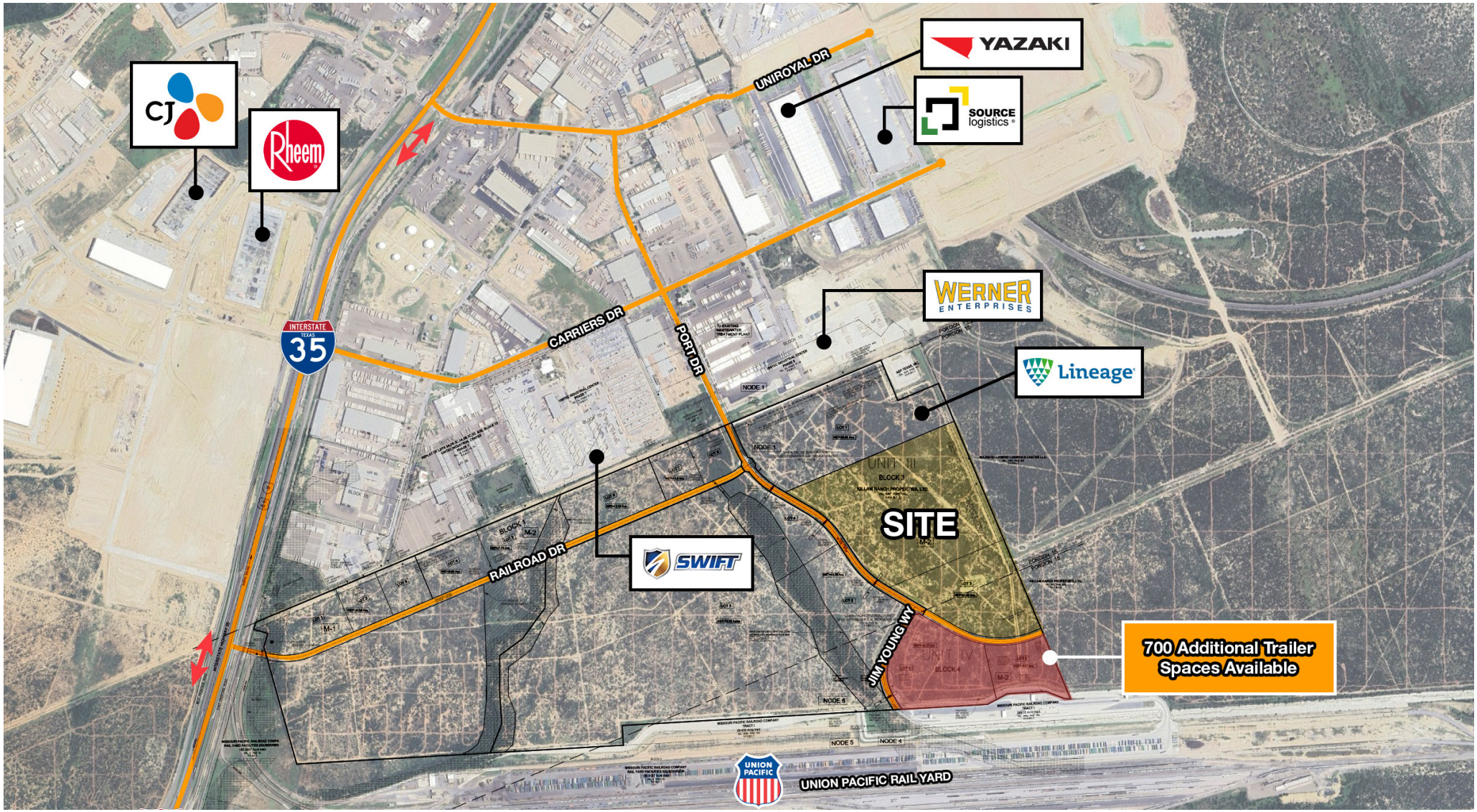
- CT-PAT Compliant
- Fenced & Secured Truck Court
- Concrete Tilt Wall Construction
- Concrete Paving
- ESFR Fire Protection
- 32' to 36' Clear Height
- 700 Additional Trailer Spaces Available on Adjacent Property





SPECIFICATIONS

Lot Size AC:	25.85 AC	**Clear Height:**	36’	***INCLUDED IN BASE BLDG :*** **WHSE Lighting:**	LED (30FC)
Building Area SF:	336,960 SF	**Fire Protection:**	ESFR	**Ventilation:**	HLVS Fans
Available SF:	336,960 SF	**Car Parking:**	165 Car Parking Spaces	**Pit Levelers:**	16 ; 40,000 lbs
Office Space SF:	3,000 SF	**Dock Doors:**	108 Dock Doors ; 2 Ramps	**Edge of Dock:**	All Other Doors
Construction:	Concrete Tilt	**Trailer Parking:**	212 Spaces	**Truck Court:**	190’ ; All Fenced


CJ
Rheem
YAZAKI
SOURCE logistics
UNIROYAL DR
WERNER ENTERPRISES
Lineage
INTERSTATE TEXAS 35
CARRIERS DR
PORT DR
SITE
SWIFT
RAILROAD DR
JIM YOUNG WY
700 Additional Trailer Spaces Available
UNION PACIFIC
UNION PACIFIC RAIL YARD

ABOUT LAREDO[1]

Known locally as “Los Laredos”, Laredo and Nuevo Laredo are one city divided only by the Rio Grande. Originally settled by the Spaniards in 1755, Laredo/Nuevo Laredo became the first “official” Port of Entry on the U.S./Mexico border in 1851. Now, the Laredo Customs District handles more trade than the ports of Southern California, Arizona, New Mexico, and West Texas combined.

The Port of Laredo is the #1 Port in the U.S. among more than 450 airports, seaports, and border crossings with $320 billion in total trade with the world in 2023.*

Laredo is the only U.S./Mexico border city strategically positioned at the convergence of all land transportation systems. Mexico’s principal highway and railroad leading from Central America through Mexico City, Saltillo, and Monterrey, the industrial heart of Mexico, converge at Laredo to meet two major U.S. rail lines, Inter-state Highway 35 and other roads which fan outwards to the urban centers and seaports of Texas, and beyond to the Northern States and Canadian Provinces including Illinois, Michigan, New York, and Ontario.



Sources: [1] Laredo Economic Development Corporation Community Profile

FOR INFORMATION & SITE TOURS CONTACT:

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11-03-2025

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____