

Under Construction

AVAILABLE Q1 2026

Up to ±926,991 SF For Lease

LAREDO, TEXAS



Port Laredo

Logistics Center

Joshua Aguilar, SIOR
Senior Vice President
+1 210 253 6049
joshua.aguilar@cbre.com

Rob Burlingame, SIOR, CCIM
Senior Vice President
+1 210 507 1123
rob.burlingame@cbre.com

Brad O'Neill
Senior Associate
+1 210 253 6070
brad.oneill@cbre.com



CBRE

PROPERTY HIGHLIGHTS

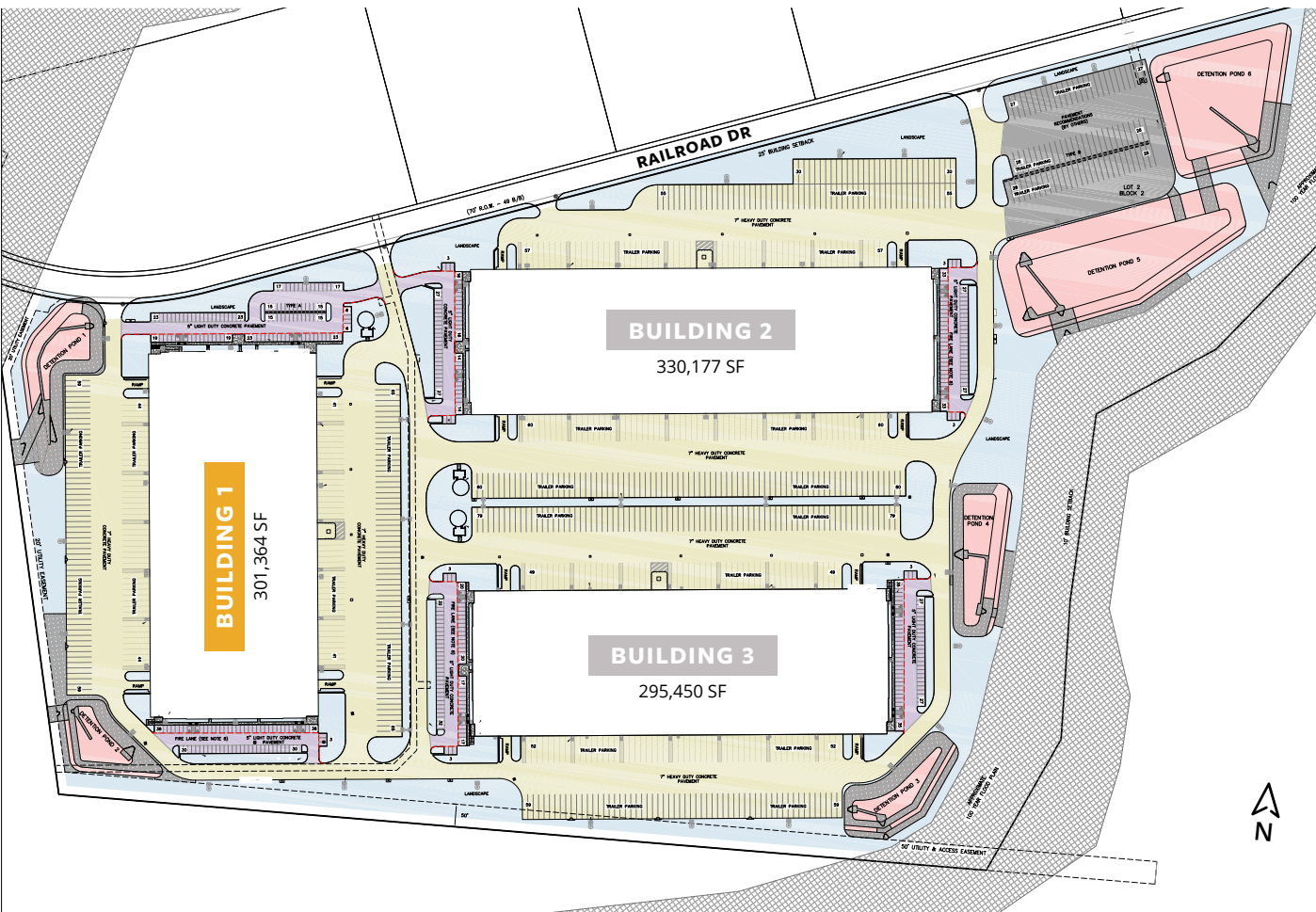


Port Laredo Logistics Center is a Class A industrial project located along the I-35 Corridor. This project is located approximately 12 miles from Laredo, adjacent to the Union Pacific Intermodal Center.

- ▶ Stand Alone Class A Building
- ▶ ±926,991 SF (Divisible)
- ▶ Building Designed for Cross-Dock Facility
- ▶ 32' Clear Height
- ▶ Ample Employee and Trailer Parking
- ▶ Easy Access to I-35

BUILDING FEATURES

Building 1



SPECIFICATIONS

| | |
|-----------------------------|----------------------------------------------|
| Building Size | 301,364 SF |
| Office | Build to Suit |
| Nominal Building Dimensions | 370' x 810' |
| Clear Height | 32' clear |
| Column Spacing | 54'-0" x 50'-0" 54'-0" x 60'-0" speed bay |

PARKING/LOADING

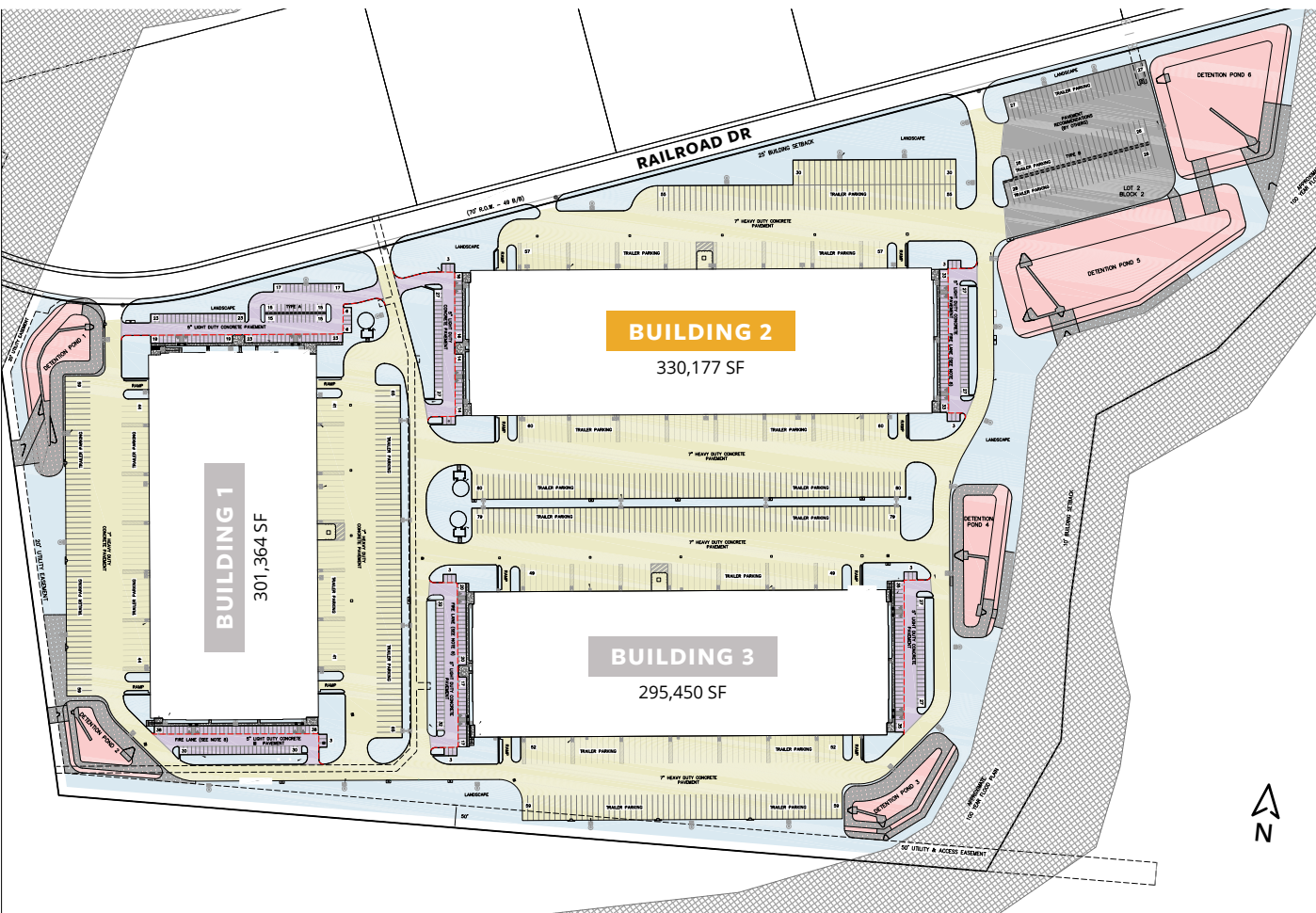
| | |
|-----------------|------------|
| Auto Parking | 189 spaces |
| Trailer Parking | 124 spaces |
| Dock Doors | 85 Total |
| Drive-In Doors | 4 |

CONSTRUCTION

| | |
|---------------------|------------------------------------------------------------------------|
| Exterior Walls | Reinforced Tilt-up Concrete Wall. Panels with Textured Painted Finish |
| Structural Steel | 10 x 10 Columns / Steel Bar Joists / White Roof Deck |
| Slab Construction | 7" Reinforced 4,000 PSI |
| Vapor Barrier | 2 Bays of 10 Mil Vapor Barrier. Under the Slab at Each Building Corner |
| Roofing | 45 Mil White TPO with R-20 Insulation |
| HVAC | Code Minimum Ventilation (0.06 CFM/SF) |
| Fire Protection | ESFR |
| Electrical Services | 3000A 480/277V |
| Lighting | LED, 30 F.C |

BUILDING FEATURES

Building 2



SPECIFICATIONS

| | |
|-----------------------------|----------------------------------------------|
| Building Size | 330,177 SF |
| Office | Build to Suit |
| Nominal Building Dimensions | 320' x 1026' |
| Clear Height | 32' clear |
| Column Spacing | 54'-0" x 50'-0" 54'-0" x 60'-0" speed bay |

PARKING/LOADING

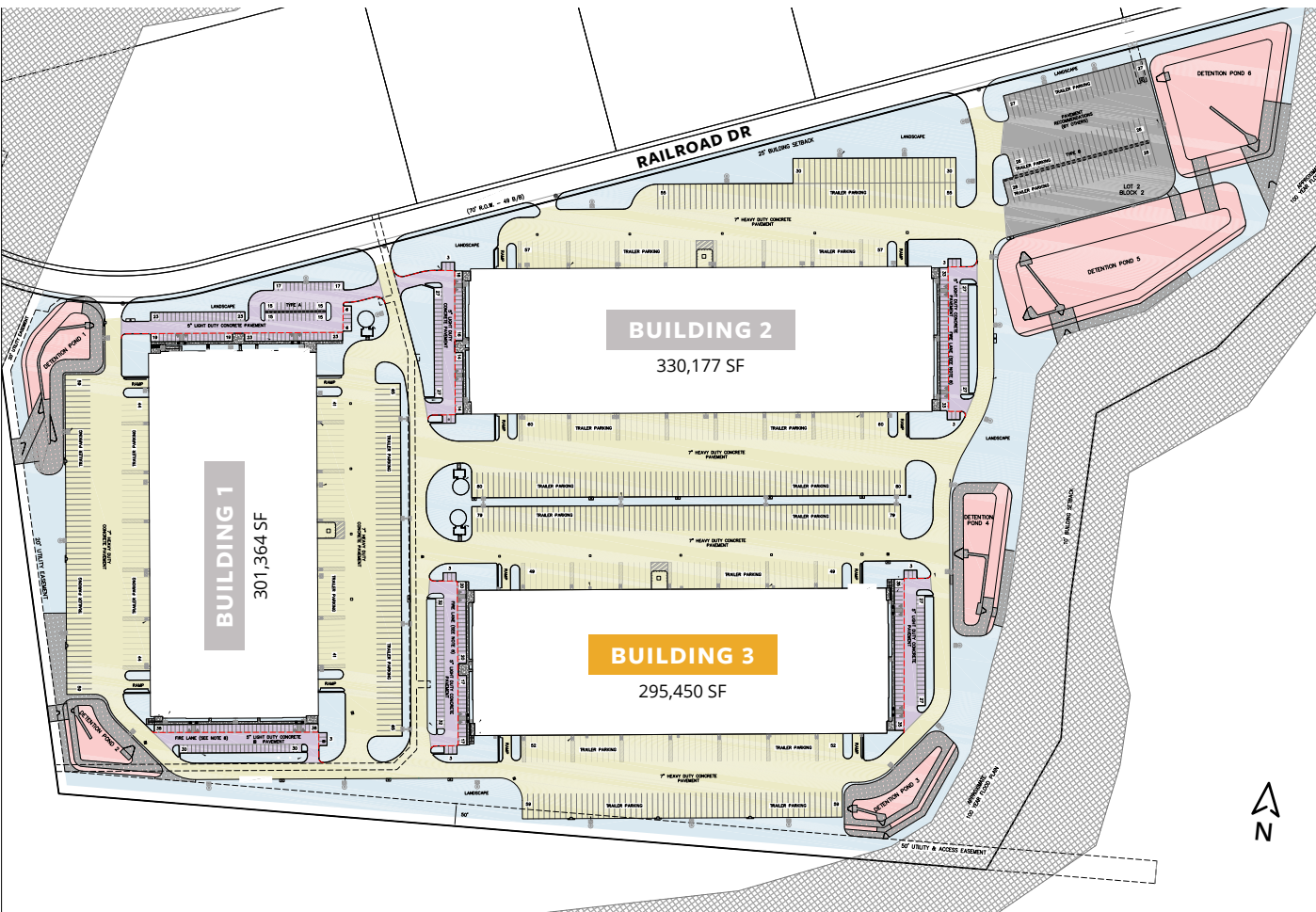
| | |
|-----------------|------------|
| Auto Parking | 129 spaces |
| Trailer Parking | 165 spaces |
| Dock Doors | 117 Total |
| Drive-In Doors | 4 |

CONSTRUCTION

| | |
|---------------------|------------------------------------------------------------------------|
| Exterior Walls | Reinforced Tilt-up Concrete Wall. Panels with Textured Painted Finish |
| Structural Steel | 10 x 10 Columns / Steel Bar Joists / White Roof Deck |
| Slab Construction | 7" Reinforced 4,000 PSI |
| Vapor Barrier | 2 Bays of 10 Mil Vapor Barrier. Under the Slab at Each Building Corner |
| Roofing | 45 Mil White TPO with R-20 Insulation |
| HVAC | Code Minimum Ventilation (0.06 CFM/SF) |
| Fire Protection | ESFR |
| Electrical Services | 3000A 480/277V |
| Lighting | LED, 30 F.C |

BUILDING FEATURES

Building 3



SPECIFICATIONS

| | |
|-----------------------------|----------------------------------------------|
| Building Size | 295,450 SF |
| Office | Build to Suit |
| Nominal Building Dimensions | 320' x 918' |
| Clear Height | 32' clear |
| Column Spacing | 54'-0" x 50'-0" 54'-0" x 60'-0" speed bay |

PARKING/LOADING

| | |
|-----------------|------------|
| Auto Parking | 140 spaces |
| Trailer Parking | 138 spaces |
| Dock Doors | 101 Total |
| Drive-In Doors | 4 |

CONSTRUCTION

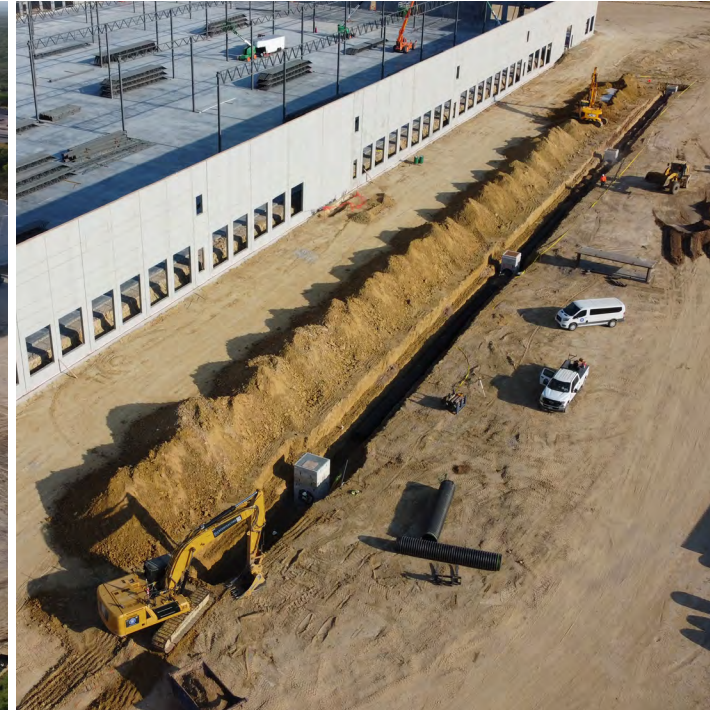
| | |
|---------------------|------------------------------------------------------------------------|
| Exterior Walls | Reinforced Tilt-up Concrete Wall. Panels with Textured Painted Finish |
| Structural Steel | 10 x 10 Columns / Steel Bar Joists / White Roof Deck |
| Slab Construction | 7" Reinforced 4,000 PSI |
| Vapor Barrier | 2 Bays of 10 Mil Vapor Barrier. Under the Slab at Each Building Corner |
| Roofing | 45 Mil White TPO with R-20 Insulation |
| HVAC | Code Minimum Ventilation (0.06 CFM/SF) |
| Fire Protection | ESFR |
| Electrical Services | 3000A 480/277V |
| Lighting | LED, 30 F.C |

REMOTE LOT

| | |
|-----------------|-----------|
| Trailer Parking | 81 spaces |
|-----------------|-----------|

Construction Progress

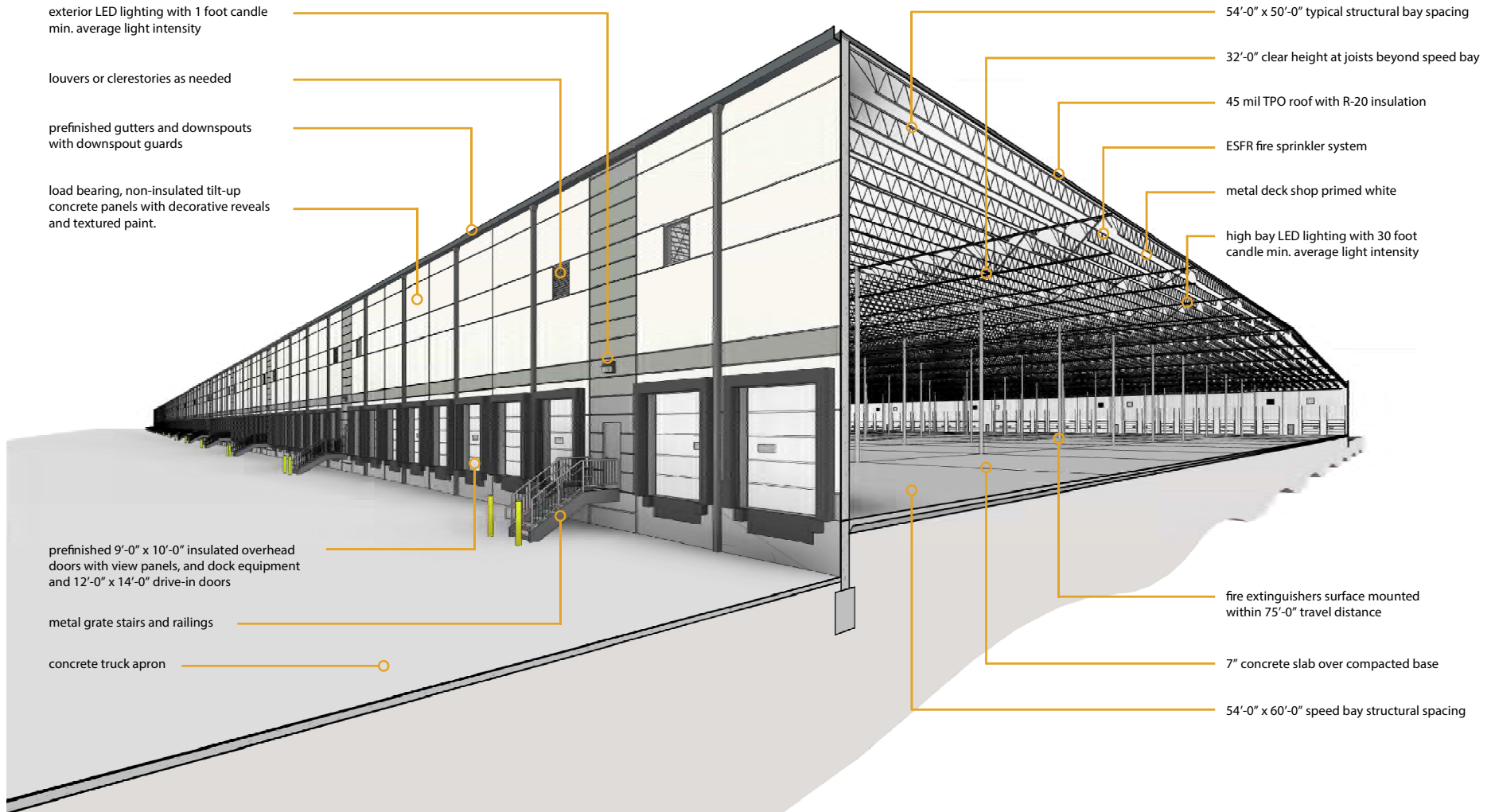
AUGUST 2025



BUILDINGS 1-3 SECTION EXHIBIT

Port Laredo

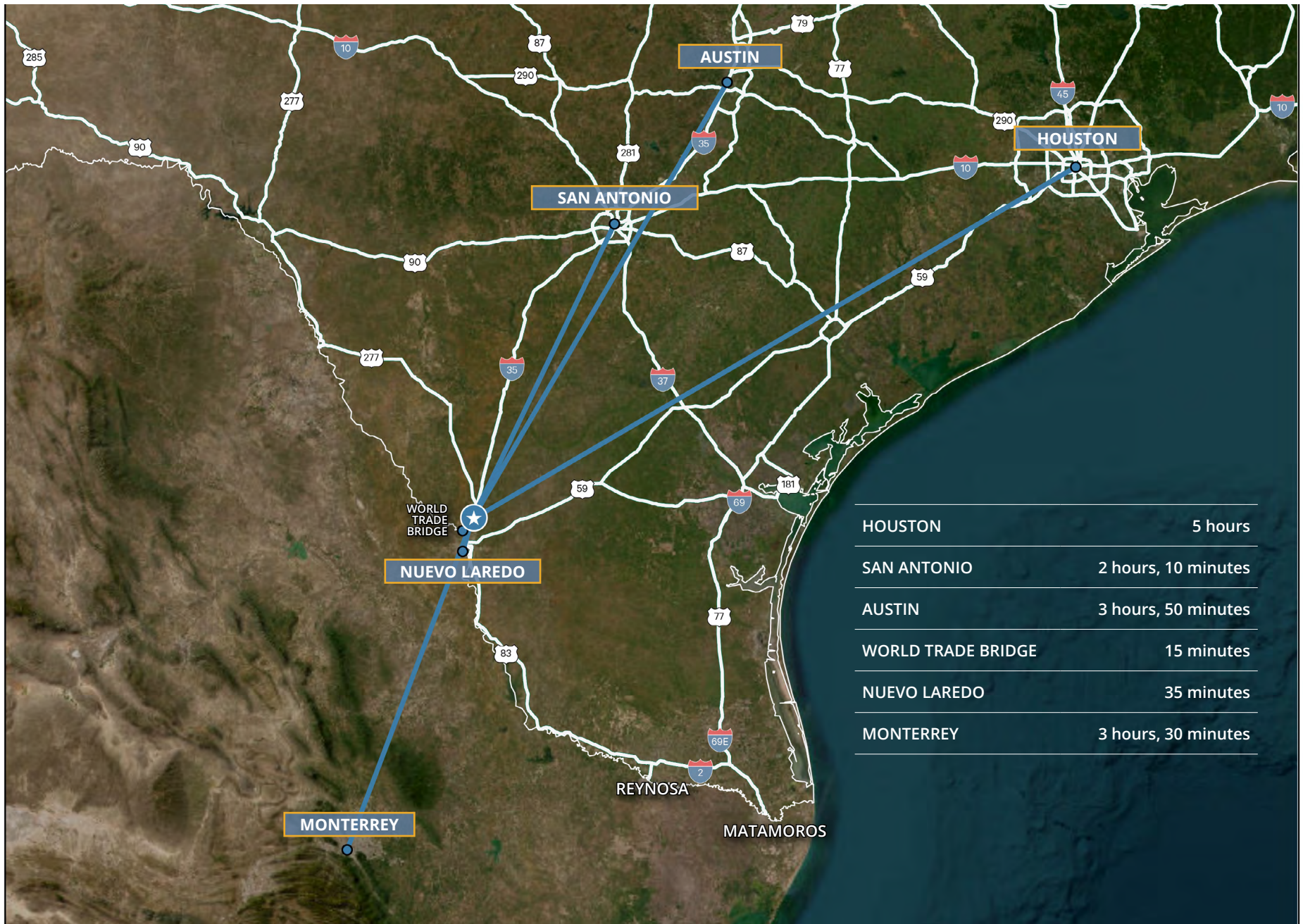
Logistics Center



SITE LOCATION MAP



DRIVE TIME MAP





Port Laredo

Logistics Center

Joshua Aguilar, SIOR
Executive Vice President
+1 210 253 6049
joshua.aguilar@cbre.com

Rob Burlingame, SIOR, CCIM
Executive Vice President
+1 210 507 1123
rob.burlingame@cbre.com

Brad O'Neill
Vice President
+1 210 253 6070
brad.oneill@cbre.com

UNDER CONSTRUCTION
AVAILABLE Q1 2026

Up to 926,991 SF For Lease

LAREDO, TEXAS

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

