

Under Construction

AVAILABLE Q2 2025
Up to ±927,316 SF For Lease

LAREDO, TEXAS



Port Laredo

Logistics Center

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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
- ▶ ±927,316 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	301,486 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	112 spaces
Dock Doors	88 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" Unreinforced 4,000 PSI
Vapor Barrier	2 Bays of 15 Mil Vapor Barrier. Under the Slab at Each Building Corner
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Code Minimum Ventilation (0.06 CFM/SF)
Fire Protection	ESFR
Electrical Services	4000A 480/277V
Lighting	LED, 30 F.C

BUILDING FEATURES

Building 2



SPECIFICATIONS

Building Size	330,278 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	201 spaces
Trailer Parking	126 spaces
Dock Doors	120 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" Unreinforced 4,000 PSI
Vapor Barrier	2 Bays of 15 Mil Vapor Barrier. Under the Slab at Each Building Corner
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Code Minimum Ventilation (0.06 CFM/SF)
Fire Protection	ESFR
Electrical Services	4000A 480/277V
Lighting	LED, 30 F.C

BUILDING FEATURES

Building 3



SPECIFICATIONS

Building Size	295,552 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	146 spaces
Trailer Parking	126 spaces
Dock Doors	104 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" Unreinforced 4,000 PSI
Vapor Barrier	2 Bays of 15 Mil Vapor Barrier. Under the Slab at Each Building Corner
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Code Minimum Ventilation (0.06 CFM/SF)
Fire Protection	ESFR
Electrical Services	4000A 480/277V
Lighting	LED, 30 F.C

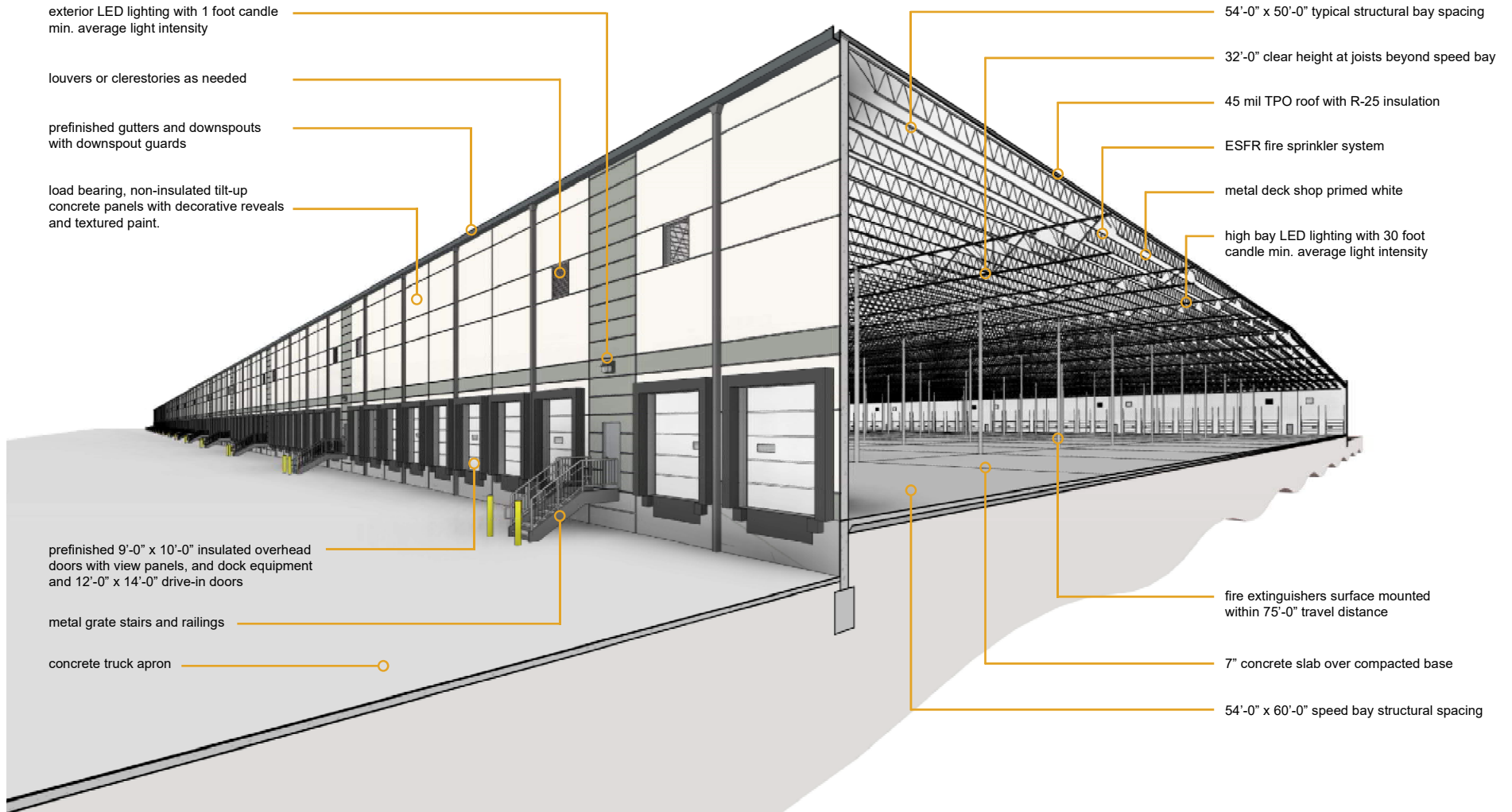
REMOTE LOT

Trailer Parking	164 spaces
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BUILDINGS 1-3 SECTION EXHIBIT

Port Laredo

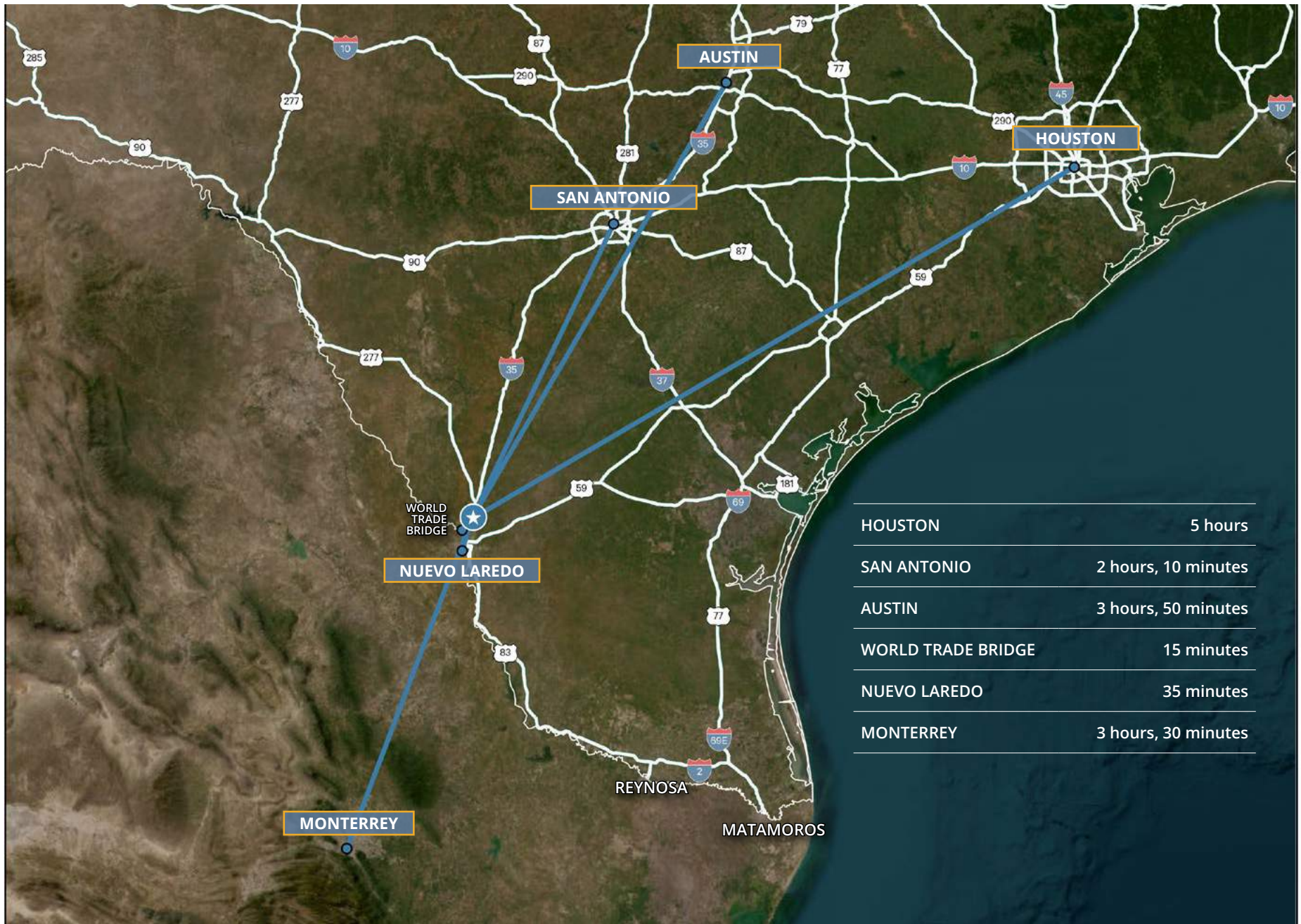
Logistics Center



SITE LOCATION MAP



DRIVE TIME MAP





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