



14609 ATLANTA DR.
LAREDO, TEXAS 70845

INDUSTRIAL WAREHOUSE



FOR SALE / LEASE

14609 ATLANTA DR.

LAREDO, TEXAS 70845

PROPERTY OVERVIEW

Industrial warehouse totaling 6.1806 Acres Lot Size and 83,880 building SF

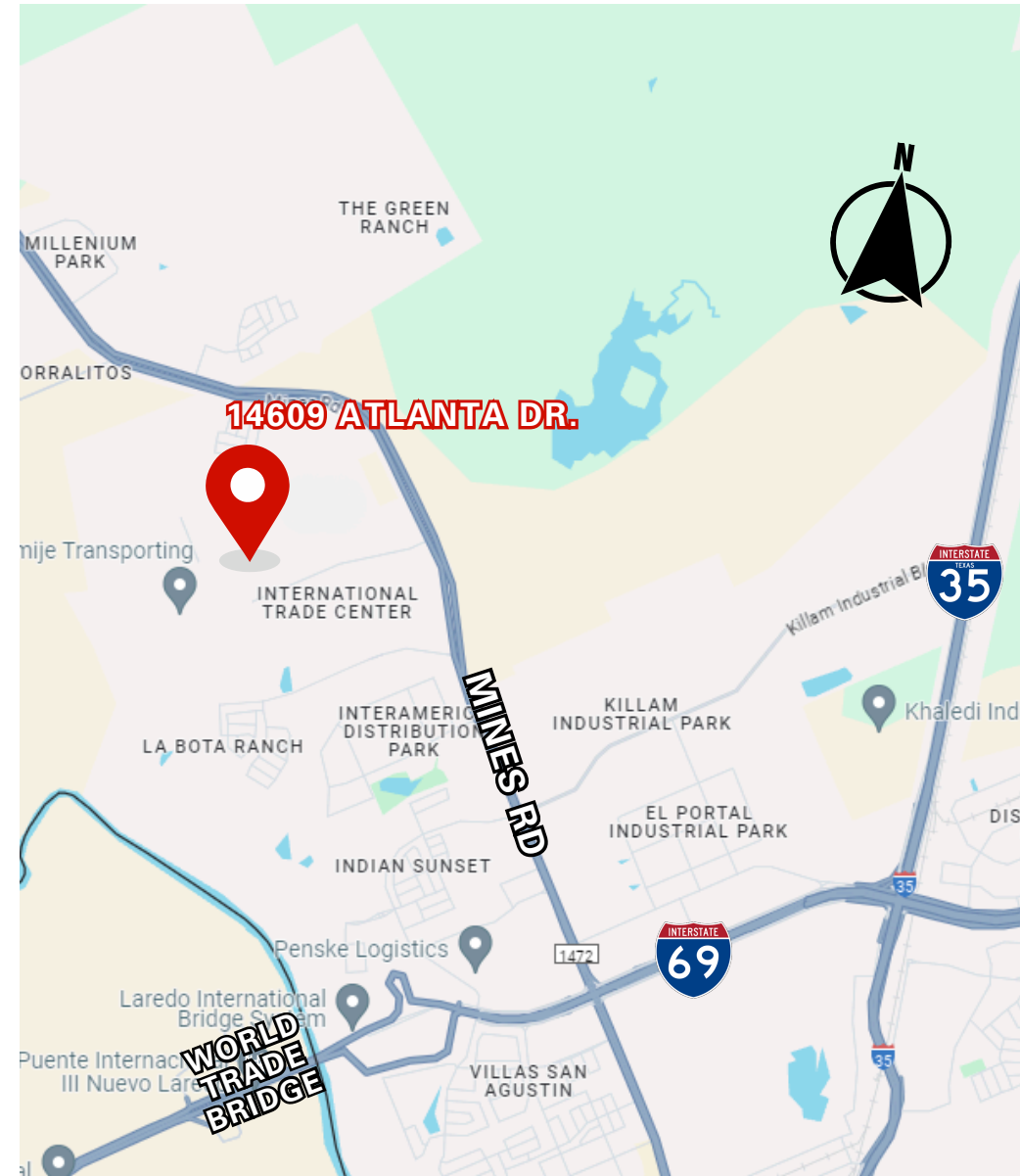
This property is ideal for your business needs. There are 15 Over head doors and 1 ramp.

The building also features 80 trailer parking and 33 car parking.

LOCATION OVERVIEW

Warehouse available for lease in North Laredo, Texas. Industrial building located at 14609 Atlanta Dr., Pan American Business Park.

14609 Atlanta Dr., is located .13 miles from Mines Rd.



956.415.0100

contact@skgroupusa.com

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SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

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PROPERTY DETAILS

Lot Size:	6.1806 Acres.
Building Size:	83,880 SF
Office area:	1,708 SF
Column Spacing:	50'x52'
L.E.H (Low Eave Height)	28'-0"
Construction Type	Tilt wall Concrete
Speed Bay	60'
Over head doors	15
Ramps	1

Trailer Parking	80
Trailer Parking Material	Concrete
Truck Court	433'
Car Parking	33
ADA Car Parking	2
Sprinkler system	ESFR
Roof Type	TPO
Lighting	Led Highbay
Natural Illumination (skylight)	2% (+perim. windows)
HVLS fans	No

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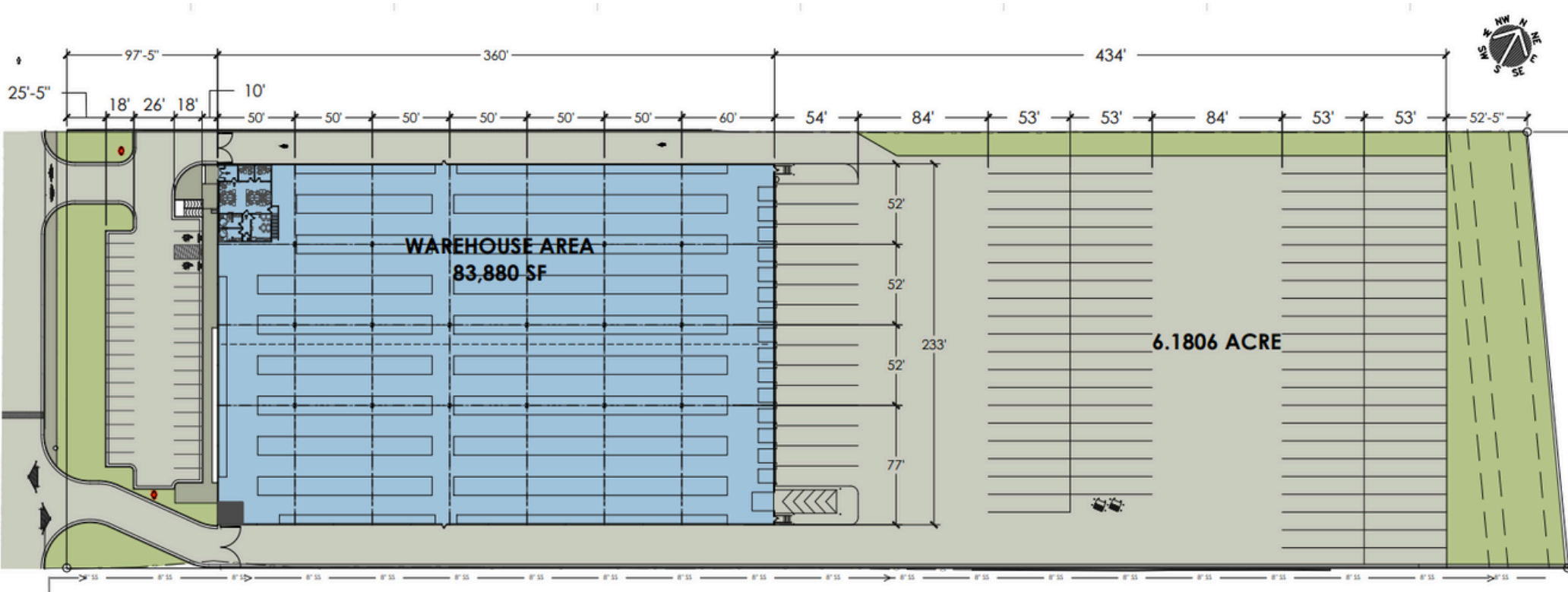
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SITE PLAN



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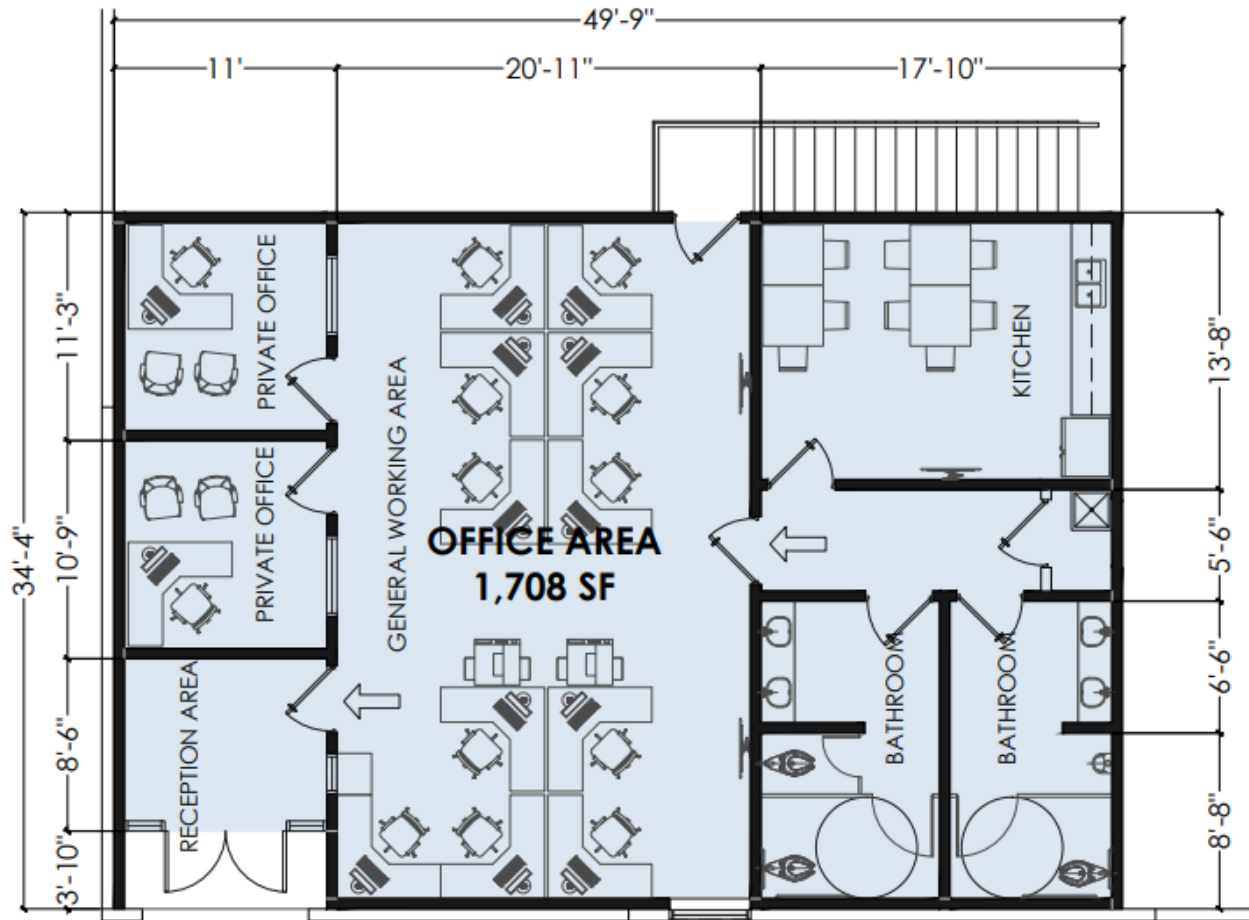
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■ SITE PLAN - OFFICE AREA



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