



FOR LEASE OR SALE



PREMIER

INDUSTRIAL PARK

LAREDO, TEXAS

PHASE 2 & 3 · BUILD TO SUIT

Chelsea St, Laredo, TX 78045

Mines Road (HWY 1472) | Laredo, Texas

±1,000,000 SF

Option A

±740,880 SF

Option B

Q1 2028

Delivery

DEVELOPED BY

FRONTIER
REAL ESTATE PARTNERS

+

Vaswani
GROUP

LEASING:



FORUM
CRE

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PREMIER INDUSTRIAL PARK

LOCATION OVERVIEW — MINES ROAD (HWY 1472), NORTH LAREDO, TEXAS



101 Chelsea St
Laredo, TX 78045

LOGISTICS NODES

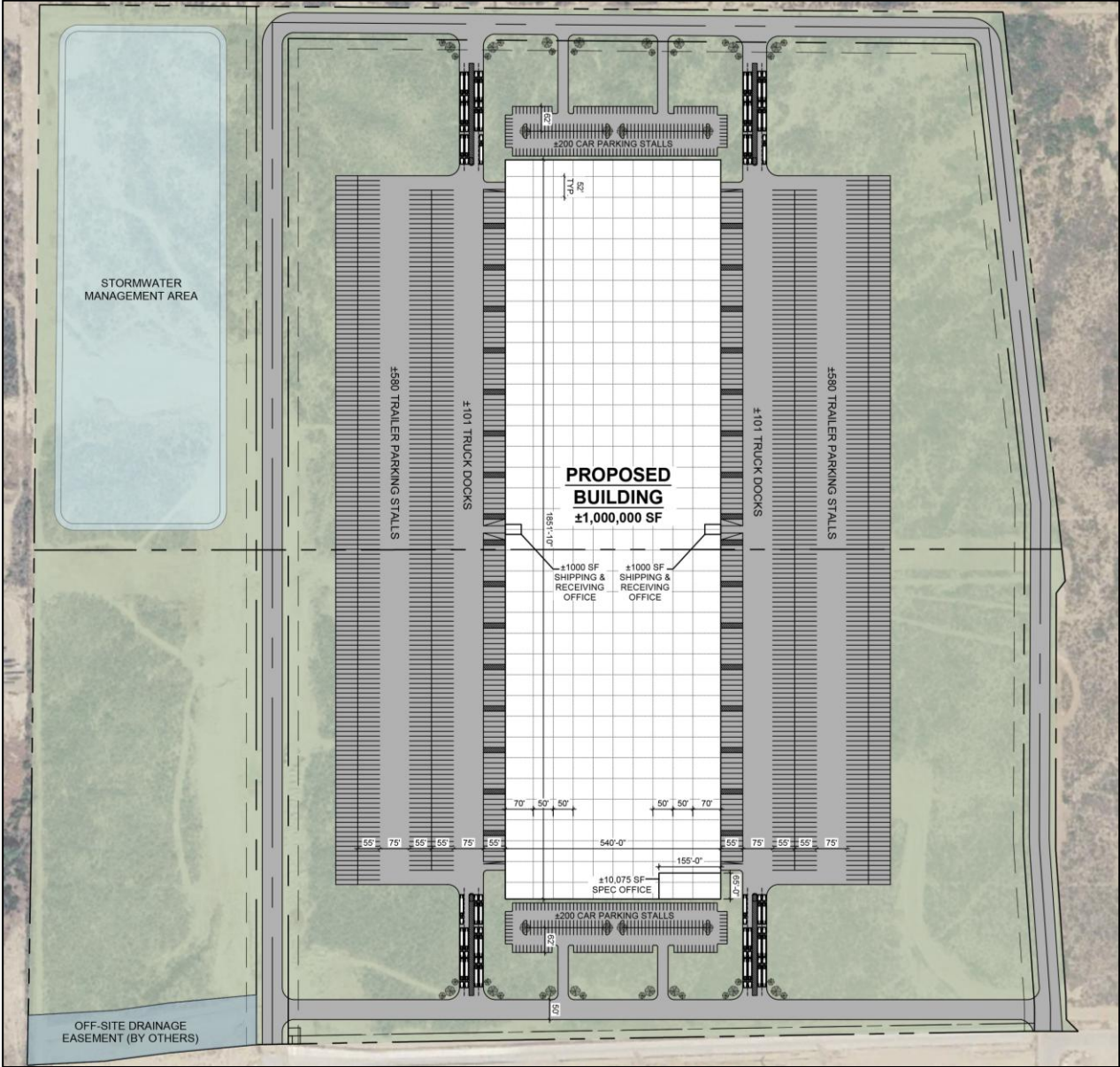
World Trade Bridge	~8 mi
Colombia Bridge	~12 mi
Laredo Intl. Airport	~14 mi
Union Pacific Rail	~10 mi
CPKCS Rail	~25 mi

MAJOR THOROUGHFARES

Hachar-Reuthinger Pkwy (New)	~2 mi
Interstate 35	~8 mi
TX-255 Loop	~11 mi
Mines Road (HWY 1472)	On Site

MAJOR CITIES

San Antonio, TX	~155 mi
Austin, TX	~240 mi
Houston, TX	~350 mi
Dallas, TX	~550 mi
Monterrey, MX	~145 mi
Saltillo, MX	~225 mi
Queretaro, MX	~635 mi



OPTION A

±1,000,000 SF

PHASE 2 & 3 | ±130 ACRES | M-1 ZONING

40'

CLEAR HEIGHT

202

DOCK DOORS

1,160

TRAILER STALLS

6

DRIVE-IN RAMPS

Building Depth	540'
Column Spacing	52' x 50'
Speed Bays	70'
Auto Parking Spaces	+/- 400
Spec Office	10,075 SF
Truck Court Depth (Dual)	425' & 425'

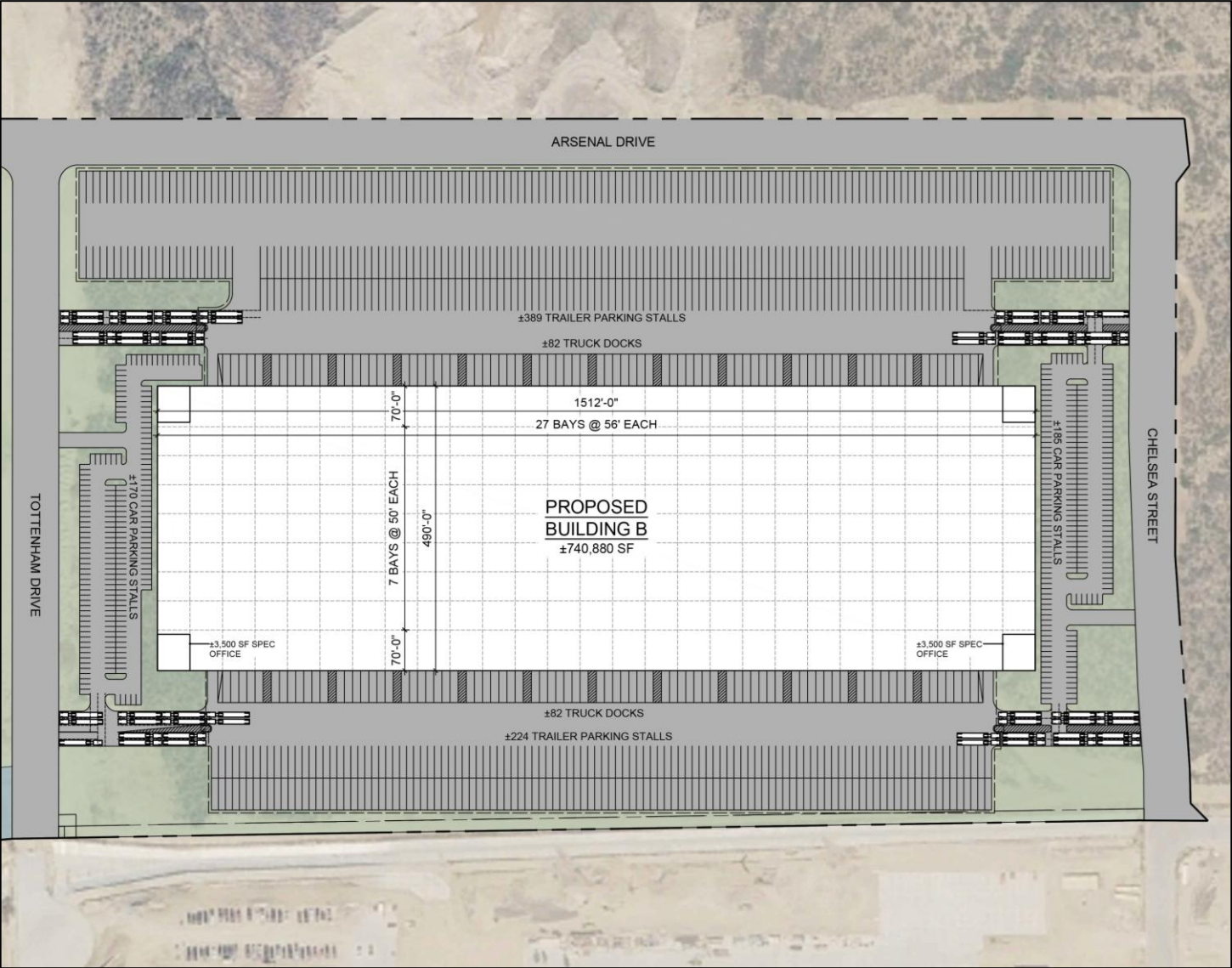
TARGET DELIVERY: Q1 2028



OPTION A — ±1,000,000 SF PHASE 2 & 3 ±130 ACRES	
Warehouse Square Footage	±990,000 SF
Office Square Footage	10,075 SF
Total Building Size	±1,000,000 SF
Clear Height	40 Feet
Building Depth	540 Feet
Column Spacing	52' W × 50' D
Speed / Staging Bay Depth	70 Feet
Dock Doors (with view panels)	202 Doors
Drive-In Ramps (Oversized)	6 Ramps
Trailer Parking Stalls	1,160 Stalls
Trailer Ratio	1.16 per 1,000 SF
Auto Parking	400 Spaces
Truck Court Depth (dual)	425' & 425'
Guard Shacks	4

CONSTRUCTION & SITE SPECIFICATIONS	
Building Construction Type	Concrete Tilt-Wall
Roof System	60-mil TPO / R-25 Insulation
Fire Protection System	ESFR Sprinklers
Interior Lighting	High-Bay LED (30 FC)
Dock Doors	9' × 10' Overhead (25K Cycle Springs)
Dock Equipment	With View Panels
Drive-In Doors	12' × 14' Overhead Drive-In
Concrete Slab	7" SOG (Joint Caulking MM-80)
Clerestory Windows	Yes
Zoning	M-1 Industrial — City of Laredo
Jurisdiction	City of Laredo (Fully Annexed)
Utilities	City of Laredo / AEP Texas / Spectrum
Design-Build Contractor	ARCO Murray
Target Delivery	Q1 2028

MARKET ADVANTAGE: Option A delivers a trailer parking ratio of 1.16 stalls per 1,000 SF — nearly than double the Laredo market new construction average of ~0.60 stalls per 1,000 SF. Combined with a 40' clear height, 6 oversized drive-in ramps, and a 70' speed bay, this is the highest-specification building available in the Laredo market.



OPTION B

±740,880 SF

PHASE 2 | ±86 ACRES | M-1 ZONING

40'

CLEAR HEIGHT

164

DOCK DOORS

613

TRAILER STALLS

4

DRIVE-IN RAMPS

Building Depth	490'
Column Spacing	56' x 50'
Speed Bays	70'
Auto Parking Spaces	355
Spec Office	2 x 3,500 SF
Truck Court Depth (Dual)	370' & 240'

TARGET DELIVERY: Q1 2028



OPTION B — ±740,880 SF PHASE 2 ±48.5 ACRES	
Warehouse Square Footage	±733,880 SF
Office Square Footage	7,000 SF
Total Building Size	±740,880 SF
Clear Height	40 Feet
Building Depth	490 Feet
Building Dimensions	1,512' × 490'
Column Spacing	56' W × 50' D
Speed / Staging Bay Depth	70 Feet
Dock Doors (with view panels)	164 Doors
Drive-In Ramps (Oversized)	4 Ramps
Trailer Parking Stalls	613 Stalls
Trailer Ratio	0.83 per 1,000 SF
Auto Parking	355 Spaces
Truck Court Depth (Dual)	370' & 240'

CONSTRUCTION & SITE SPECIFICATIONS	
Building Construction Type	Concrete Tilt-Wall
Roof System	60-mil TPO / R-25 Insulation
Fire Protection System	ESFR Sprinklers
Interior Lighting	High-Bay LED (30 FC)
Dock Doors	9' × 10' Overhead (25K Cycle Springs)
Dock Equipment	25% Pit Levelers (Spec)
Drive-In Doors	12' × 14' Overhead Drive-In
Concrete Slab	7" SOG (Joint Caulking MM-80)
Zoning	M-1 Industrial — City of Laredo
Jurisdiction	City of Laredo (Fully Annexed)
Utilities	City of Laredo / AEP Texas / Spectrum
Design-Build Contractor	ARCO Murray
Civil Engineer	KCI Technologies
Target Delivery	Q1 2028

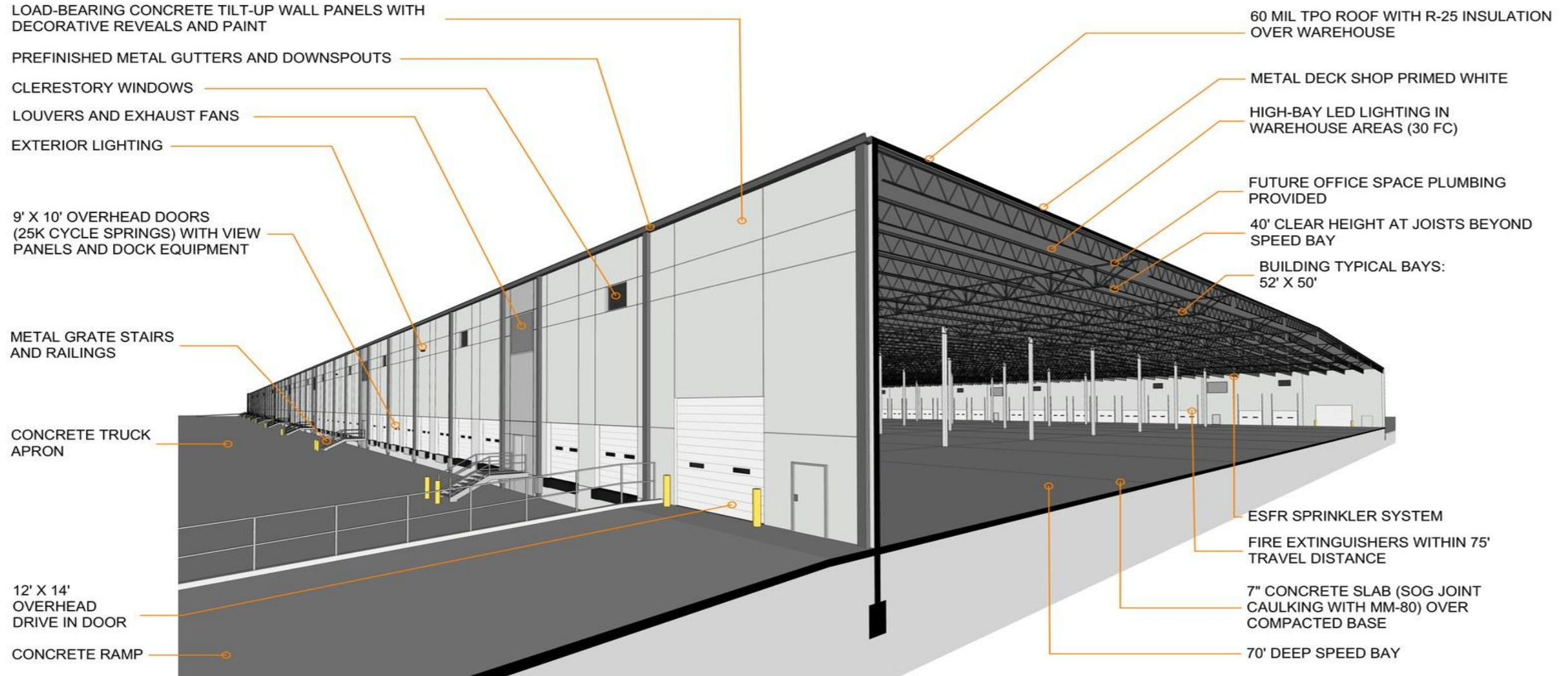
MARKET ADVANTAGE: Option B delivers 0.83 trailer stalls per 1,000 SF — well above the Laredo market average of ~0.60. The dual truck court configuration (370' / 240') provides maximum operational flexibility for cross-dock operations.

PREMIER INDUSTRIAL PARK

BUILDING RENDERING — PREMIER INDUSTRIAL PARK

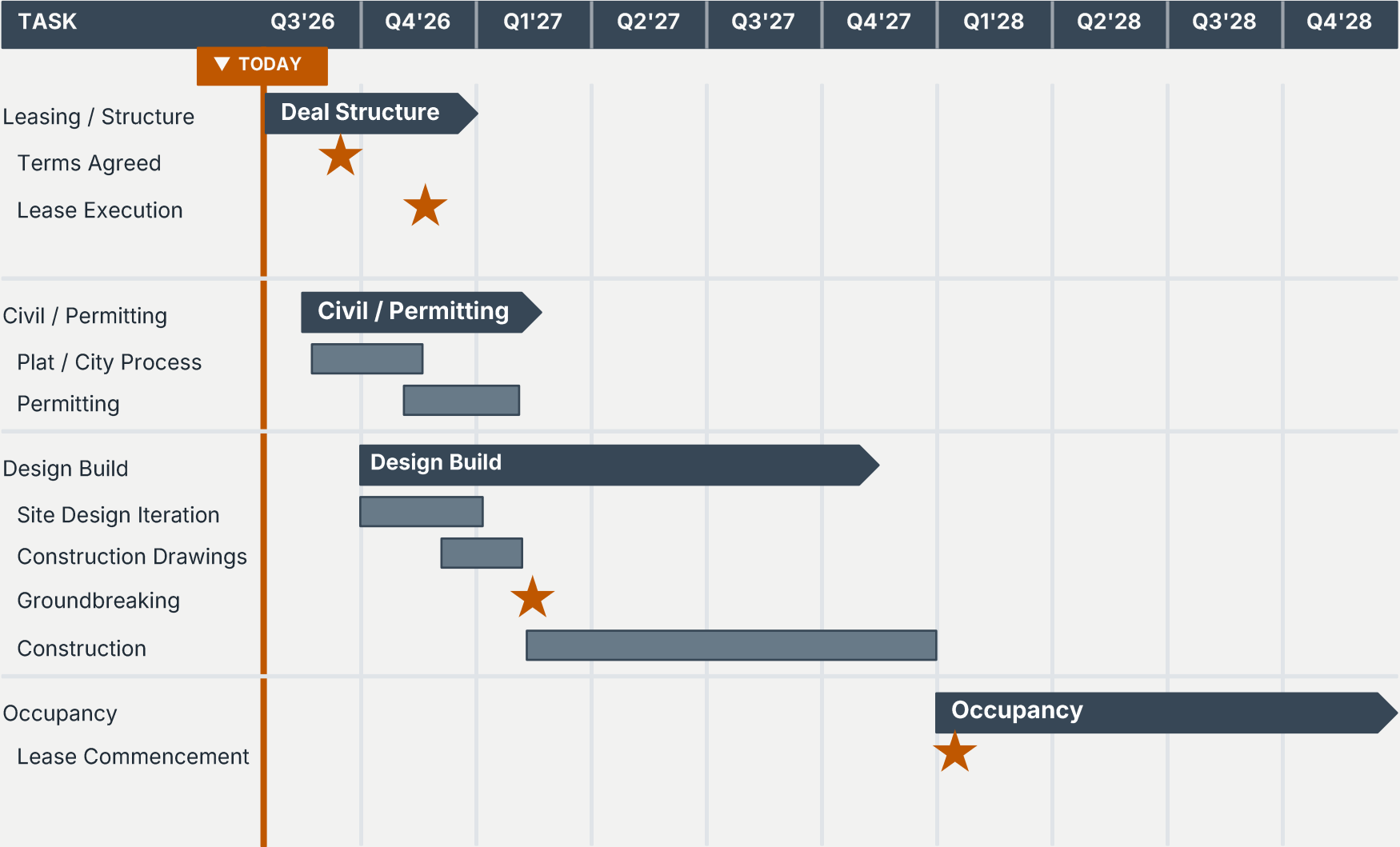


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Premier Industrial Park

Project Timeline — Estimated Schedule & Current Status



Current Project Status	
Zoning	M-1 Industrial
Jurisdiction	City of Laredo
Annexation Status	Fully Annexed
Plat Status	Preliminary Plat Approved
Utilities	Water, Sewer, Electric & Fiber — All Served to Park
Entitlement Risk	Site Shovel-Ready
Development Partner	Frontier + Vaswani Group
General Contractor	ARCO Murray
Civil Engineer	KCI Technologies
Target Delivery	Q1 2028

DELIVERY CONFIDENCE: Premier Industrial Park Phase 2 & 3 is fully entitled, annexed into the City of Laredo, and has received Preliminary Plat Approval — enabling Frontier and ATI to break ground immediately upon lease execution. With ARCO Murray engaged as design-builder and KCI Technologies as civil engineer, a Q1 2028 delivery is achievable and well within reach.





FRONTIER
REAL ESTATE PARTNERS

DEVELOPER

- Texas-focused industrial developer executing on logistics and warehouse assets
- Primary markets: Laredo, El Paso, and Rio Grande Valley — Texas border industrial corridor
- Over 5.5M SF of combined development & acquisition experience across Texas border markets
- In-house development management, asset management, and property management
- Flexible deal structures: build-to-suit, spec, or phased delivery



LANDOWNER &
DEVELOPMENT PARTNER

- Local Laredo landowner
- Successfully developed Premier Phase 1 — transformed raw ranch land into a fully annexed, platted, and utility-served industrial park (±104.6 acres)
- Established park infrastructure: roads, utilities, landscaping, and entitlements in place
- Long-standing relationships with City of Laredo permitting and planning departments
- Aligned development partner with Frontier on Phase 2 & 3



LEASING

- Local Laredo presence — deep market knowledge and established tenant relationships on both sides of the US-Mexico Border
- Has sold land and is leasing existing projects along Mines Road including Premier Phase 1
- Extensive project experience related to leasing, land and vertical development listings



DESIGN-BUILD CONTRACTOR

- One of the largest design-build general contractors in the US with projects in 48 states, 450+ cities; 5,500+ completed projects nationwide
- 1,400+ associates across 30 offices throughout the US
- Local Laredo office has built / is under construction on over 3M SF in the last 12 months
- Robust balance sheet and proven ability to execute in any market
- Design-build model provides seamless integration of architecture, engineering, and construction



PREMIER

INDUSTRIAL PARK

LAREDO, TEXAS

PHASE 2 & 3 · BUILD TO SUIT