

BUILDING S

9001-C Killam Industrial Blvd, Laredo, TX

INDUSTRIAL PROPERTY FOR LEASE



TANO CARRANZA

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PROPERTY DESCRIPTION

This 100,000 SF warehouse will feature approximately 3,000 SF of dedicated office space and a separate 1,000 SF warehouse office. It includes 36 dock-high doors, 75 trailer parking spaces, 85 standard parking spaces, and a minimum clear height of 27'. Lessee will need to apply for their own FTZ zone with the City of Laredo. All utilities are independently metered.

LOCATION DESCRIPTION

Proposed 100,000 SF warehouse available for lease in Killam Industrial Park. Immediate access to Interstate 35 and only 3 miles from World Trade Bridge.

PROPERTY HIGHLIGHTS

- Size: 100,000 SF
- Office Space: ±3,000 SF
- Warehouse Office: 1,000 SF
- Dock-High Doors: 36 (9' x 7')
- Clear Height: 27'
- Parking: 85 employee spaces, 75 trailer spaces

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	100,000 SF
Lot Size:	8.91 Acres
Building Size:	100,000 SF

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SITE PLANS



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