

# 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:  $\pm$ 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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