

Industrial For Lease



PROPERTY HIGHLIGHTS

- ✓ Six (6) dock-high doors + one (1) drive-in ramp for seamless loading and unloading
- ✓ Recent upgrades (2024) – enhanced electrical system and improved warehouse lighting
- ✓ Strategic location with excellent access to major freight corridors and World Trade Bridge
- ✓ Move-in ready space tailored for efficient warehouse and industrial operations

LOCATION DESCRIPTION

12,276 SF Warehouse for Lease – Prime Location in ITC Industrial Park, Laredo, TX
 Located at 14416 Import Road in Laredo's ITC Industrial Park, this 12,276 SF warehouse offers an excellent logistics solution with 897 SF of office space on a 1-acre lot. Key Features: 6 loading docks + 1 drive-in ramp for efficient loading/unloading Recent upgrades (2024): Enhanced electrical system & improved warehouse lighting Strategic industrial location – ideal for distribution, logistics, or manufacturing Convenient access to major freight routes and the World Trade Bridge This property is move-in ready and well-suited for tenants looking for functional warehouse space with modern upgrades in one of Laredo's top industrial parks.

OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (Gross)
Available SF:	12,275 SF
Lot Size:	43,532 SF

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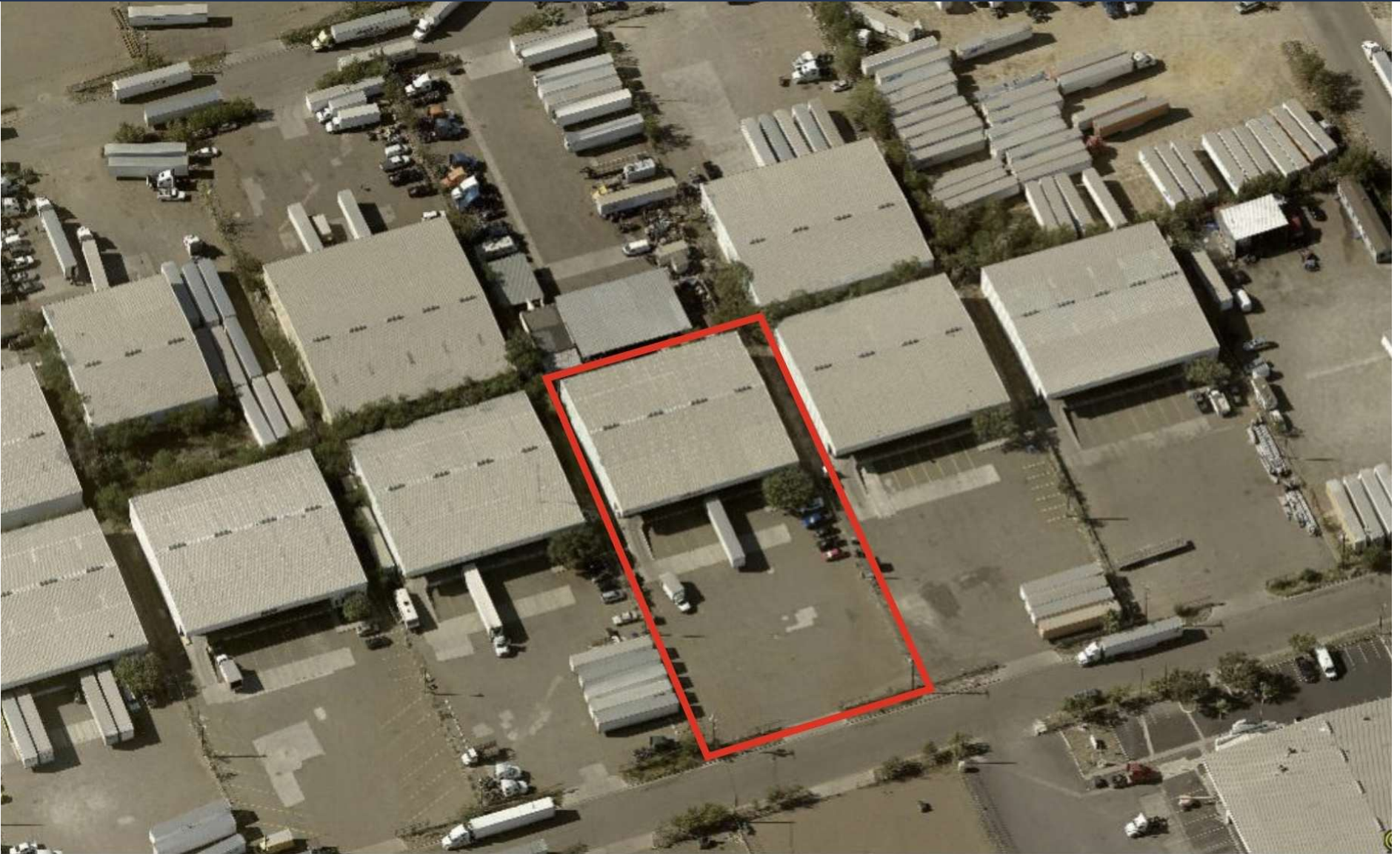
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