

14101 Transportation

14101 Transportation Avenue, Laredo, TX 78045

IOS / TRUCK TERMINAL OPPORTUNITY – INTERAMERICA DISTRIBUTION PARK

Boundary 1 Boundary Boundary 1

Edward Foster
WAYO@METEXDEVELOPMENT.COM
956.489.9980

4610 SAN BERNARDO, LAREDO, TX 78041 | LTXRE.COM



Property Summary



PROPERTY DESCRIPTION

±41,963 SF office/warehouse facility situated on ±5.09 acres within Interamerica Distribution Park in north Laredo. The building is a steel frame, metal construction (1992) with approximately 10.5% office finish-out. Warehouse features include 16 overhead doors with multiple dock-high loading positions, including covered dock areas with levelers, and approximately 20' eave height.

The site includes a large yard area suitable for truck circulation, trailer parking, and outdoor storage. A portion of the yard is currently improved with concrete paving, with additional yard area available for use or further improvement. The property is fully fenced with multiple access points from Transportation Ave.

The building layout allows for single-tenant use or potential division into multiple suites. Suitable for logistics, freight, storage, or distribution users requiring a combination of warehouse and yard.

PROPERTY HIGHLIGHTS

- ±41,963 SF warehouse with office
- Situated on ±5.09 acres
- 16 overhead doors with multiple dock-high loading positions
- Covered dock areas with levelers
- Approx. 20' clear/eave height
- Large yard for truck circulation, trailer parking, and outdoor storage
- Approx. 70,000 SF concrete-paved yard/parking area
- Additional yard area with base material
- Fully fenced site with multiple access points
- Easy truck access from Transportation Ave
- Located in Interamerica Distribution Park off Mines Rd (FM 1472)
- Suitable for freight, trucking, and cross-border operations
- Flexible layout for single or multi-tenant use

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	41,963 SF
Lot Size:	5.09 Acres
Building Size:	41,227 SF



IOS / TRUCK TERMINAL OPPORTUNITY

Functional IOS site with yard + dock capability in Interamerica Distribution Park, designed for trailer parking, cross-dock, and logistics operations. Capable of accommodating significant trailer parking

IDEAL USES

- LTL / Trucking Terminal
- Freight Forwarding
- Cross-Border Logistics
- Trailer Parking / Fleet Storage
- Transloading / Distribution

KEY METRICS

- ± 5.09 Acres
- ± 41,963 SF Building
- ~ 70,000 SF Paved Yard
- Additional Yard Area
- 16 Dock-High Doors
- ~ 20' Clear Height
- Fully Fenced
- Multiple Access points

OPERATIONAL ADVANTAGES

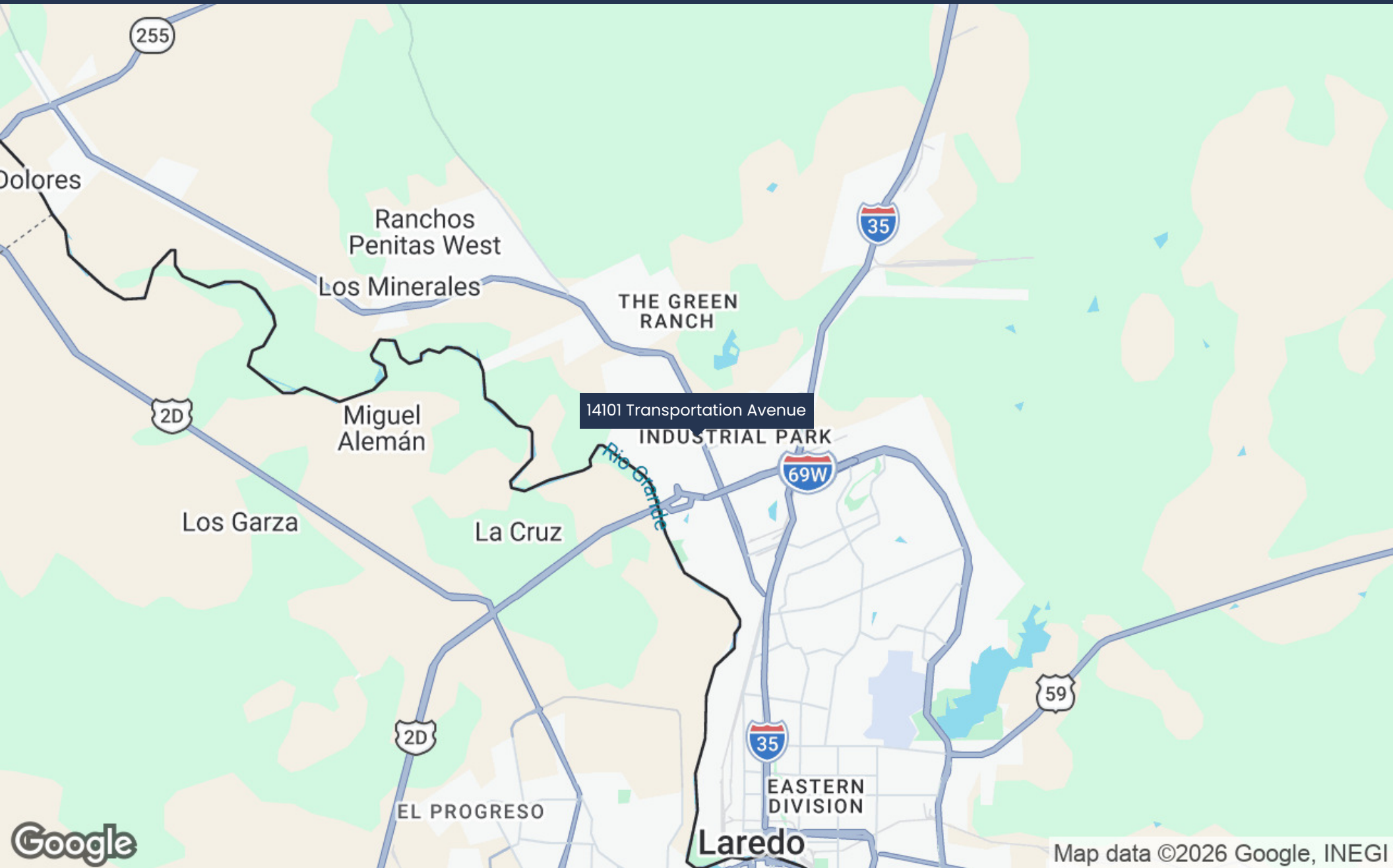
- Large yard supports trailer parking and circulation
- Multiple dock positions for efficient loading
- Flexible yard (paved + base)
- Multiple access points for truck flow
- Functional layout for logistics users



Aerial View



Regional Map



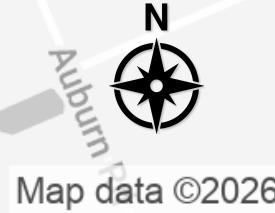
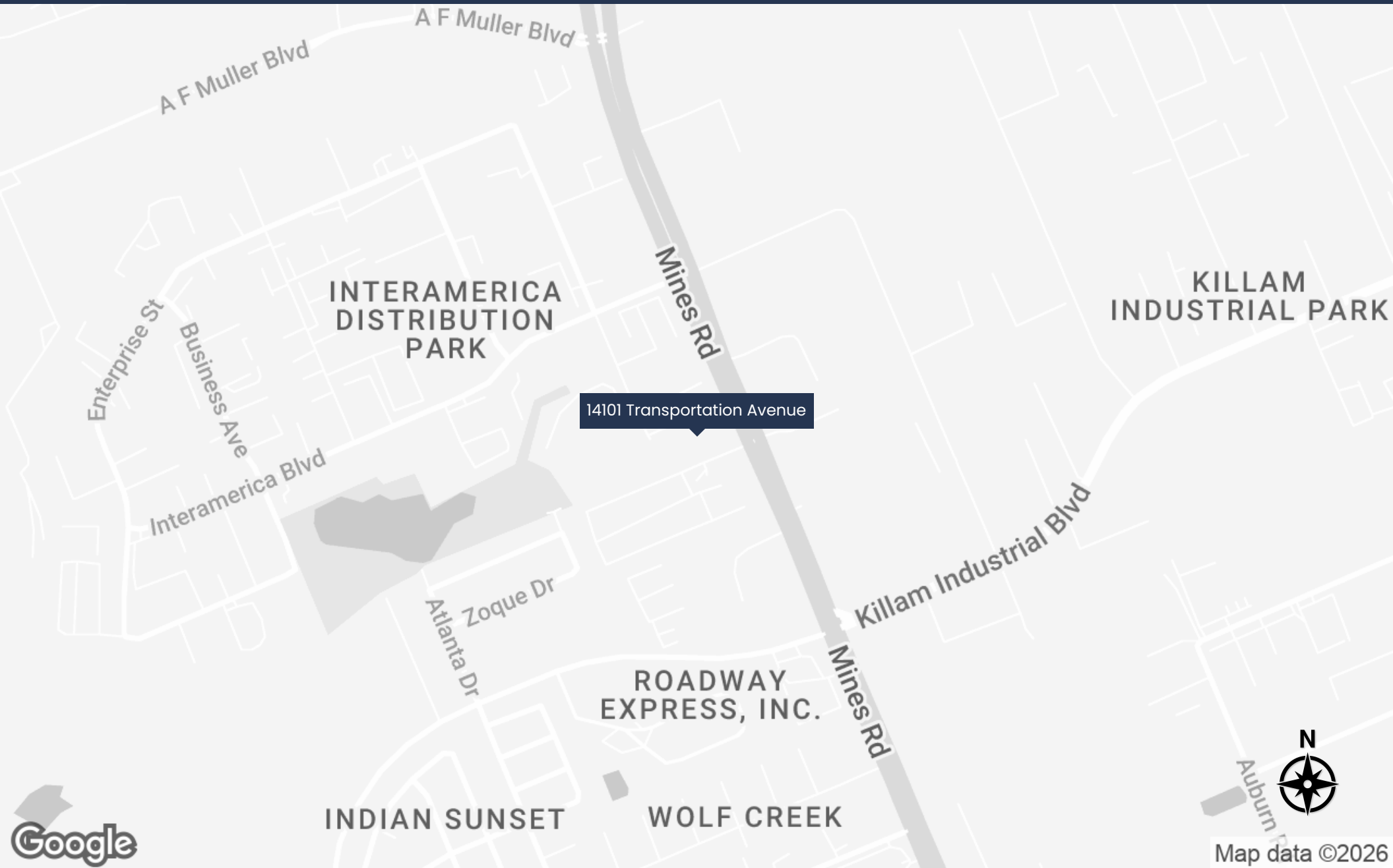
14101 Transportation Avenue

INDUSTRIAL PARK

Rio Grande



Location Map



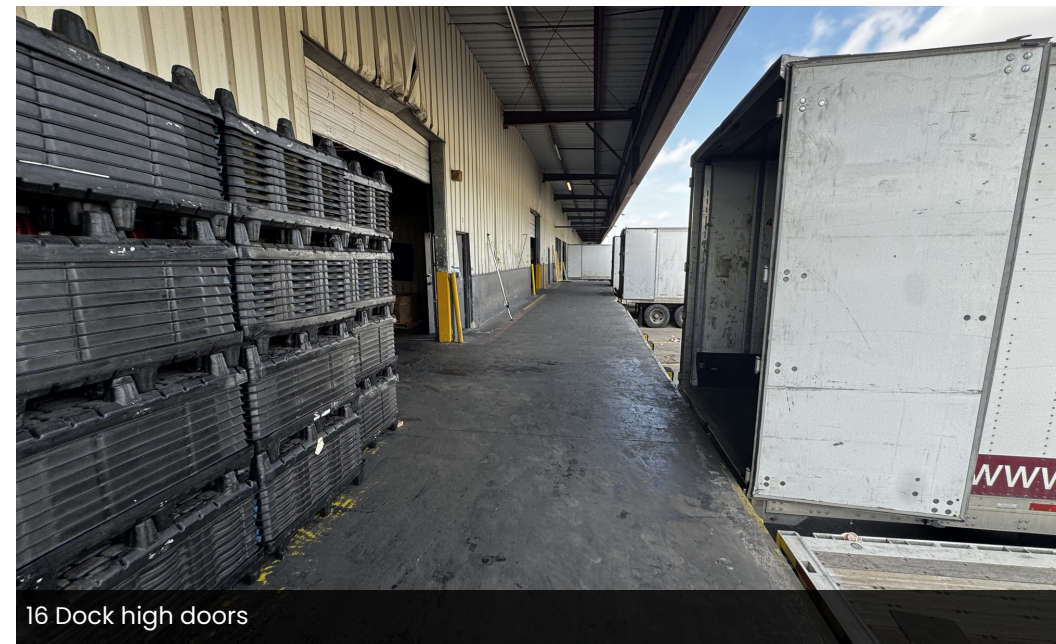
Additional Photos



HIGH CAPACITY DOCK LINE WITH DEDICATED TRUCK COURT AND TRAILER STAGING



YARD DEPTH + MANEUVERABILITY



16 Dock high doors



Additional Photos

