

301 PINNACLE ROAD, LAREDO, TX 78045

INDUSTRIAL WAREHOUSE FOR LEASE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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SOUTH TEXAS COMMERCIAL
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LOCATION FEATURES

- Located in the Pinnacle Industrial Park, one of Laredo's largest and fastest growing industrial parks
- Conveniently accessed via FM 1472 (Mines Rd.)
- 5 miles north of the World Trade Bridge
- 13 miles south of the Laredo Columbia Solidarity Intl Bridge
- 5 miles to I-35
- Proximity to Hachar-Reuthenger Pkwy currently in development to offer direct access to I-35
- Offers prime advantages for seamless logistics in Laredo

IDEAL LOCATION

- Laredo's transportation network includes, 2 commercial bridges, 1 rail bridge and 3 vehicle bridges.
- The Port of Laredo, the nation's top-ranked port, facilitated \$320 billion in global trade in 2023, as per U.S. Census Bureau data analyzed by WorldCity.
- Annually, it accommodates approximately 5.5 million trucks (15,000 trucks per day) traveling north and south and supports a robust infrastructure.
- The Laredo market has 251 freight forwarders, 656 transportation companies, and 120 U.S. Customs Brokers.

Source: Laredo EDC

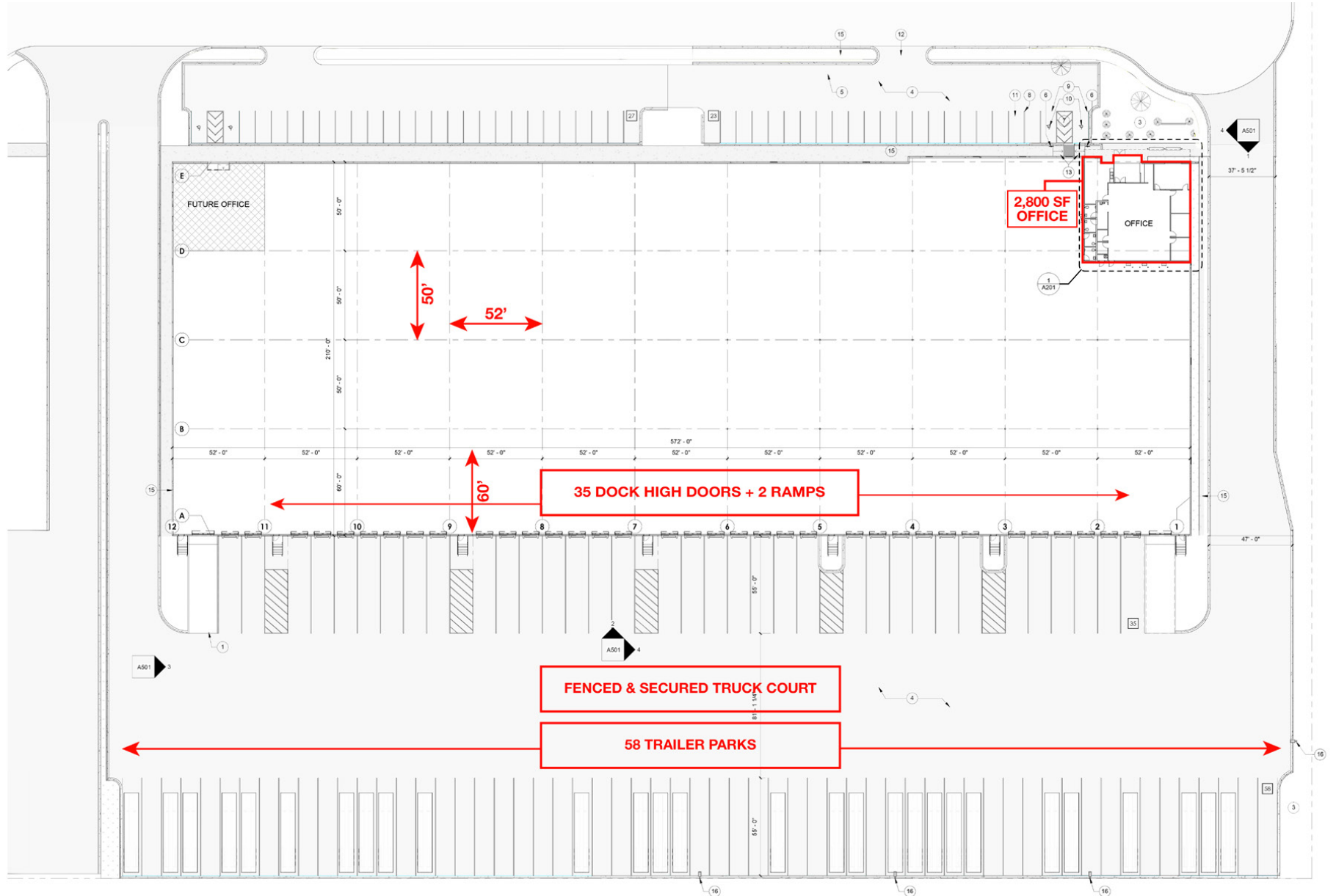
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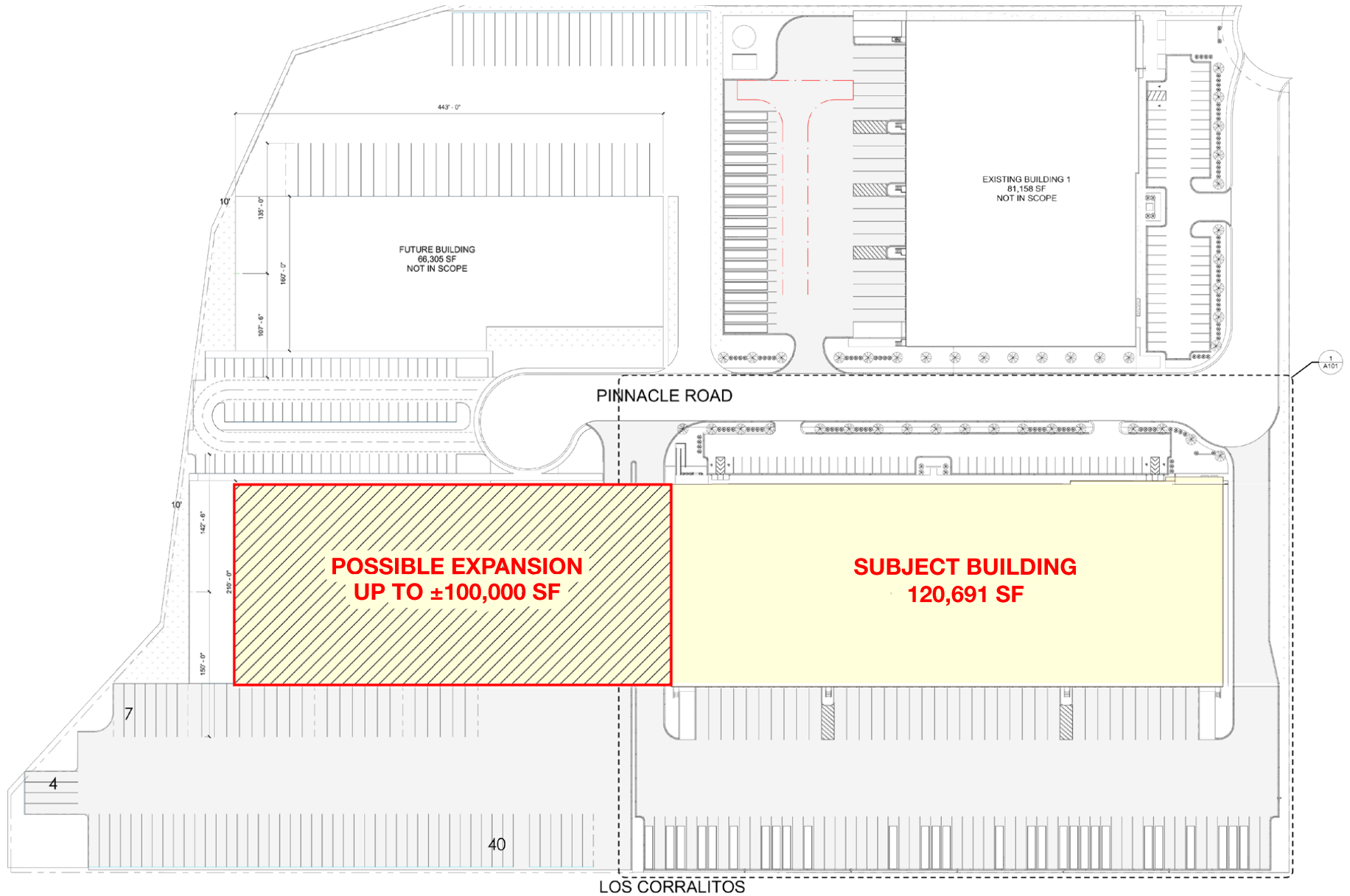
PROPERTY SPECIFICATIONS

Total Building Size (SF):	120,691 SF
Expansion Potential:	+ 100,000 SF Up to 220,691 SF Total
Main Office (SF):	2,800 SF
Clear Height:	28'
Column Spacing (in speed bays):	60' x 52'
Column Spacing (interior bays):	50' x 52'
Auto Parking:	50 Spaces
Dock Doors:	35 Dock Doors
Dock Equipment:	Edge of dock levelers
Grade Level Access:	2 ramps
Warehouse Lighting:	LED
Trailer Parking Spaces:	58 Trailer Parks
Truck Court:	Fenced & secured
Building Construction Type:	Concrete tilt wall
Construction Age (Year):	2024
Fire Protection:	ESFR

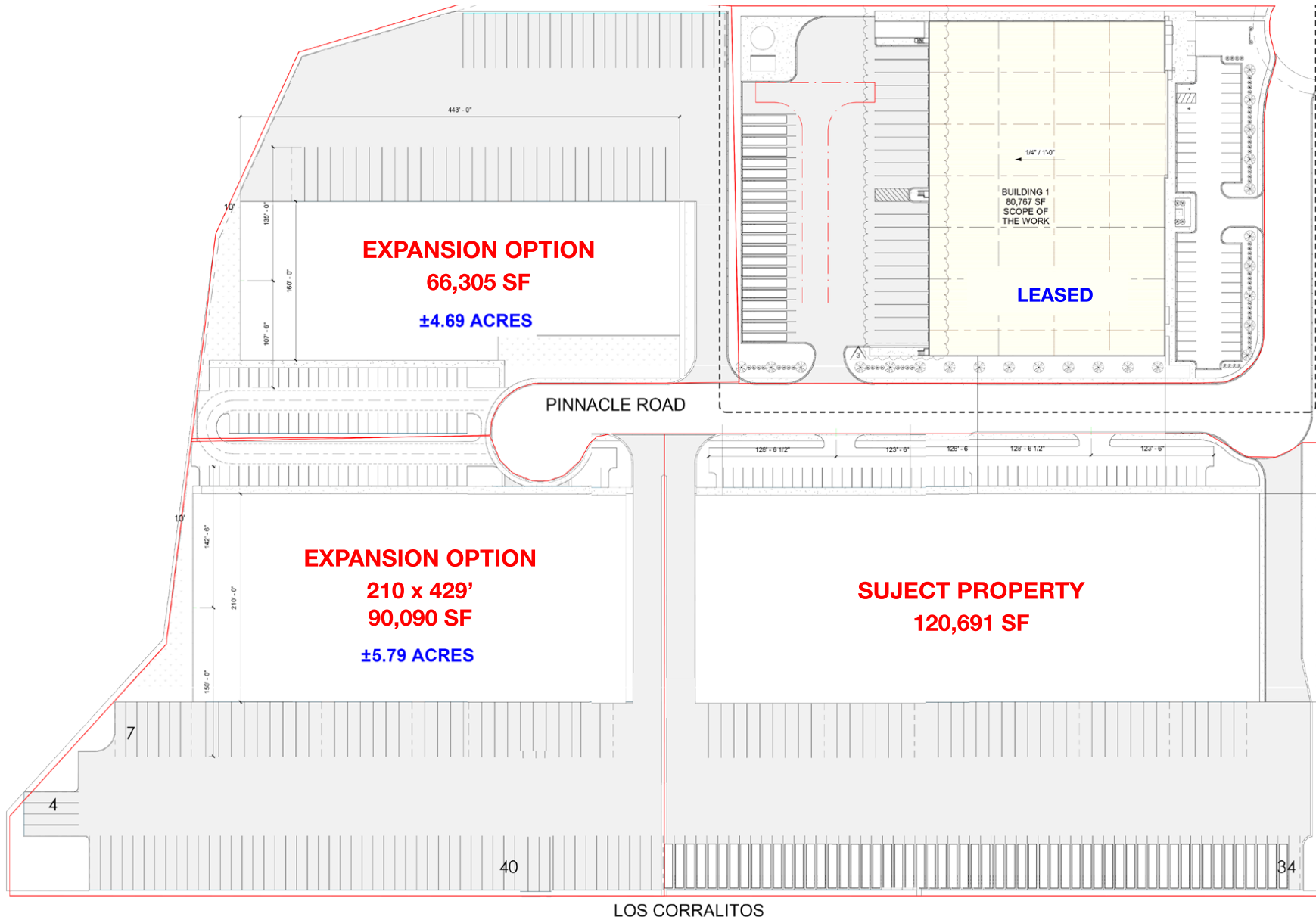
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>South Texas Commercial Real Estate</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9003917</u> License No.	<u>evillareal@stxcre.com</u> Email	<u>956-682-4242</u> Phone
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate’s Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date