

# FOR SALE OR LEASE

102 MAN UNITED LAREDO, TX



## PREMIER LOGISTICS CENTER

**220,230**  
SQUARE FEET

**32 FOOT**  
CLEAR HEIGHT

**147**  
TRAILER PARKING

**74**  
DOCK DOORS

Developed by:



INDUSTRIAL

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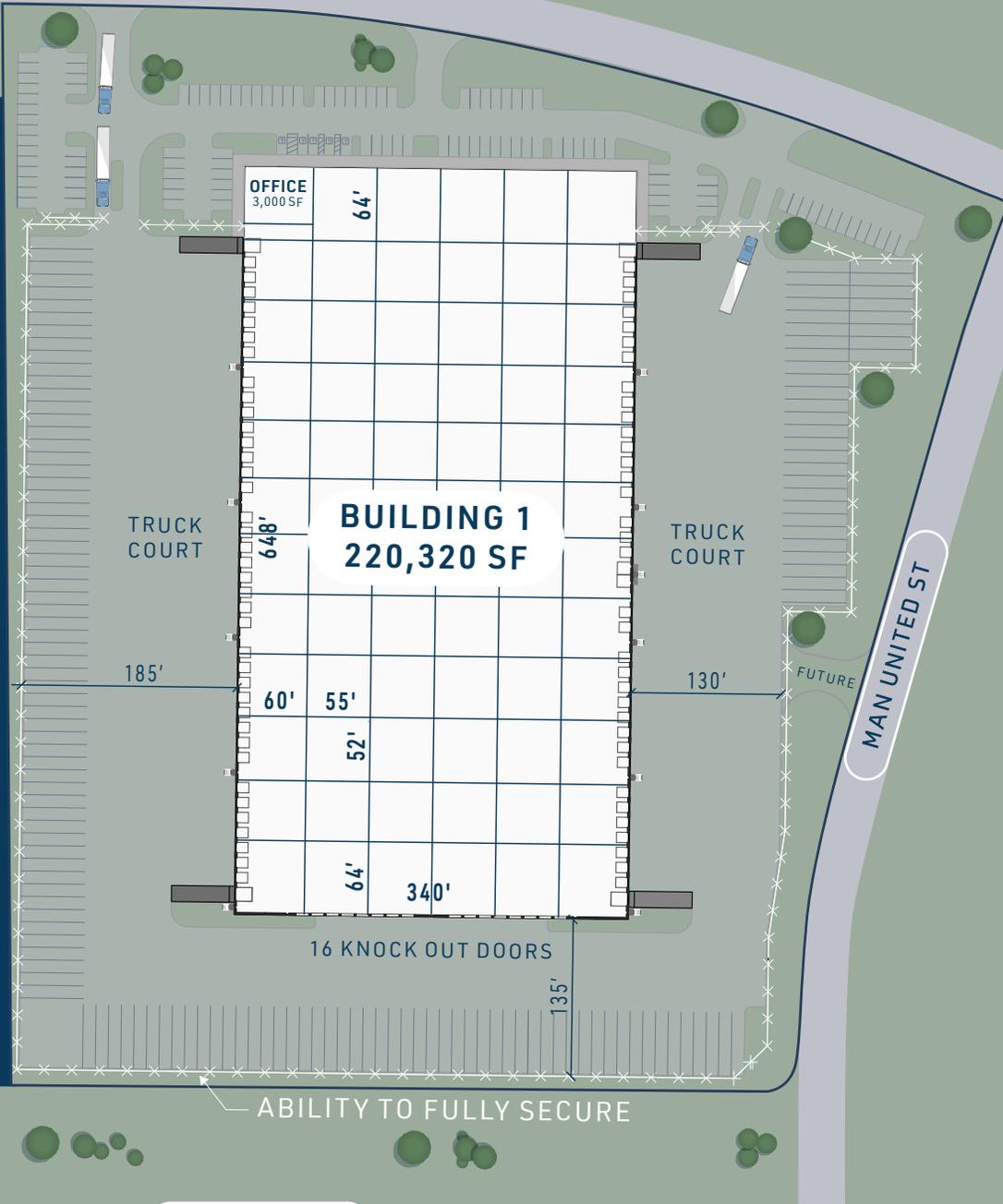
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LIVERPOOL AVE

**BUILDING SPECS**

- 220,320 SF (Divisible)
- Cross Dock Loading
- 340' Building Depth
- 130'-185'+ Truck Court Depth
- 55'W x 52'D Column Spacing
- 60' Staging Bay Depth
- 3,096 SF Office
- 32' Clear Height
- ESFR Sprinkler System
- 74 Dock Doors  
(Half With E.O.D.)
- 4 Drive-In Doors
- 118 Car Parking Spaces  
(0.53:1000 SF)
- 147 Trailer Parking Spaces  
(~2/Dock Door)



MINES ROAD

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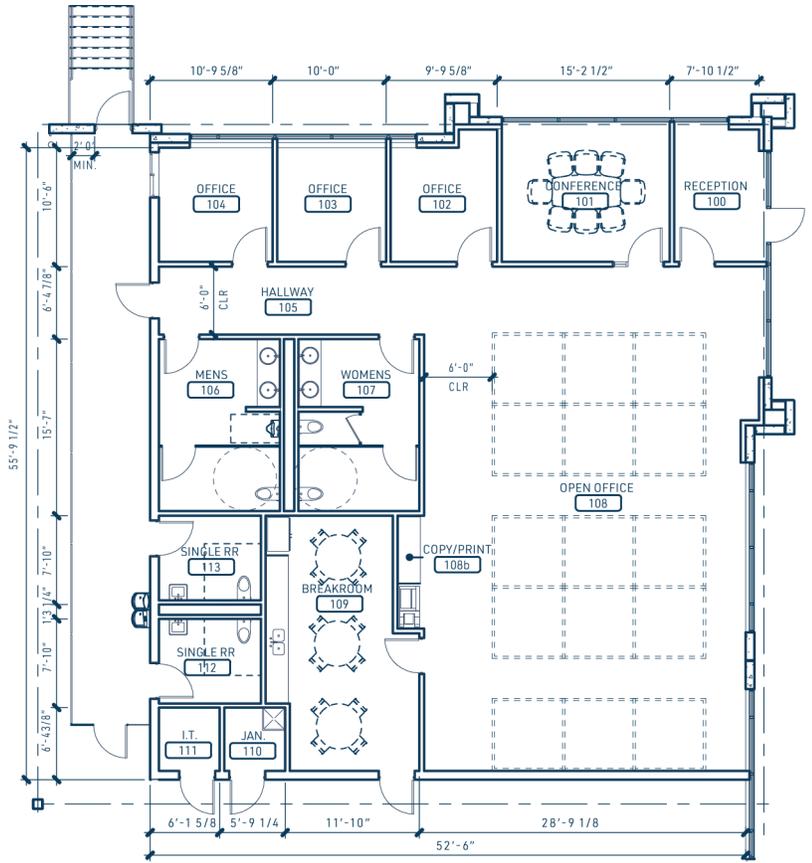


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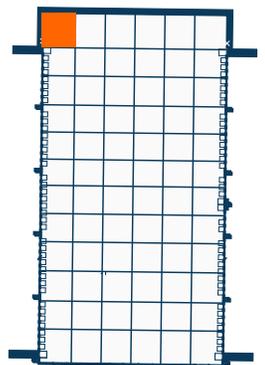
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## OFFICE FLOOR PLAN

3,096 SF



## SITE PLAN REFERENCE



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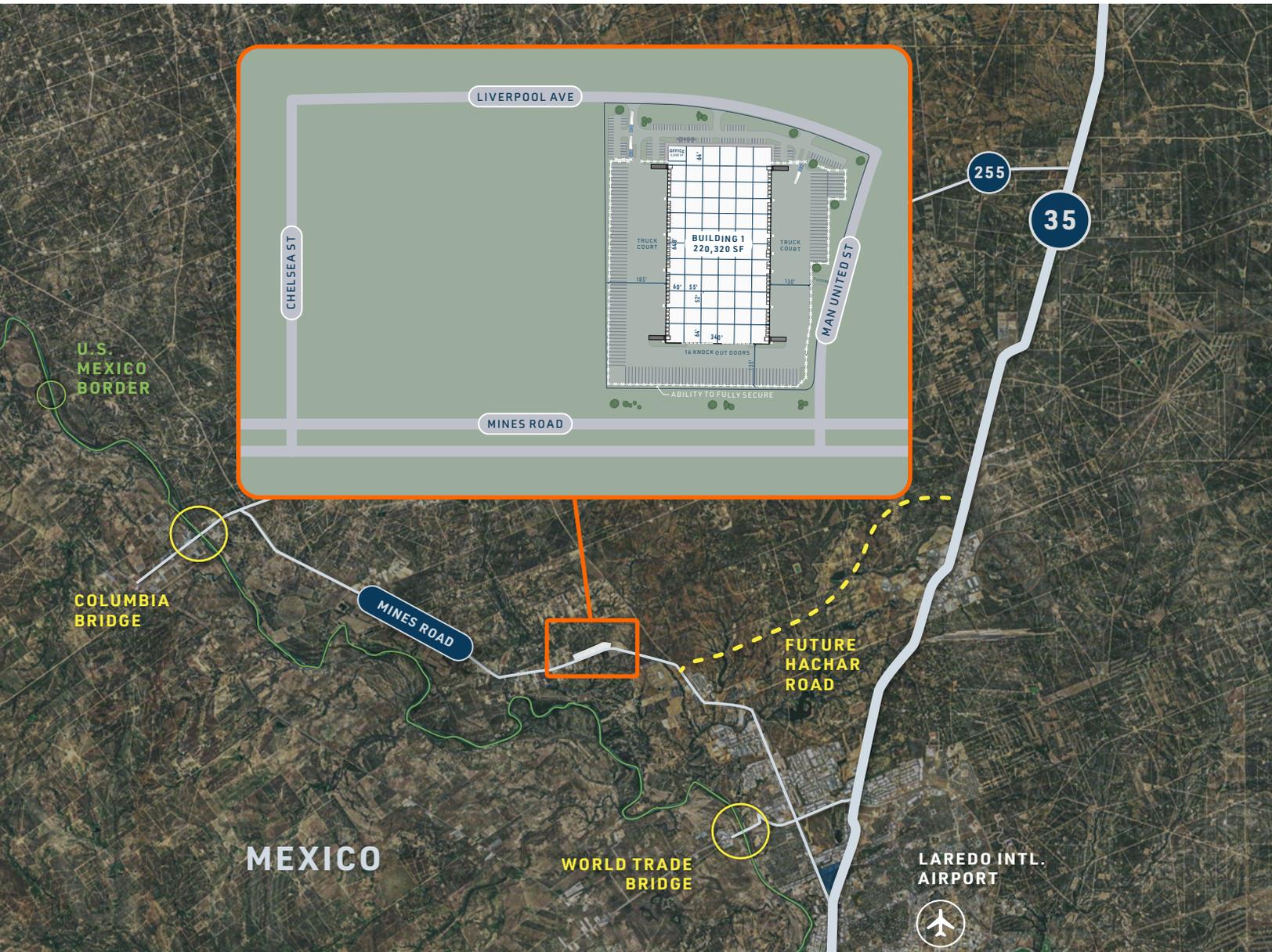


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## DRIVE TIMES

### MAJOR CITIES

- Dallas | ~550 miles
- Austin | ~240 miles
- Houston | ~350 miles

### MAJOR THOROUGHFARES

- Future Hachar Rod | ~2 miles
- I-35 | ~8 miles
- TX 255 | ~11 miles

### LOGISTICS NODES

- World Trade Bridge | ~8 miles
- Colombia Bridge | ~12 miles

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