

BUILDING I

8602 Killam Industrial Blvd, Laredo, TX 78045

INDUSTRIAL PROPERTY FOR LEASE



TANO CARRANZA

Vice President of Asset Management, Real Estate
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PROPERTY DESCRIPTION

This exceptional industrial property offers approximately 65,400 SF of warehouse space, complemented by 1,378 SF of office space and an additional 307 SF of warehouse office space, providing a versatile layout to support a wide range of operational needs.

This premier site is perfect for logistics, distribution, or manufacturing operations looking to optimize productivity and growth potential.

LOCATION DESCRIPTION

Strategically located on Killam Industrial Blvd, the property offers excellent access to I-35 and Loop 20, enhancing connectivity to key trade routes, the Laredo International Airport, and international bridges. Immediate access to I-35 and only 3 miles from World Trade Bridge.

PROPERTY HIGHLIGHTS

- Size: $\pm 65,400$ SF
- Office Space: $\pm 1,378$ SF
- Warehouse Office: 307 SF
- Dock-High Doors: 5 and 1 ramp
- Clear Height: 26'
- Parking: 26 Trailer Parking Spaces
- Covered Chicago Dock
- Metal roof ensuring durability and low maintenance.
- Fully sprinklered to code for optimal safety and compliance.
- 3 Miles to World Trade Bridge
- 1.5 miles to Interstate 35

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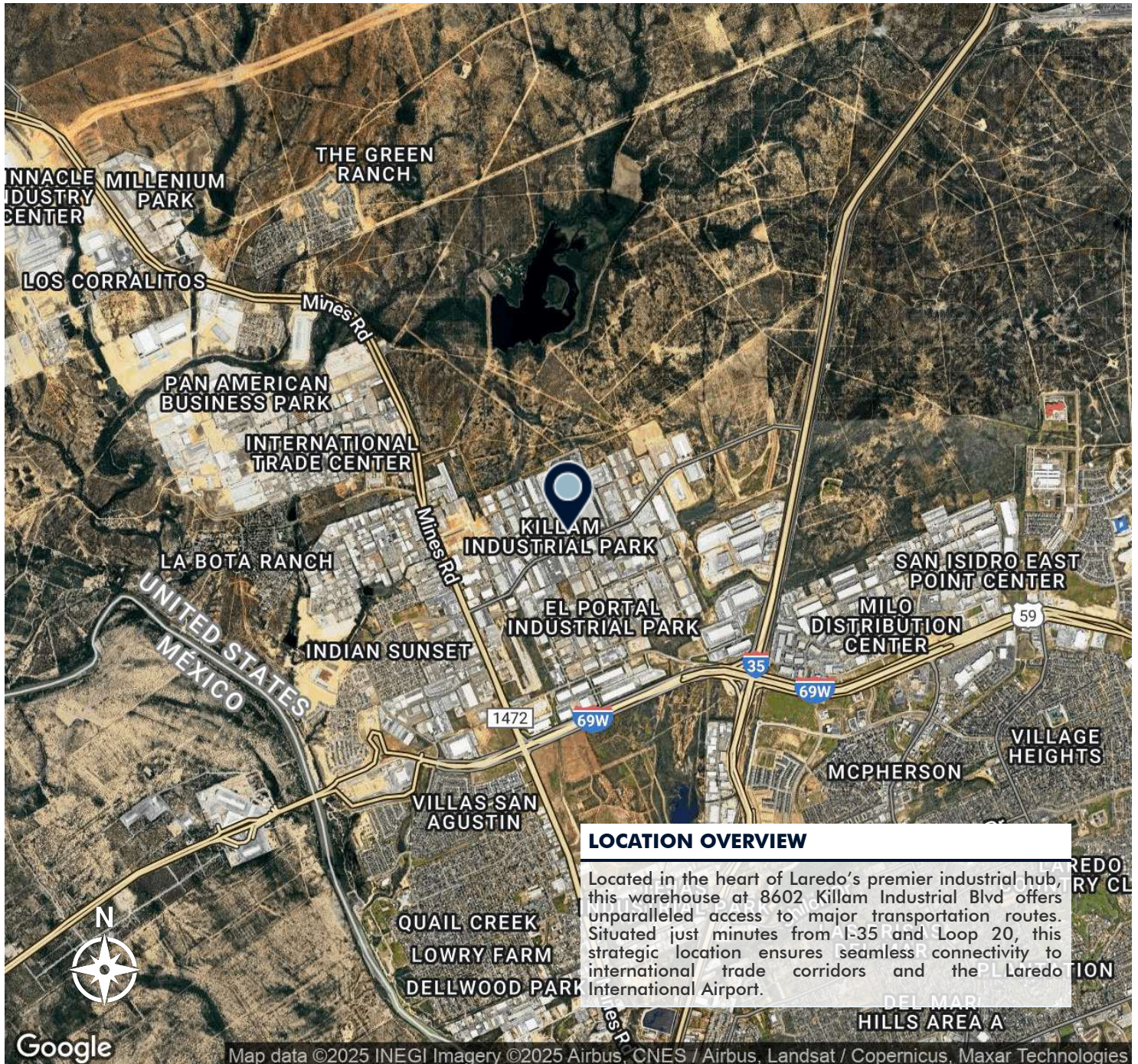
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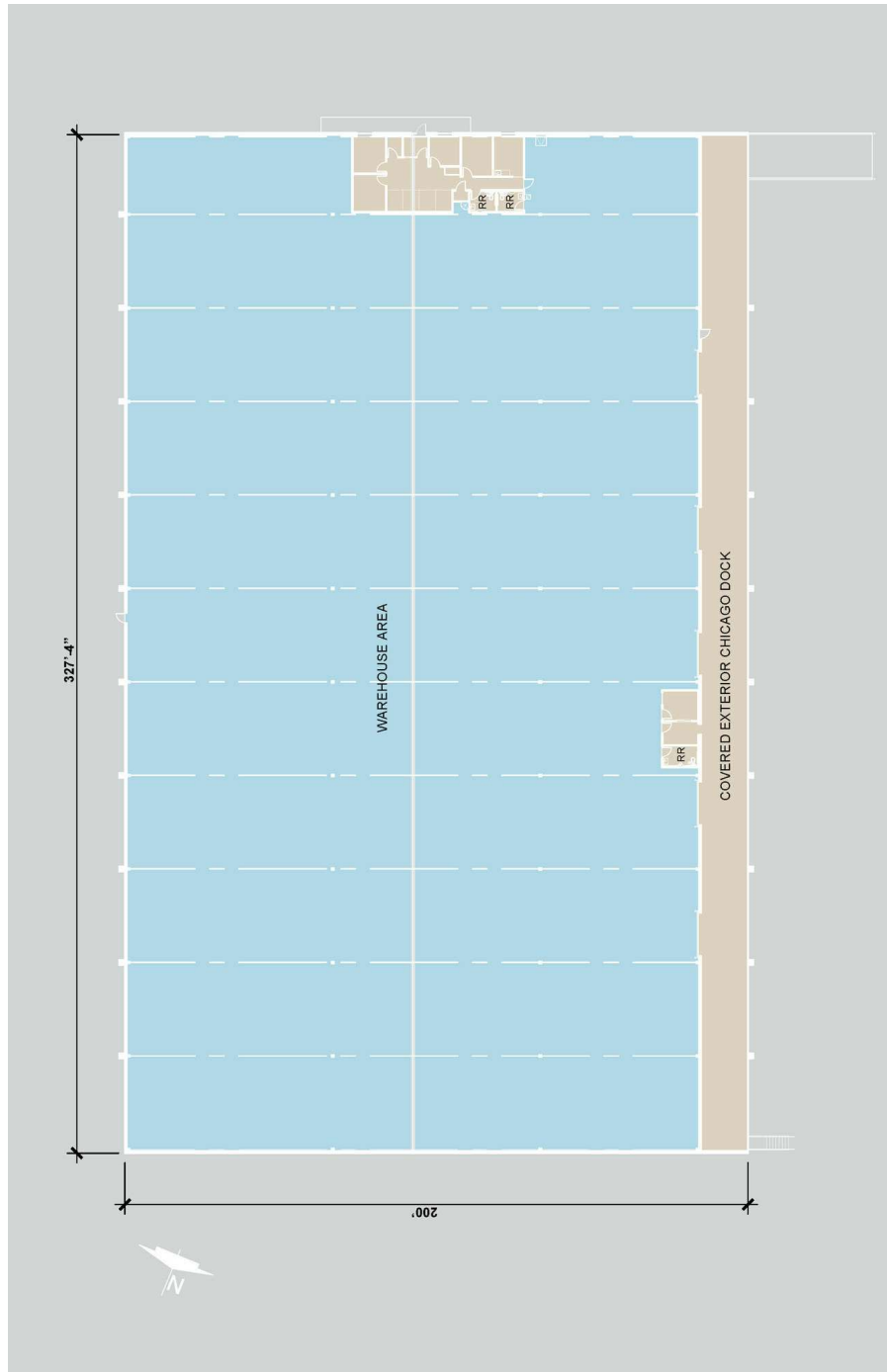
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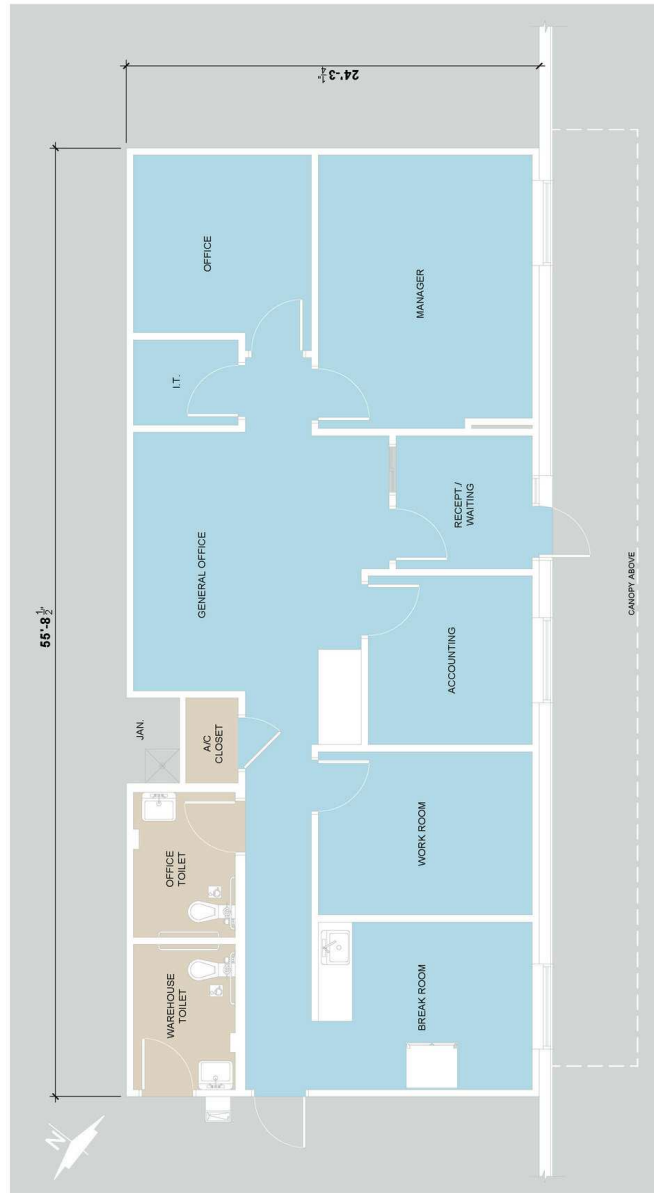
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