

1017 NORTHWAY LANE  
LAREDO / TX 78045



# 1017 Northway

**509,600 SF  
Industrial for  
Sale & Lease**

**CBRE**

*Class A Construction*

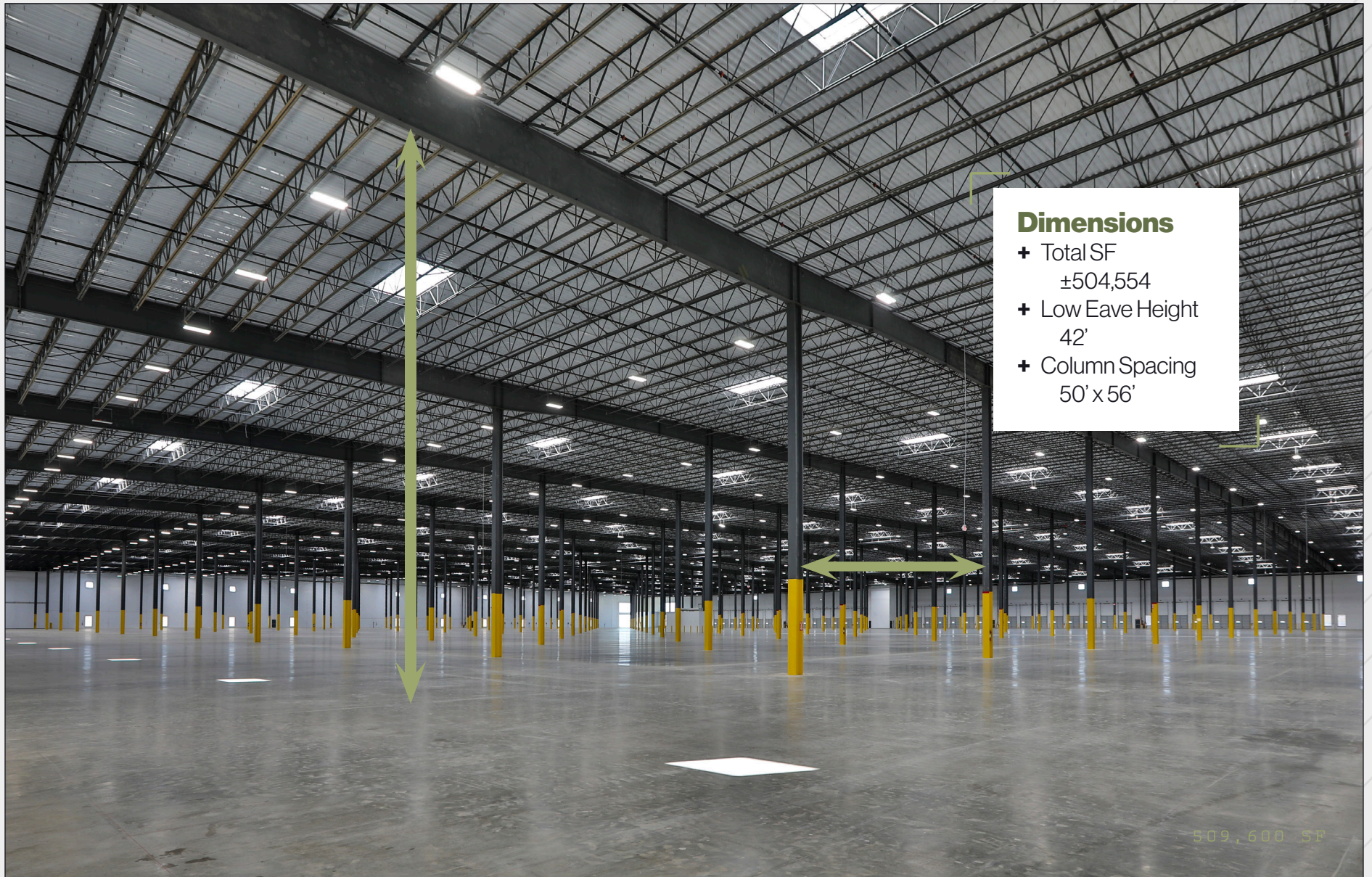
# Building Specifications

Spec Type	Spec Details
Lot Size	29.12 Acres
Building Size	509,600 SF
Office SF	±4,196 Main Office & ±850 SF Receiving Office
Column Spacing	50' x 56'
Low Eave Height	42'
Construction Type	Concrete
Speed Bay	75'
Overhead Doors	121
Forklift Ramps	5
Trailer Parking	464, Concrete
Truck Court	243'
Car Parking	319 Total   8 ADA
Sprinkler System	ESFR
Roof Type	60 Mil TPO
Lighting	LED High Bay
Natural Illumination	2% (+perimeter windows)



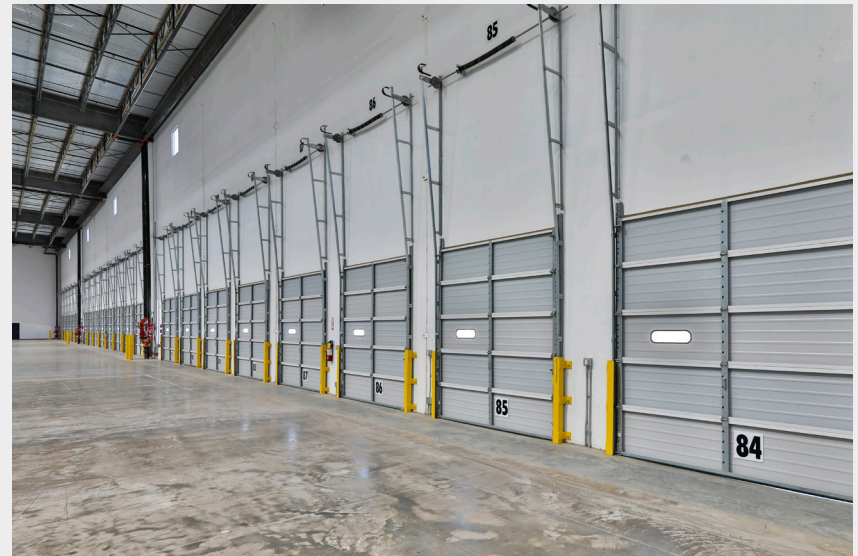
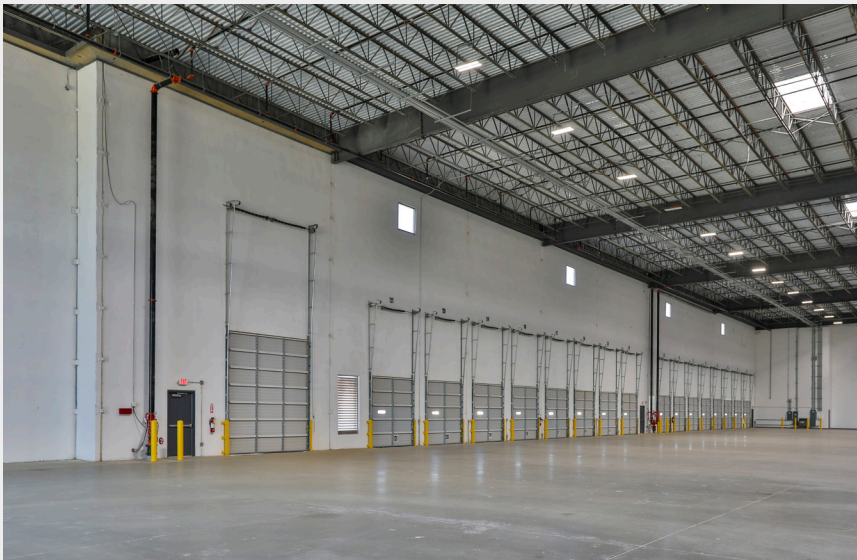


# Warehouse



509,600 SF

# Interior Photos



# Exterior Photos



# Aerial View



## Access

1. Carriers Drive
2. IH-35
3. 6 Miles to I-69W

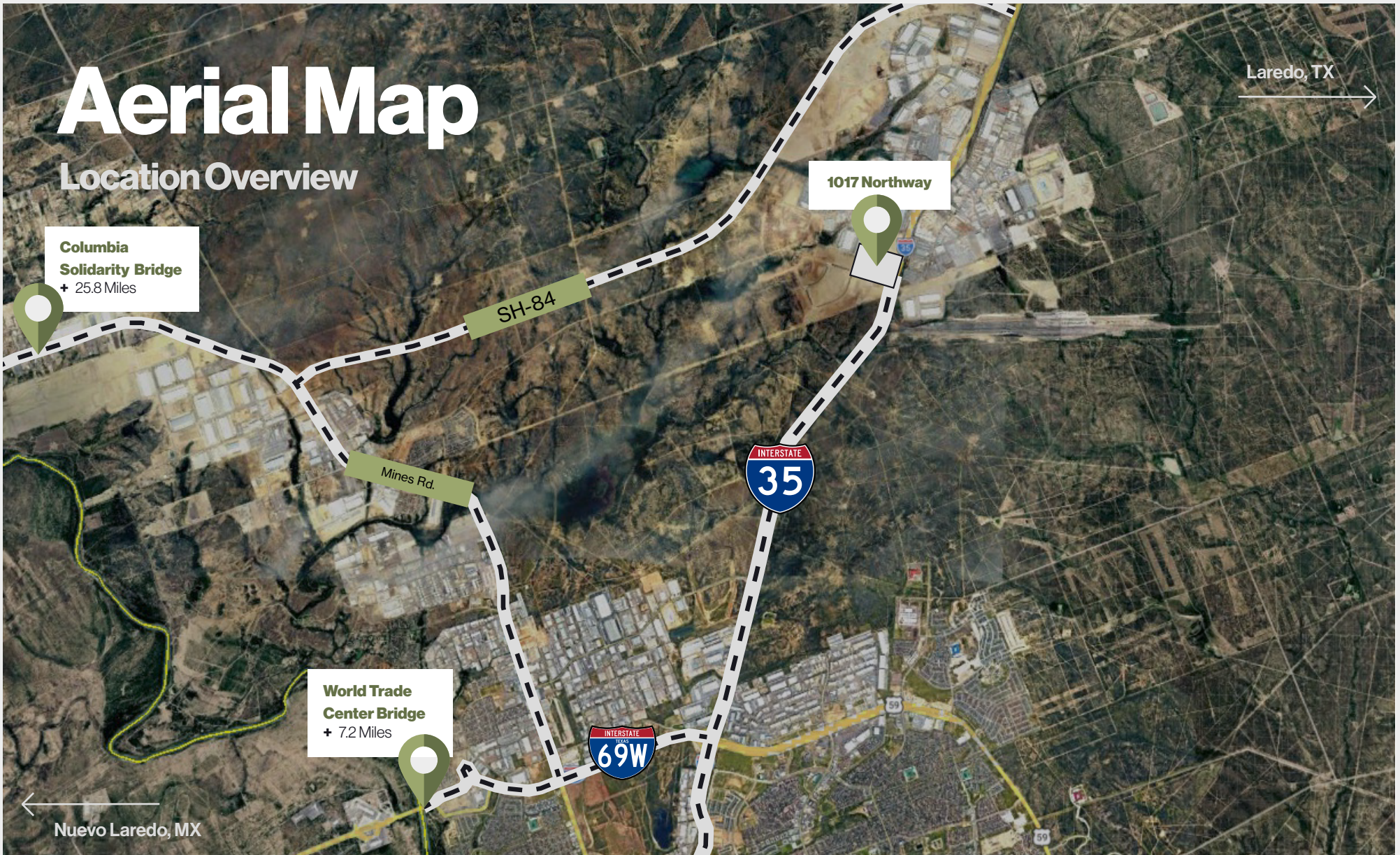
Northway Ln.

Verde Dr.

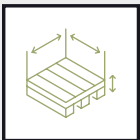
Laredo, TX

# Aerial Map

## Location Overview

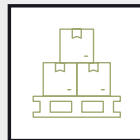


### HIGHLIGHTS



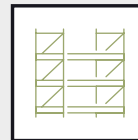
#### Visible

Unmatched visibility off of IH-35 and Frontage Road



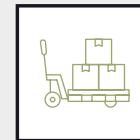
#### Modern

New construction completed in March 2026



#### Access

Quick access to Mines Rd, HWY 255, and Union Pacific Railroad



#### Growth

At the forefront of Laredo's fastest growing industrial corridor



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