

# EMBARCADERO BUILDING 13

## FOR LEASE | 217,268 SF

11720 FM 1472 (Mines Rd), Laredo, TX 78045



**EDWARD VILLAREAL, SIOR**  
Managing Partner | Real Estate Broker  
evillareal@stxcre.com  
956.712.8022

**SOUTH TEXAS COMMERCIAL**  
216 W Village Blvd, Ste 102  
Laredo, TX 78401  
www.stxcre.com

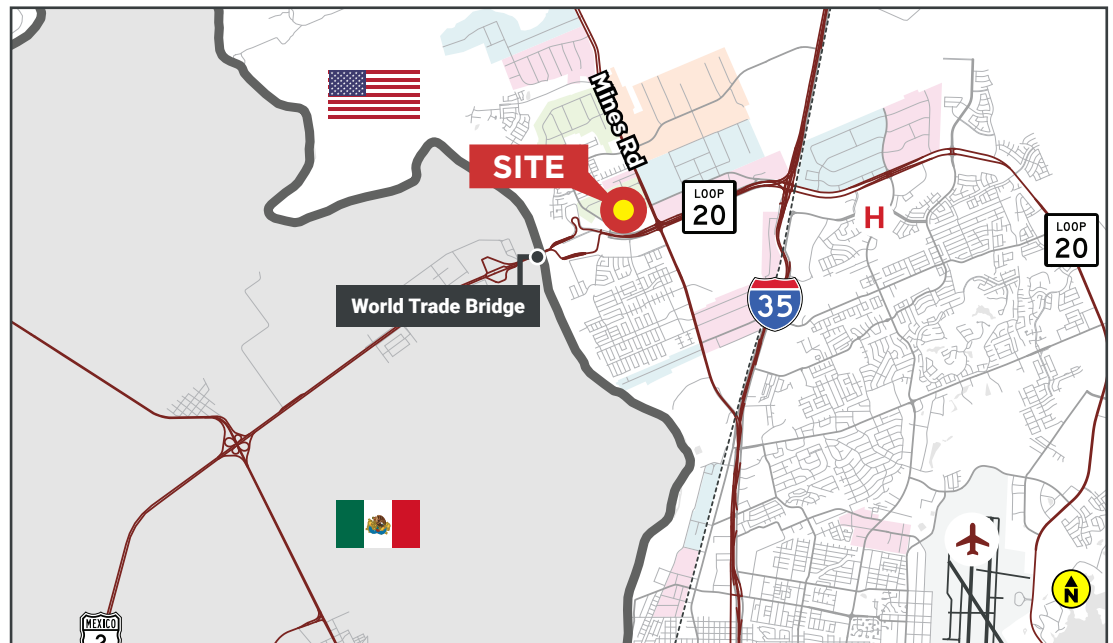


## PROPERTY DESCRIPTION

We are excited to announce the latest phase of the Embarcadero development, located at the Northwest quadrant of Loop 20 (Bob Bullock Loop) and Mines Road and just minutes from the World Trade Bridge. This Class A building complex will offer 2 free-standing warehouses with office space and is expected to be delivered in the 3rd quarter of 2024. The building features are designed for the most discriminating user, using the best-in-class architects and engineers. The construction is made of concrete tilt wall, with 28' clear height ceilings and ESFR fire protection. It also includes abundant dock doors with dock levelers at each door, a full 180' wide truck court for trailer storage, and a secured truck court. Don't miss out on this great opportunity to lease a top-of-the-line warehouse space in a prime location.

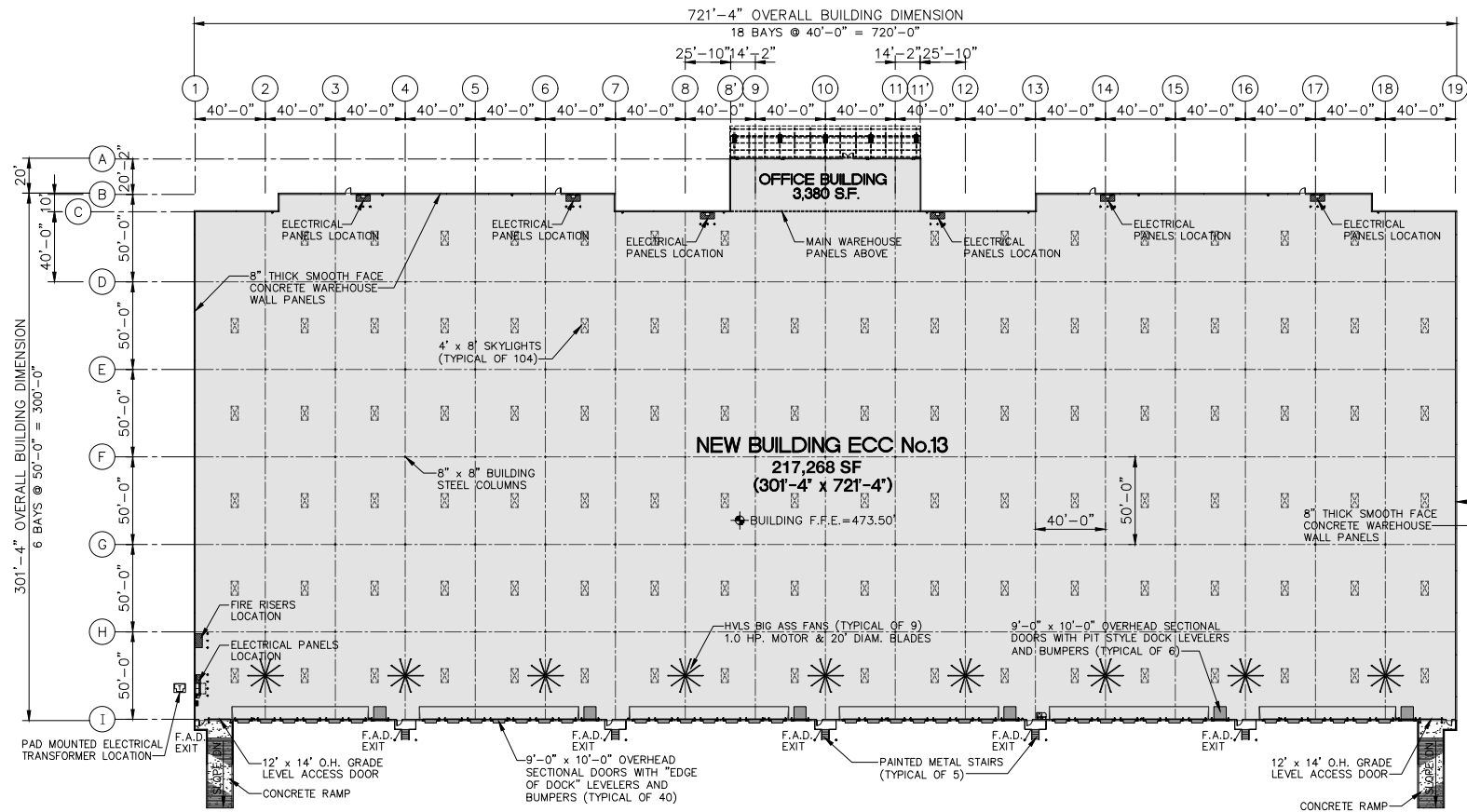
## PROPERTY FEATURES

- **Class A Industrial Buildings**
- **28' Clear Height**
- **ESFR Fire Protection**
- **Office Space**
- **Trailer Parking on Site**
- **Secured Truck Court (CT-PAT Certified)**
- **Expansion Potential Within Business Park**









## BUILDING 13 SPECIFICATIONS

|                        |                          |                         |                                 |
|------------------------|--------------------------|-------------------------|---------------------------------|
| <b>Building Size:</b>  | 217,268 SF               | <b>Trailer Parking:</b> | 123 Trailer Parks               |
| <b>Available:</b>      | 217,268 SF               | <b>Car Parking:</b>     | 119 Car Parking Spaces          |
| <b>Office Space:</b>   | 3,380 SF                 | <b>Truck Court:</b>     | 180' Deep, Fenced, & Secured    |
| <b>Column Spacing:</b> | 50X40'                   | <b>Sprinkler:</b>       | ESFR                            |
| <b>Clear Height:</b>   | 28'                      | <b>Roof:</b>            | TPO                             |
| <b>Dock Doors:</b>     | 46 Dock High Doors       | <b>Lighting:</b>        | LED High Efficient Lighting     |
| <b>Drive-In Door:</b>  | 2 Door for Ramped Access | <b>Electric:</b>        | Each Space Individually Metered |









**FOR INFORMATION  
AND SITE TOURS CONTACT:**

**EDWARD VILLAREAL, SIOR**

Managing Partner | Real Estate Broker  
evillareal@stxcre.com  
956.712.8022

**SOUTH TEXAS COMMERCIAL**

216 W Village Blvd, Ste 102  
Laredo 78401  
www.stxcre.com

The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information.





## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

|   |             |                       |              |
|---|-------------|-----------------------|--------------|
| South Texas Commercial Real Estate                                    | 9003917     | evillareal@stxcre.com | 956-682-4242 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                 | Phone        |
| Edward J. Villareal   | 467182      | evillareal@stxcre.com | 956-682-4242 |
| Designated Broker of Firm   | License No. | Email                 | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                 | Phone        |
| Sales Agent/Associate's Name  | License No. | Email                 | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date