

FOR LEASE | INDUSTRIAL PROPERTY

# 1062 MERCURY MINE RD

LAREDO, TX 78045



**FORUM**  
CRE



## PROPERTY SPECIFICATIONS

Est. Delivery:	Q3 2026
Building Size:	159,120 SF
Lot Size:	11.55 AC
Office Space:	3,320 SF
Construction:	Concrete-Tilt Wall
Roof:	Standing Seam
Sprinkler:	ESFR
Dock Doors:	42 EOD Levelers
Drive-ins:	2
Auto Parks:	84
Trailer Parks:	130
Clear Height:	31'
Zoning:	M-1

## PROPERTY OVERVIEW

Class A warehouse building available for lease in north Laredo, Texas in Pinnacle Industry Center. This space will be +/- 159,120 SF side-load distribution facility with ±3,320 SF office space. This space will also feature 31' clear height, 84 auto parks, 130 trailer positions with 42 EOD levelers.

## LOCATION OVERVIEW

This space is located in Pinnacle Industry Center, which provides excellent access to the region's major transportation systems - including I-35, Loop 59, the Union Pacific Railroad and the Laredo International Airport. Additionally, Pinnacle Industry Center is located 5 miles north of the World Trade Bridge and 13 miles south of the Colombia Bridge.

**CARLO MOLANO, SIOR**  
carlom@forumcre.com  
M: 956.523.9403  
O: 956.717.9090

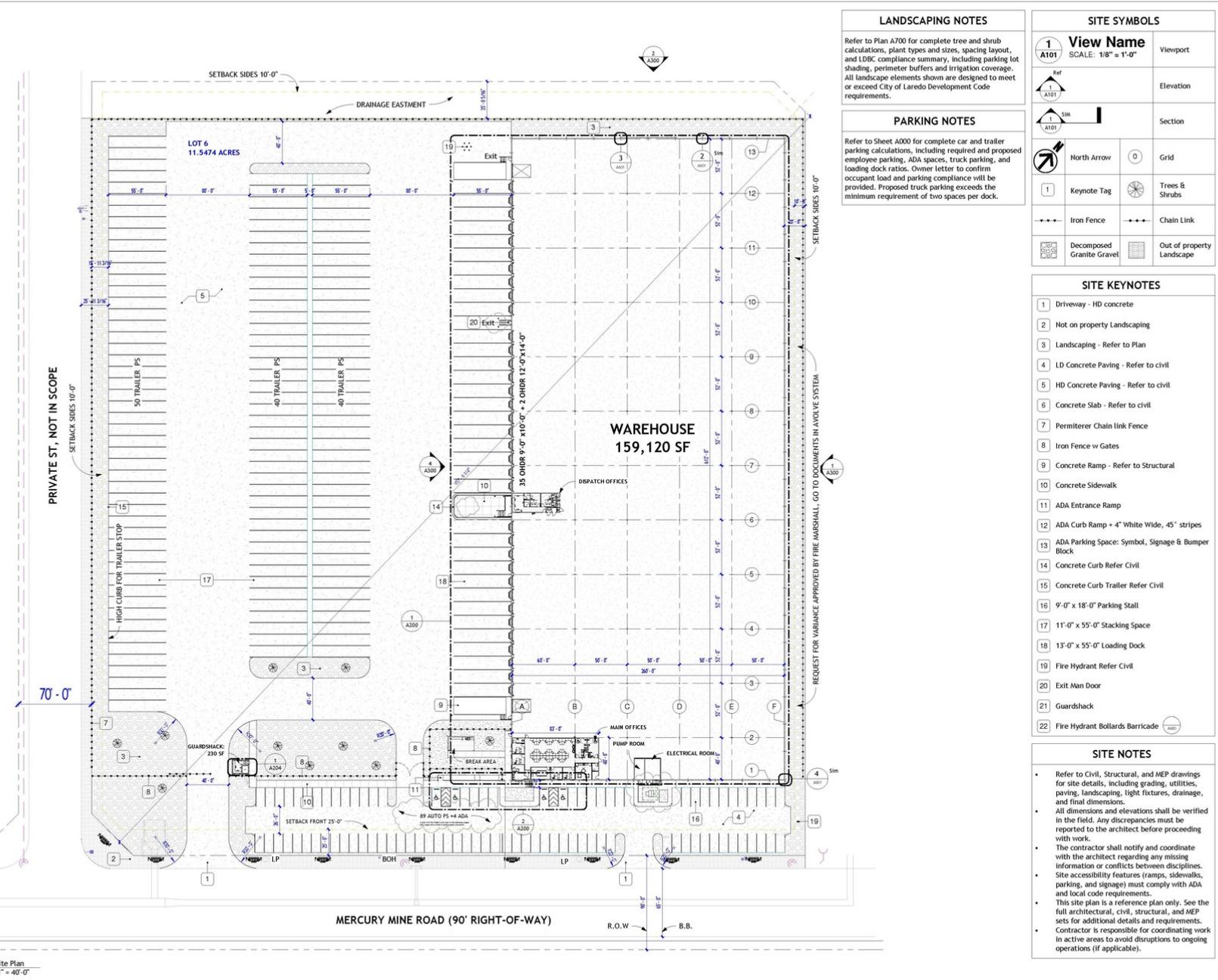
**MIKE RODRIGUEZ, SIOR**  
miker@forumcre.com  
M: 956.286.1926  
O: 956.717.9090

# 1062 MERCURY MINE RD

LAREDO, TX 78045



**FORUM**  
CRE



**LANDSCAPING NOTES**

Refer to Plan A700 for complete tree and shrub calculations, plant types and sizes, spacing layout, and LD/BC compliance summary, including parking lot shading, perimeter buffers and irrigation coverage. All landscape elements shown are designed to meet or exceed City of Laredo Development Code requirements.

**PARKING NOTES**

Refer to Sheet A000 for complete car and trailer parking calculations, including required and proposed employee parking, ADA spaces, truck parking, and loading dock ratios. Owner letter to confirm occupant load and parking compliance will be provided. Proposed truck parking exceeds the minimum requirement of two spaces per dock.

**SITE SYMBOLS**

View Name	Viewport
1 A101	Elevation
1 A101	Section
North Arrow	Grid
Keynote Tag	Trees & Shrubs
Iron Fence	Chain Link
Decomposed Granite Gravel	Out of property Landscape

**SITE KEYNOTES**

- 1 Driveway - HD concrete
- 2 Not on property Landscaping
- 3 Landscaping - Refer to Plan
- 4 LD Concrete Paving - Refer to civil
- 5 HD Concrete Paving - Refer to civil
- 6 Concrete Slab - Refer to civil
- 7 Perimeter Chain Link Fence
- 8 Iron Fence w Gates
- 9 Concrete Ramp - Refer to Structural
- 10 Concrete Sidewalk
- 11 ADA Entrance Ramp
- 12 ADA Curb Ramp + 4" White Wide, 45" stripes
- 13 ADA Parking Space: Symbol, Signage & Bumper Block
- 14 Concrete Curb Refer Civil
- 15 Concrete Curb Trailer Refer Civil
- 16 9'-0" x 18'-0" Parking Stall
- 17 11'-0" x 55'-0" Stacking Space
- 18 13'-0" x 55'-0" Loading Dock
- 19 Fire Hydrant Refer Civil
- 20 Exit Man Door
- 21 Guardshack
- 22 Fire Hydrant Bollards Barricade

**SITE NOTES**

- Refer to Civil, Structural, and MEP drawings for site details, including grading, utilities, paving, landscaping, light fixtures, drainage, and final dimensions.
- All dimensions and elevations shall be verified in the field. Any discrepancies must be reported to the architect before proceeding with work.
- The contractor shall notify and coordinate with the architect regarding any missing information or conflicts between disciplines.
- Site accessibility features (ramps, sidewalks, parking, and signage) must comply with ADA and local code requirements.
- This site plan is a reference plan only. See the full architectural, civil, structural, and MEP sets for additional details and requirements.
- Contractor is responsible for coordinating work in active areas to avoid disruptions to ongoing operations (if applicable).

**CARLO MOLANO, SIOR**  
carlom@forumcre.com  
M: 956.523.9403  
O: 956.717.9090

**MIKE RODRIGUEZ, SIOR**  
miker@forumcre.com  
M: 956.286.1926  
O: 956.717.9090

FOR LEASE | INDUSTRIAL PROPERTY

# 1062 MERCURY MINE RD

LAREDO, TX 78045



**FORUM**  
CRE



Map data ©2026 INEGI Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

**CARLO MOLANO, SIOR**  
carlom@forumcre.com  
M: 956.523.9403  
O: 956.717.9090

**MIKE RODRIGUEZ, SIOR**  
miker@forumcre.com  
M: 956.286.1926  
O: 956.717.9090



# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>FORUM CRE, LLC.</b>	<b>9002545</b>	<b>CARLOM@FORUMCRE.COM</b>	<b>(956)717-9090</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CARLO A. MOLANO</b>	<b>565621</b>	<b>CARLOM@FORUMCRE.COM</b>	<b>(956)523-9403</b>
Designated Broker of Firm	License No.	Email	Phone
<b>CARLO A. MOLANO</b>	<b>565621</b>	<b>CARLOM@FORUMCRE.COM</b>	<b>(956)523-9403</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>MIGUEL I. RODRIGUEZ JR.</b>	<b>560175</b>	<b>MIKER@FORUMCRE.COM</b>	<b>(956)286-1926</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)