

FOR LEASE | INDUSTRIAL PROPERTY

141 BLUE RIDGE PARKWAY

LAREDO, TX 78045



FORUM
CRE



PROPERTY SPECIFICATIONS

Building Size:	165,400 SF
Main Office:	3,990 SF SF
WHSE Office:	663 SF
Lot Size:	13.3 AC
Clear Height:	32'
Docks:	36 Docks & 2 Drive-ins
Auto Parking:	108
Trailer Parking:	91
Zoning:	M-1

PROPERTY OVERVIEW

New 165,400 SF warehouse building available for lease featuring 36 docks and 2 drive-ins. The building also has 108 auto parks and 91 trailer parks.

LOCATION OVERVIEW

Warehouse located at Sapphire Industrial Park, between the Colombia Bridge and the World Trade Bridge.

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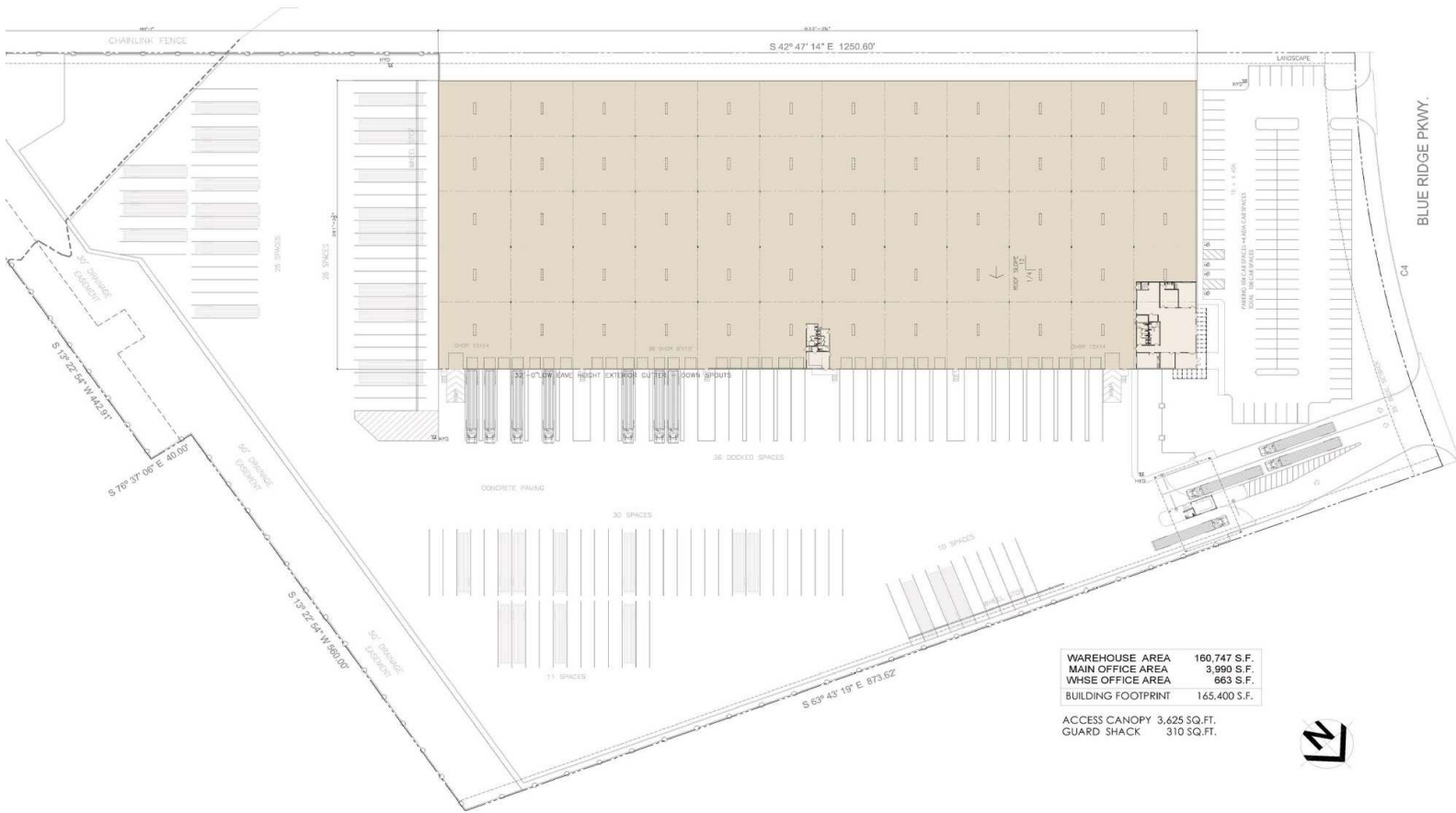
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GENERAL SITE PLAN 1

SCALE 1"=40'

NOTE: CONSULTOR TO FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND IS TO REPORT ANY DISCREPANCIES

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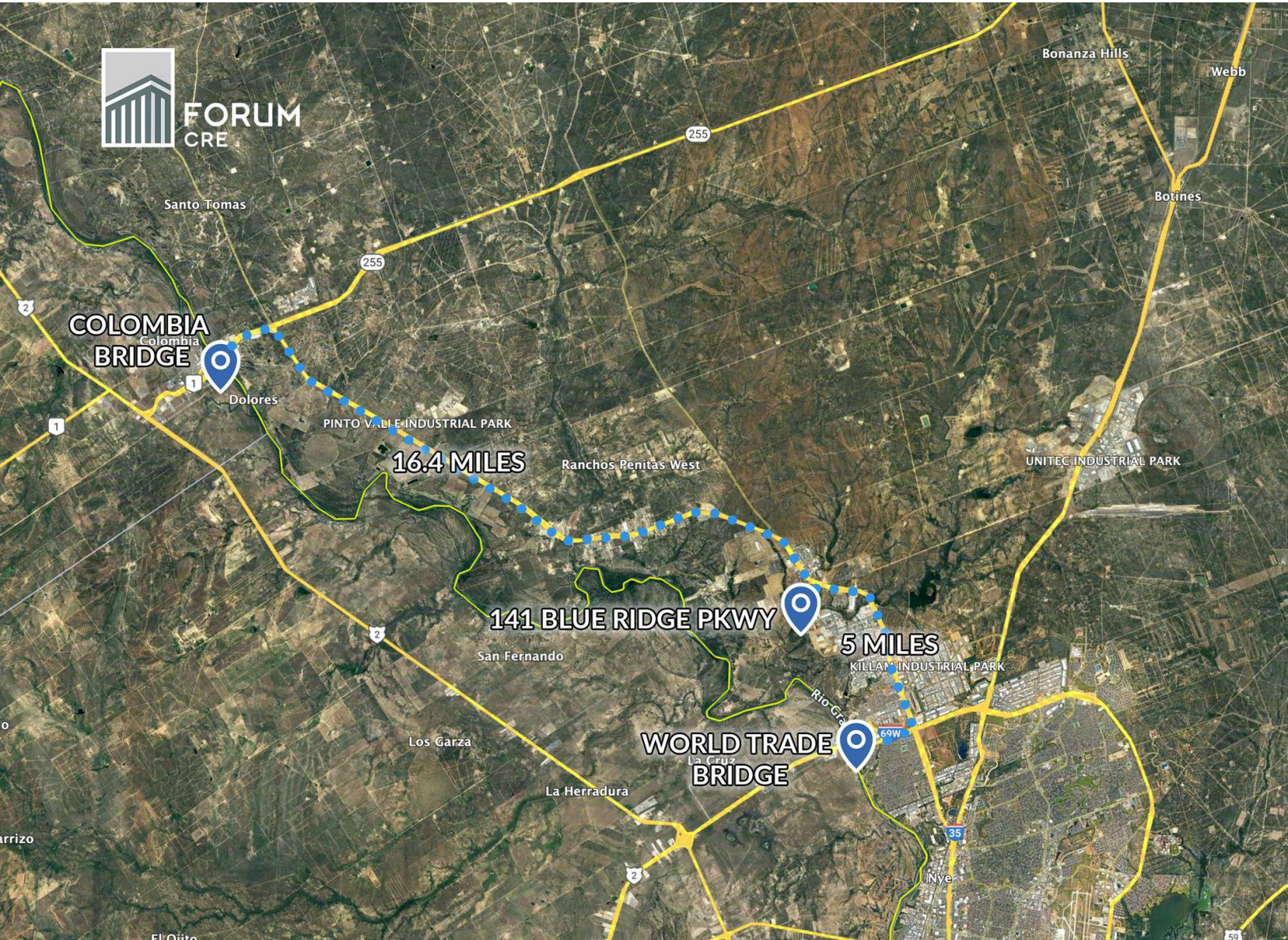
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MARKET OVERVIEW: PORT LAREDO



MARKET ACTIVITY (YTD 2024)



2.5 MM
TRUCK CROSSINGS



297 MM LBS
AIR CARGO



305,447
RAIL CARS

PORT LAREDO: TOP IMPORTS (YTD 2024)

RANK		YTD
1	Motor vehicle parts	\$11.32 B
2	Passenger vehicles	\$6.06 B
3	Commercial vehicles	\$4.32 B
4	Tractors	\$4.11 B
5	Computers	\$3.31 B
6	Insulated wire, cable	\$2.56 B
7	Cell phones, related equipment	\$2.33 B
8	Air-conditioning machines	\$2.31 B
9	Electrical boards, panles and swithces	\$1.78 B
10	Seats, excluding barber, dental	\$1.69 B

Source: US Trade Numbers

PORT LAREDO FACTS

- #1 Inland Port on the U.S. - Mexico Border
- #1 Railroad Interchange on the U.S. - Mexico Border
- #1 Port in the U.S. by value
- Serviced by Union Pacific Railroad and CPKC

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

FORUM CRE, 10410 Medical Loop 5A Laredo TX 78045
Miguel Rodriguez

Information available at www.trec.texas.gov

IABS 1-0 Date

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