

FOR LEASE | INDUSTRIAL PROPERTY

FRONTERA NORTH LAREDO

1197 & 1141 MARIANA LOOP, LAREDO, TX 78045



PROPERTY OVERVIEW

Two Class A warehouse buildings available for lease in north Laredo, Texas in North Laredo Industrial Park. Building A will total 540,500 SF and feature 124 dock positions with 5 ramps. Building B will total 306,075 SF and feature 86 dock positions with 4 ramps.

LOCATION OVERVIEW

This property is conveniently located on Mile 13 inside North Laredo Industrial Park. This property has easy access to IH 35 as well as direct access and 1,300 feet of frontage on the new Hachar- Reuthinger Parkway.

BUILDING A Top-of-Market Trailer Parking

AVAILABILITY	Q4 2026
BUILDING SIZE	±540,500 SF
OFFICE SIZE	±3,572 SF
SHIPPING / RECEIVING OFFICE	604 SF
LOT SIZE	44.42 AC
CLEAR HEIGHT	36'
DOCK DOORS	124 Dock Door Positions & 5 Ramps
TRAILER PARKS	376
AUTO PARKS	247
CONSTRUCTION	Concrete-Tilt
SPRINKLERS	ESFR
ROOF	TPO
LIGHTING	LED Lights
DOCK EQUIPMENT	20 Dock Levelers, 104 EOD
ZONING	M-1

BUILDING B Top-of-Market Trailer Parking

AVAILABILITY	Q4 2026
BUILDING SIZE	±306,075 SF
OFFICE SIZE	±3,572 SF
SHIPPING / RECEIVING OFFICE	604 SF
LOT SIZE	24.02 AC
CLEAR HEIGHT	36'
DOCK DOORS	86 Dock Door Positions & 4 Ramps
TRAILER PARKS	247
AUTO PARKS	172
CONSTRUCTION	Concrete-Tilt
SPRINKLERS	ESFR
ROOF	TPO
LIGHTING	LED Lights
DOCK EQUIPMENT	12 Dock Levelers, 74 EOD
ZONING	M-1

CARLO MOLANO, SIOR

carlom@forumcre.com

M: 956.523.9403

O: 956.717.9090

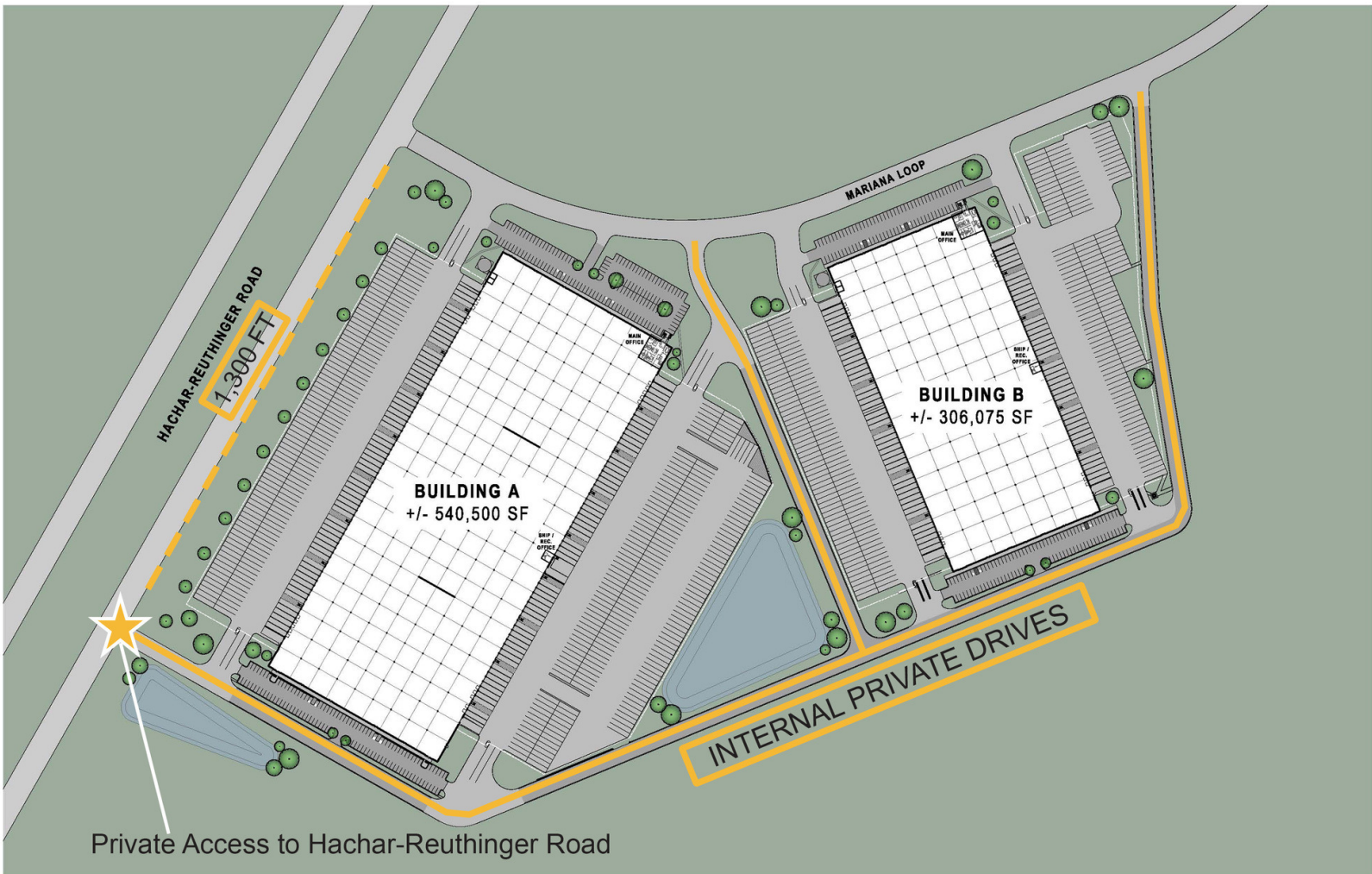
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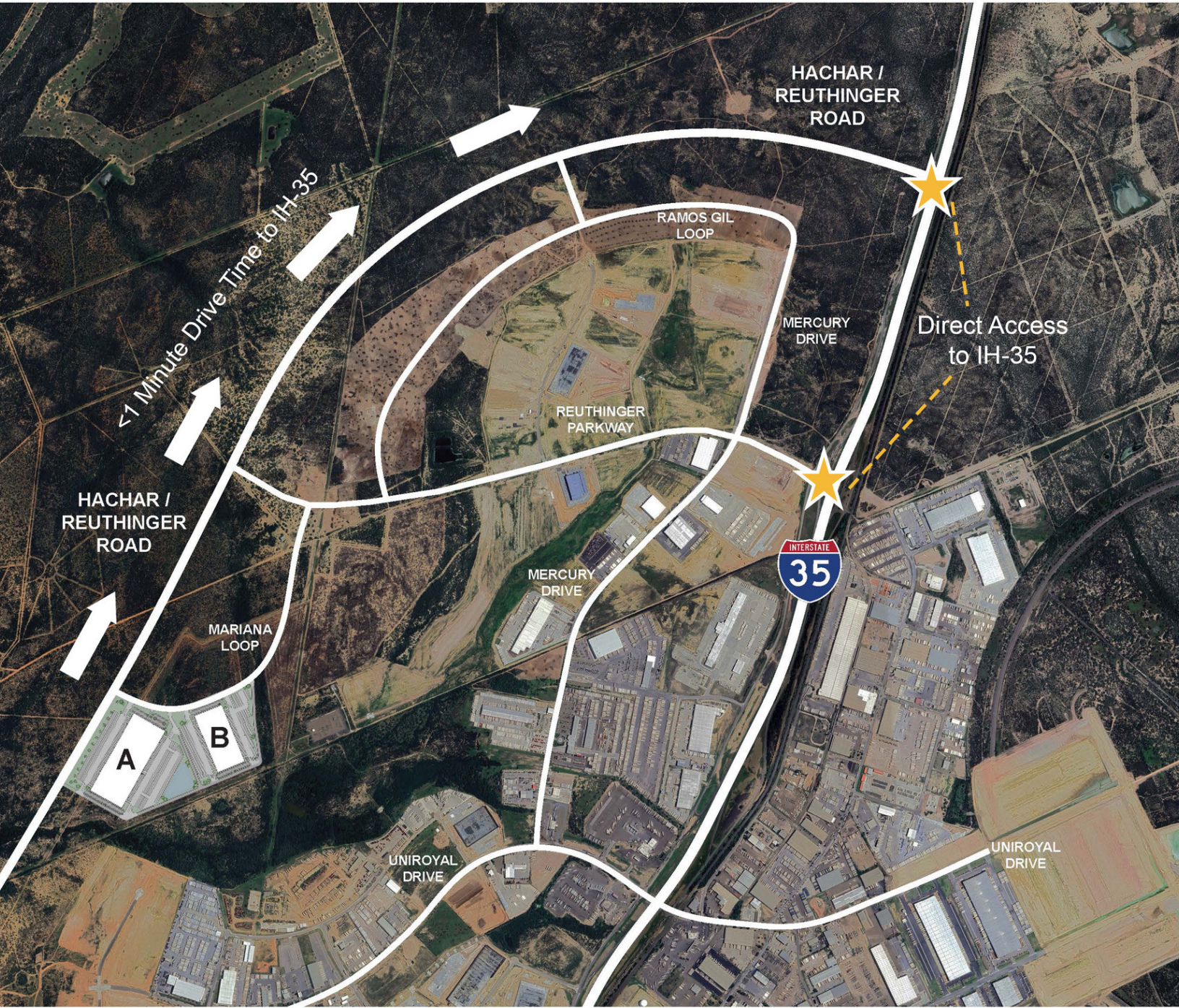
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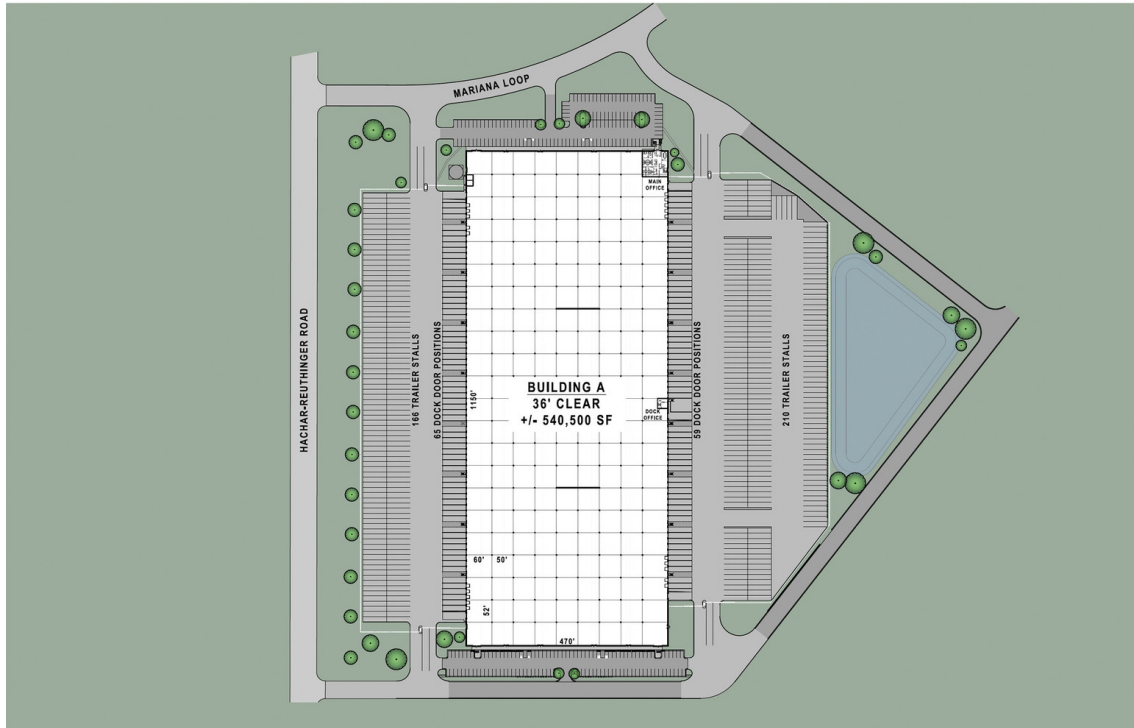
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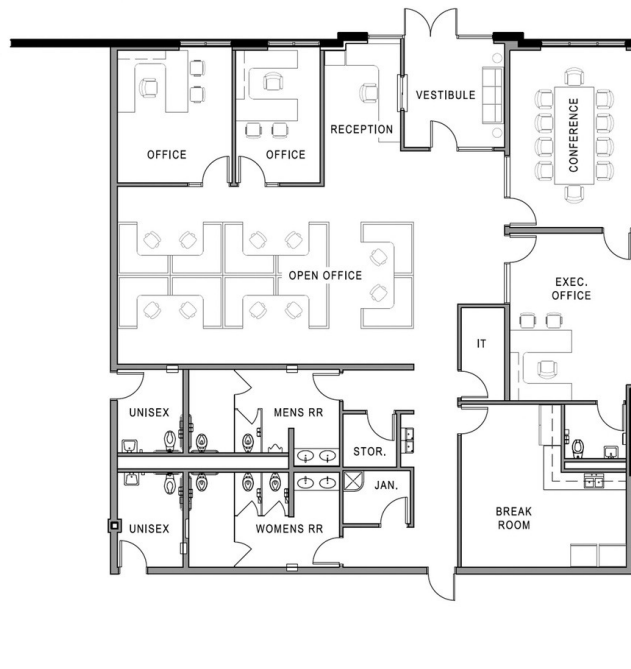
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OFFICE SPACE
AREA 3572 SF



MARIANA BLVD



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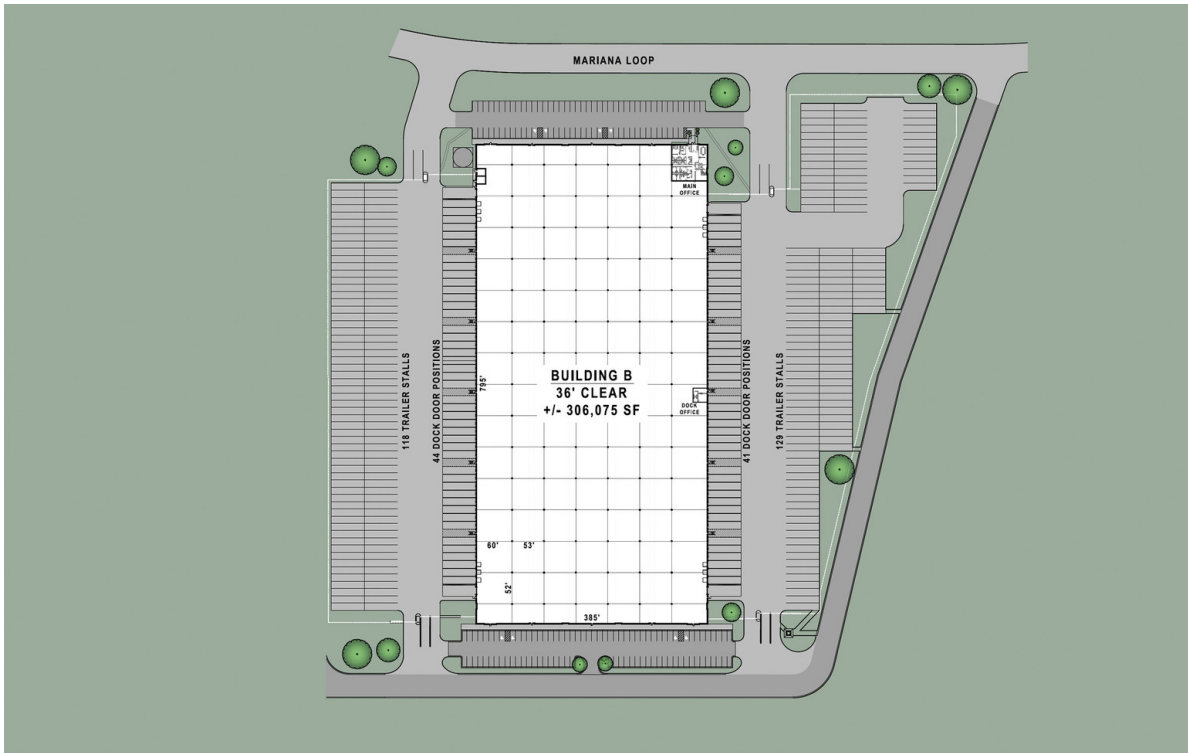
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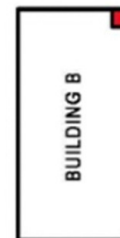
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AREA 3572 SF



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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.

FORUM CRE, LLC.	9002545	carlom@forumcre.com	956-717-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carlo A. Molano	565621	carlom@forumcre.com	956-523-9403
Designated Broker of Firm	License No.	Email	Phone
Carlo A. Molano	565621	carlom@forumcre.com	956-523-9403
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date