



# 14403 Import Rd

Laredo, TX 78045

±16,276 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

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# Property Summary



## PROPERTY DESCRIPTION

Industrial facility available for lease in the Mines Road corridor. The building totals approximately 16,276 SF, including ±897 SF of office space. The warehouse measures roughly 157' x 113' and is configured for efficient loading and distribution.

The property includes four (4) dock-high overhead doors serving nine (9) dock positions, along with space for approximately 15 trailer parking positions. The site sits on ±1.27 acres and is zoned M-1.

Well-suited for warehouse, distribution, or light industrial users requiring functional loading and yard capacity.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	16,276 SF
Lot Size:	55,531 SF

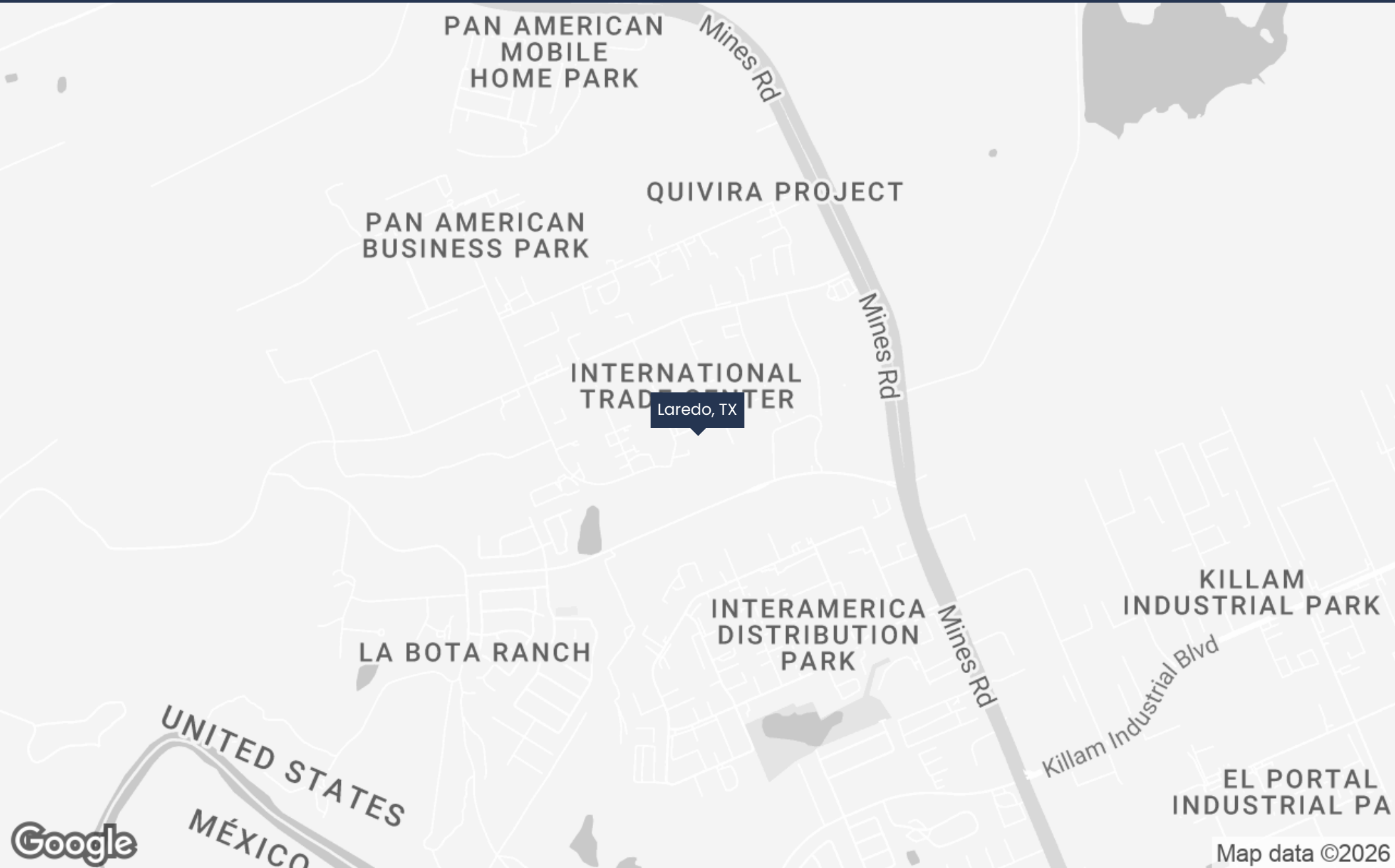
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## PROPERTY HIGHLIGHTS

- ±16,276 SF total building area
- ±897 SF office; balance warehouse
- Warehouse dimensions: ~157' x ~113'
- Four (4) dock-high overhead doors
- Ten (10) dock positions
- Approx. 1.27-acre site
- Yard area with space for ~15 trailer parking positions
- 1.27 acres



# Regional Map



# Location Map



14403 Import Road



# 14416 Import Road



## ±16,276 SF INDUSTRIAL SPACE AVAILABLE

Industrial facility available for lease in the Mines Road corridor. The building totals approximately 16,276 SF, including ±897 SF of office space. The warehouse measures roughly 157' x 113' and is configured for efficient loading and distribution.

The property includes three (3) dock-high overhead doors serving nine (9) dock positions, along with space for approximately 15 trailer parking positions. The site sits on ±1.27 acres and is zoned M-1.

Well-suited for warehouse, distribution, or light industrial users requiring functional loading and yard capacity.

## PROPERTY HIGHLIGHTS

- ±16,276 SF total building area
- ±897 SF office; balance warehouse
- Three (3) dock-high overhead doors
- Nine (9) dock positions
- Yard area with space for ~15 trailer parking positions
- Warehouse dimensions: ~157' x ~113'
- Approx. 1.27-acre site
- Suitable for warehouse, distribution, or light industrial use

## LEASE TERMS

- Flexible lease term options available
- Rental rate provided upon request
- NNN Lease structure



# Photos

