

FOR LEASE | INDUSTRIAL PROPERTY

15409 FATIMA DR

LAREDO TX, 78045



BUILD-TO-SUIT OPPORTUNITY

260,000 SF FOR LEASE

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PROPERTY HIGHLIGHTS

Proposed, Class A Distribution facility, situated on ± 17.22 AC only 1.3 miles to I-35, ± 11.3 miles to World Trade Bridge, and 26.2 miles to Colombia Solidarity Bridge.

An ideal Build-to-Suit opportunity - ownership is well capitalized, and has already completed all construction documents and permitting for the site.

SPECIFICATIONS

Building Area	$\pm 260,000$ SF
Site Area	± 17.22 Acres
Configuration	Rear-Load
Dock Doors	Sixty-Three (63) Dock High
Ramps	Two (2) Ramps
Trailer Stalls	161 Trailer Stalls
Clear Height	32'
Column Spacing	50'x52'
Speed Bays	60'
Zoning	M-1
Parking	154 Spaces

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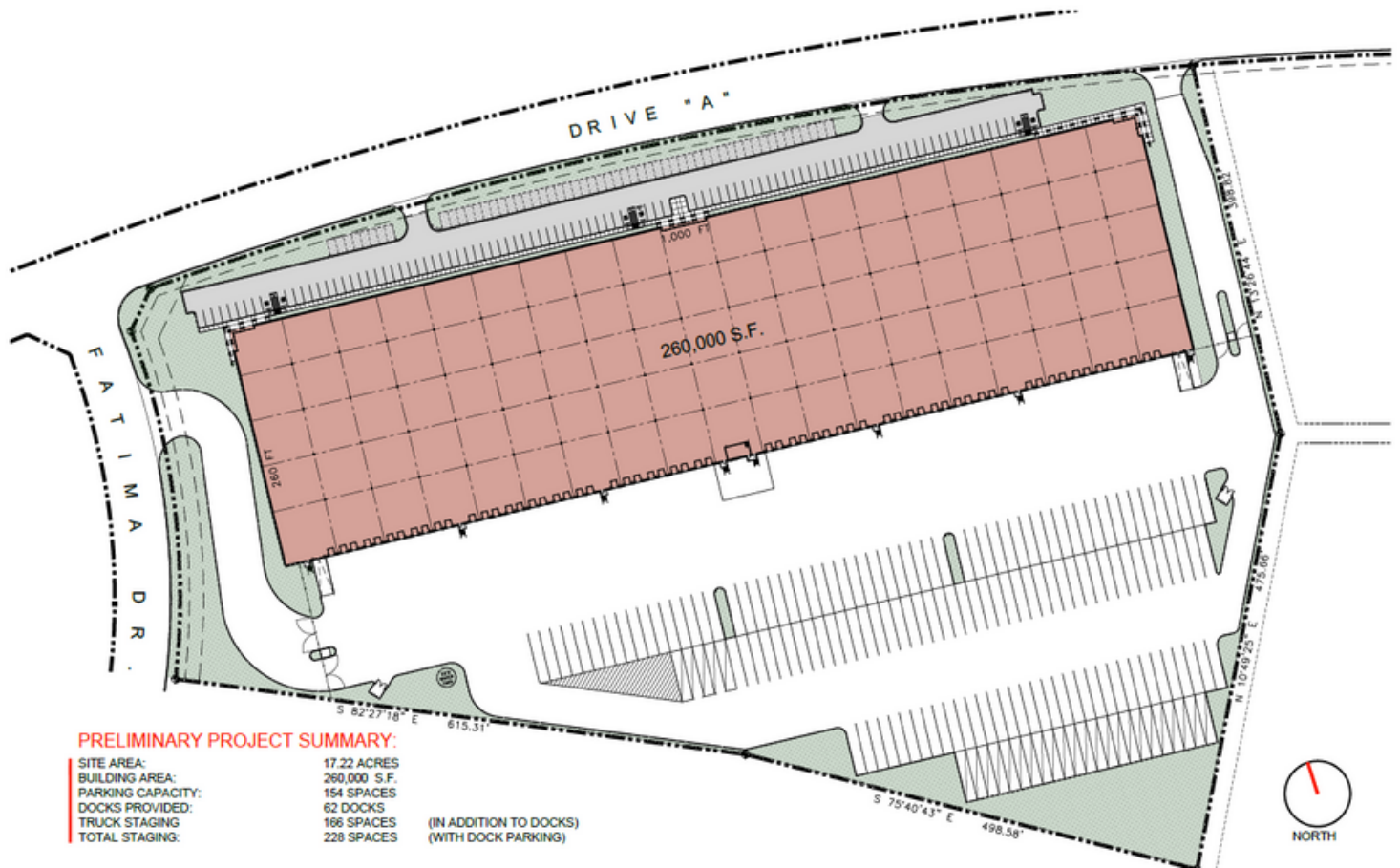
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260,000 SF INDUSTRIAL SITE PLAN



PRELIMINARY PROJECT SUMMARY:

SITE AREA:	17.22 ACRES
BUILDING AREA:	260,000 S.F.
PARKING CAPACITY:	154 SPACES
DOCKS PROVIDED:	62 DOCKS
TRUCK STAGING:	166 SPACES (IN ADDITION TO DOCKS)
TOTAL STAGING:	228 SPACES (WITH DOCK PARKING)

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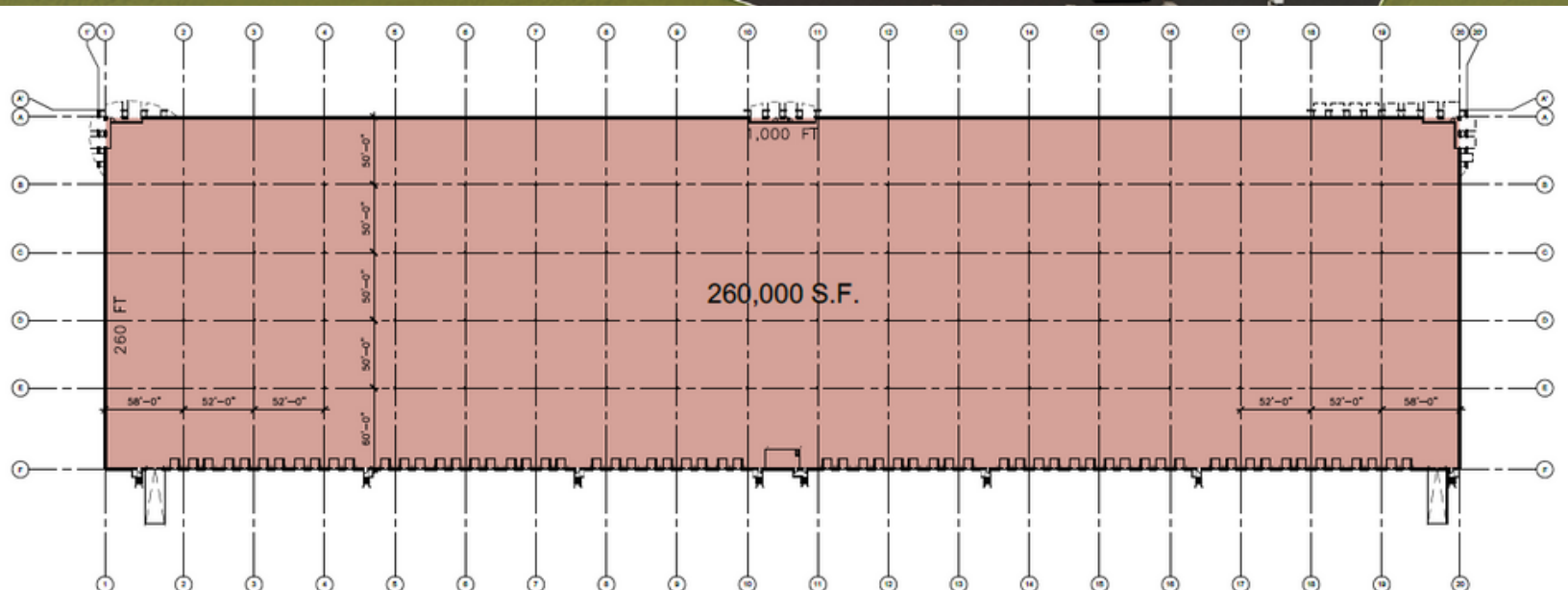
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260,000 SF INDUSTRIAL
SITE & FLOOR PLAN



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260,000 SF INDUSTRIAL Property Photos



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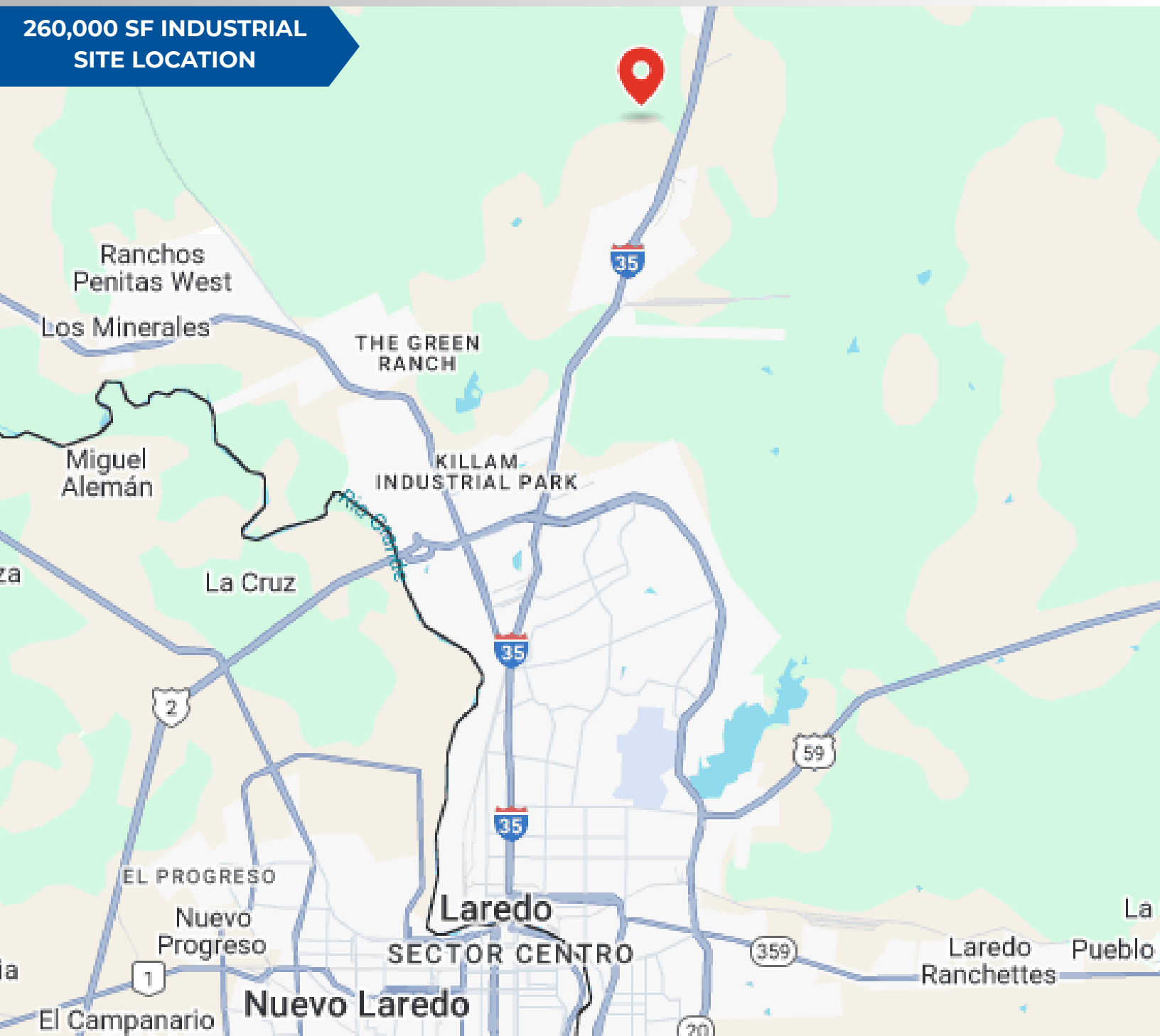
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**260,000 SF INDUSTRIAL
SITE LOCATION**



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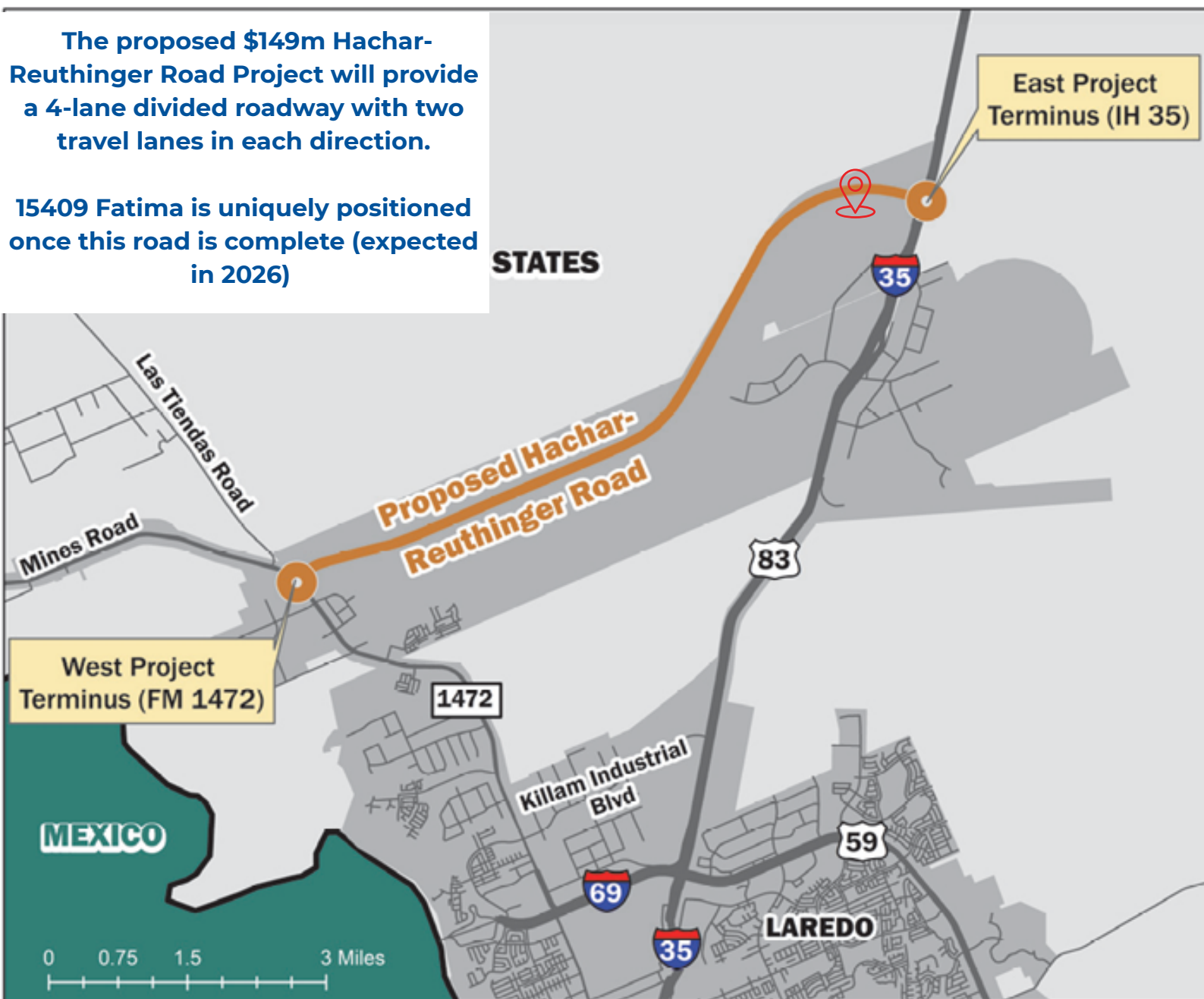
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HACHAR-REUTHINGER ROAD PROJECT

The proposed \$149m Hachar-Reuthinger Road Project will provide a 4-lane divided roadway with two travel lanes in each direction.

15409 Fatima is uniquely positioned once this road is complete (expected in 2026)



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PORT OF LAREDO-NORTH AMERICA'S #1 INLAND TRADE HUB

Strategic Trade Initiatives

- Projected to surpass \$500B in trade over the next 5 years
- Critical U.S.–Mexico commerce gateway
- Direct connection to IH-35, the nation's main freight corridor
- 44M+ sq. ft. of logistics space
- Home to the #1 U.S. port by trade value (2024)

Key Rankings

- #1 Inland Port on the U.S.–Mexico border
- #1 Railroad Interchange on the U.S.–Mexico border
- #1 U.S. Port by Value (2024)



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