

# AVAILABLE FOR LEASE



# MAJESTIC LAREDO BUSINESS PARK

60-Acre Master-Planned Business Park



## Building 2A - 300,000 SF

12135 Sara Road, Laredo, TX



**#1 Inland Port**



**Abundant, productive  
and bilingual work force**

**#2**

**U.S. Trade Port**



**Laredo leads the nation  
in Export of Vehicle Parts**



**Over 650 rail  
crossings each day**



**Over 14,000 commercial  
crossings each day**



**7th Largest Foreign  
Trade Zone in the U.S.  
based on value of  
Exports**



**Goods shipped through  
Laredo travel to more  
than 60 countries**



**Home to 510 freight  
forwarders, 210 trucking  
companies & 105 U.S.  
Customs Brokers**



**Infrastructure for trade: 4  
international trade bridges,  
Laredo International Airport  
and the South most start of  
the I-35**



## LOCATION FEATURES

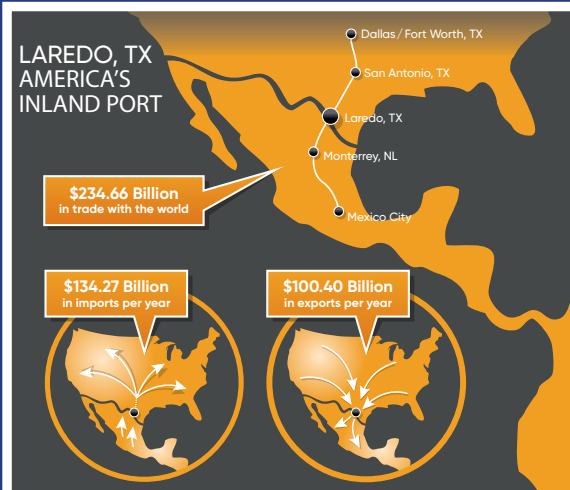
- Direct access via I-35W and Killam Industrial
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

## CONTACT US

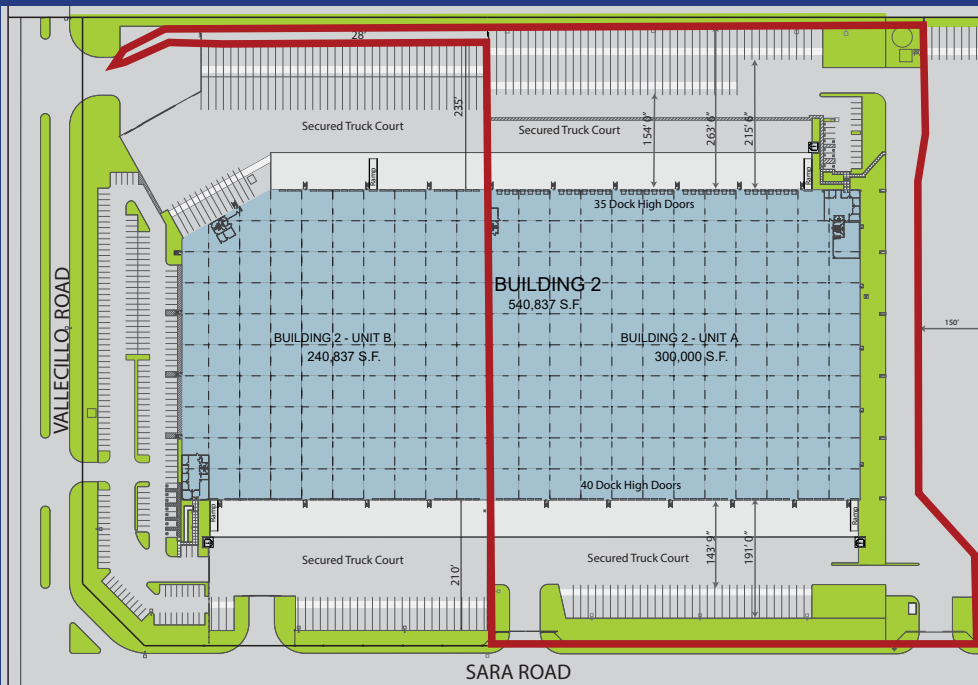
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1309 Carriers Dr., Laredo, TX 78045



# MAJESTIC LAREDO BUSINESS PARK



## BUILDING 2-A SPECIFICATIONS

- **Office:** 5,360 Sq. Ft.
- **Clear Height:** 30'
- **Bay Spacing:** 50' X 50' (typical)
- **Auto Parking:** 28
- **Trailer Parking:** 107
- **Fire Sprinkler System:** ESFR
- **Loading:** Full Cross-Dock Facility
  - 75 Dock High Loading Doors
  - 35 Doors Equipped w/Mechanical Dock Levelers, Dock Shelters and Trailer Restraints
  - 2 Ground Level Ramps
- **Electrical:** 1-3,000 amp, 277/480v, 3 phase
- **Lighting:** 400 Watt Metal Halide

## ABOUT MAJESTIC REALTY CO.

- 87M SF Portfolio that includes industrial, Office, Retail and Resorts
- 2019 LEDC Development of the Year
- Largest Privately Owned Industrial Developer in the U.S.

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