

FOR LEASE | INDUSTRIAL PROPERTY

14610 ATLANTA DR

LAREDO, TX 78045



PROPERTY SPECIFICATIONS

Available SF:	37,500 SF
Lot Size:	2.47 AC
Office SF:	3,100 SF 1st story, 3,100 SF 2nd Story
Clear Height:	20' - 24'
Dock Doors:	16 Dock Positions, 6 OHD
Trailer Parks:	20+
Drive-ins:	1
Truck Court:	Fenced outdoor storage yard w/ guard shack
Power:	120/240-volt, single-phase, 800-amp and 300-amp service
Zoning:	M-1

PROPERTY OVERVIEW

37,500 SF warehouse available for lease in Laredo's Pan American Business Park. The space features 3,100 SF of HVAC-served ground-floor office plus an additional 3,100 SF second-story office space that is not included in the quoted 37,500 SF, providing extra usable area at no additional cost. The building includes 16 dock-high doors, 6 overhead doors, 1 drive-in ramp, and abundant outdoor storage with 20+ trailer parking stalls, a fenced truck court, and an on-site guard shack, ideal for cross-border logistics, fleet operations, and distribution users.

LOCATION OVERVIEW

Located in the established Pan American Business Park in Laredo, Texas, one of the most active logistics hubs in the U.S.-Mexico trade corridor. The site is approximately 4 miles from the World Trade Bridge, the busiest commercial crossing on the southern border, and 16.6 miles from the Colombia Solidarity International Bridge. With quick access to I-35, the property offers excellent regional and international connectivity, making it ideal for cross-border logistics, warehousing, and distribution operations. Surrounded by a high concentration of 3PL providers, trucking firms, and major import/export users.

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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