



PORT LAREDO TRADE CENTER LAREDO, TX

932,600 SF AVAILABLE | DELIVERING Q1 2026



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OPPORTUNITY OVERVIEW

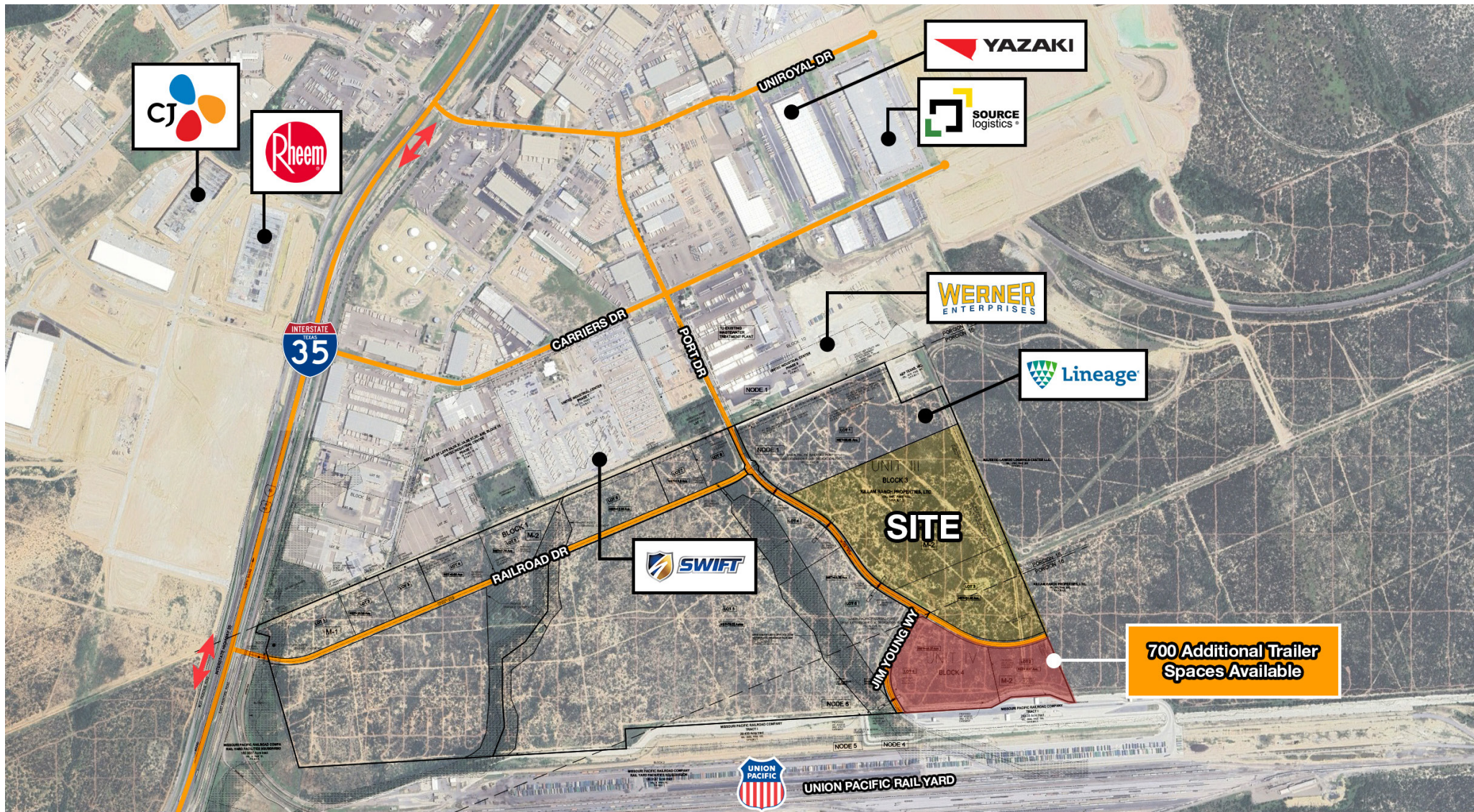
Introducing a premier industrial development strategically located within the Port Laredo Industrial Park in Laredo, Texas. This development project is designed to support modern industrial and logistics operations with state-of-the-art facilities and efficient site planning. Situated along Port Drive in Laredo, offering direct access to key transportation routes ensuring seamless connectivity for cargo movement, making it an ideal location for businesses requiring reliable logistics and supply chain solutions. The development includes three industrial buildings with a combined gross floor area of 932,600 square feet. Port Laredo Trade Center is poised to optimize functionality, providing ample dock doors, trailer parking, and auto parking and is poised to become a cornerstone of industrial development in Laredo, offering an unmatched combination of location, design, and operational capability.

BUILDING 1		BUILDING 2	
Available SF:	414,080 SF	Available SF:	336,960 SF
Office SF:	3,000 SF	Office SF:	3,000 SF
Dock Doors:	142 Doors	Dock Doors:	108 Doors
Trailer Parking:	189 Spaces	Trailer Parking:	212 Spaces

BUILDING 3	
Available SF:	181,560 SF
Office SF:	3,000 SF
Dock Doors:	32 Doors
Trailer Parking:	75 Spaces

PROPERTY HIGHLIGHTS
<ul style="list-style-type: none"> ▪ CT-PAT Compliant ▪ Fenced & Secured Truck Court ▪ Concrete Tilt Wall Construction ▪ Concrete Paving ▪ ESFR Fire Protection ▪ 32' to 36' Clear Height ▪ 700 Additional Trailer Spaces Available on Adjacent Property

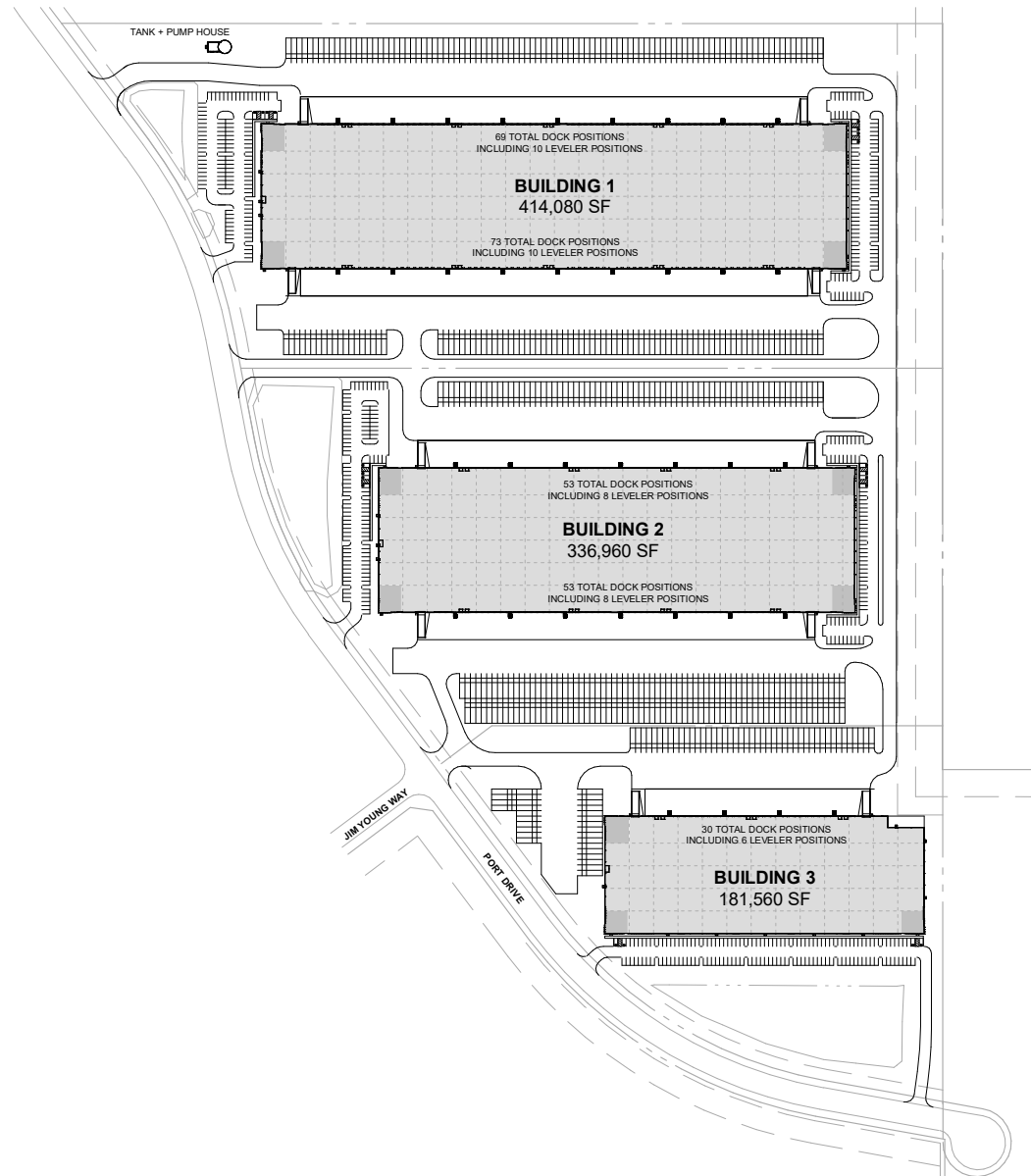


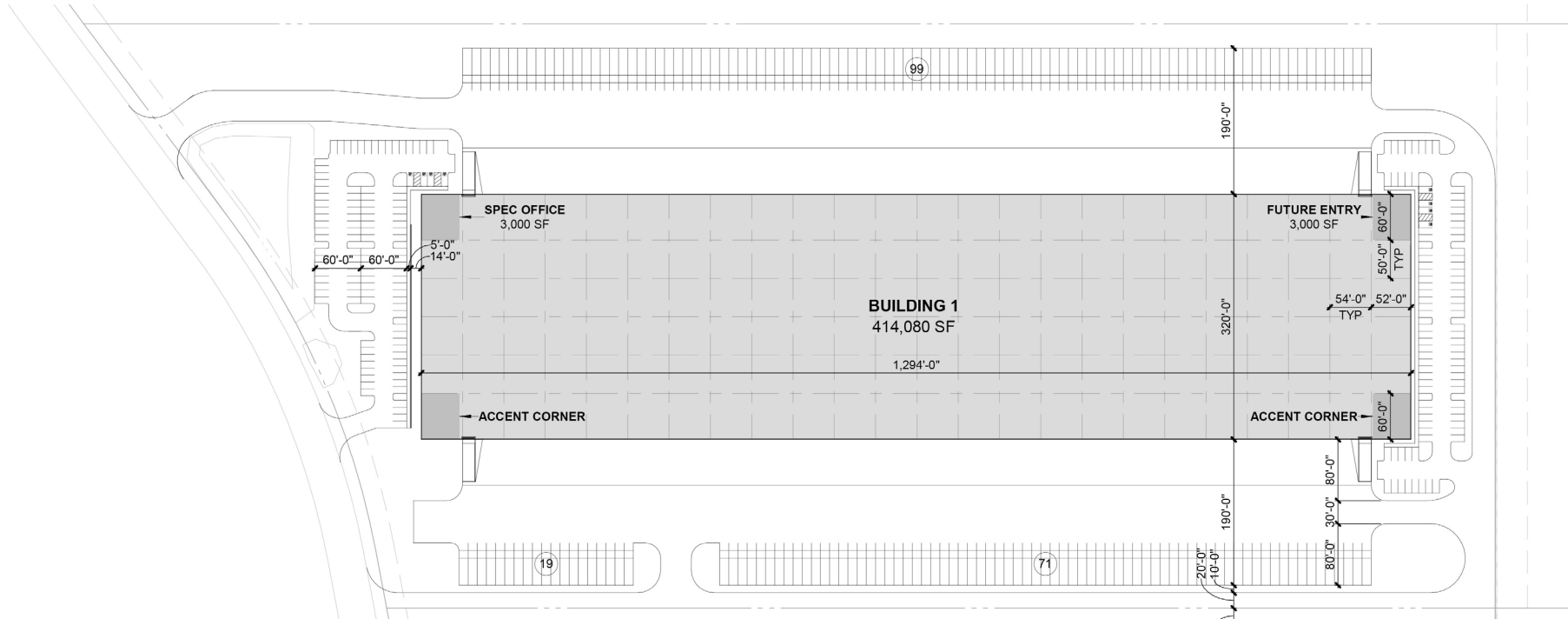


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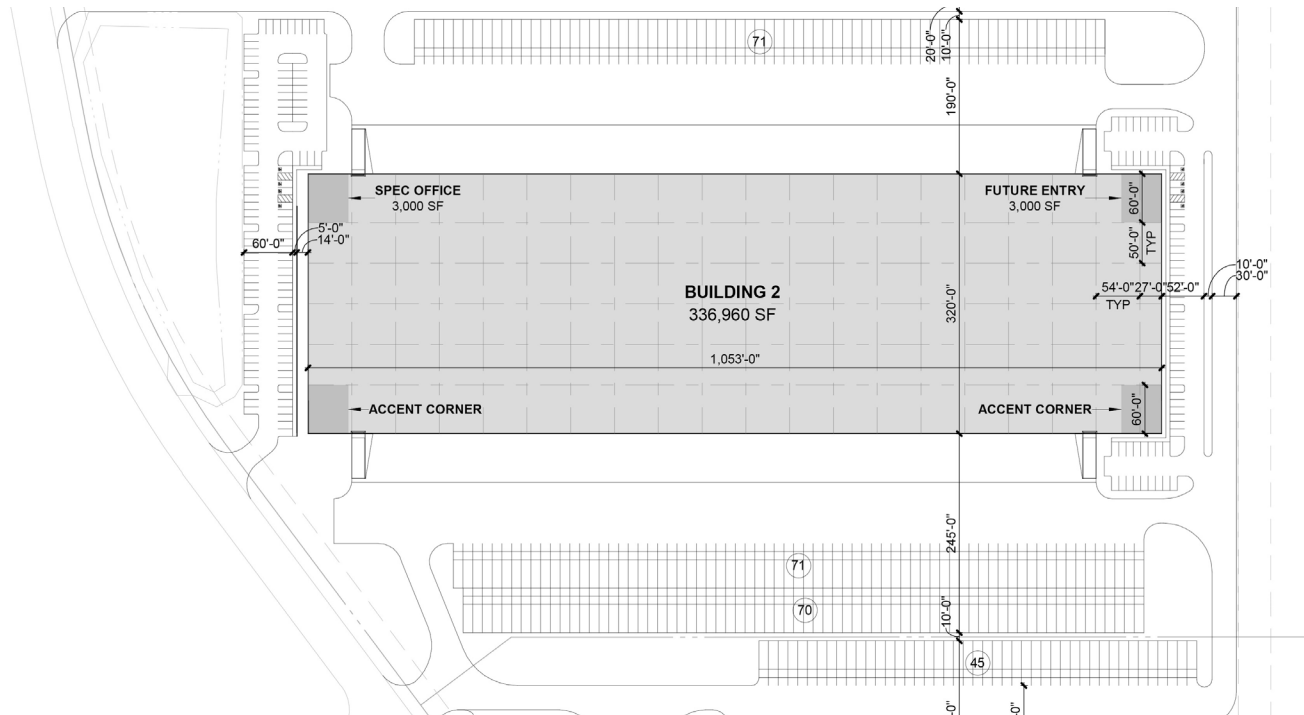
SPECIFICATIONS

INCLUDED IN BASE BLDG :

Lot Size AC:	29.74 AC	Clear Height:	36'	WHSE Lighting:	LED (30FC)
Building Area SF:	414,080 SF	Fire Protection:	ESFR	Ventilation:	HLVS Fans
Available SF:	414,080 SF	Car Parking:	196 Car Parking Spaces	Pit Levelers:	20 ; 40,000 lbs
Office Space SF:	3,000 SF	Dock Doors:	142 Dock Doors ; 2 Ramps	Edge of Dock:	All Other Doors
Construction:	Concrete Tilt	Trailer Parking:	189 Spaces	Truck Court:	190' ; All Fenced



PHOTO TAKEN ON 11/16/2025



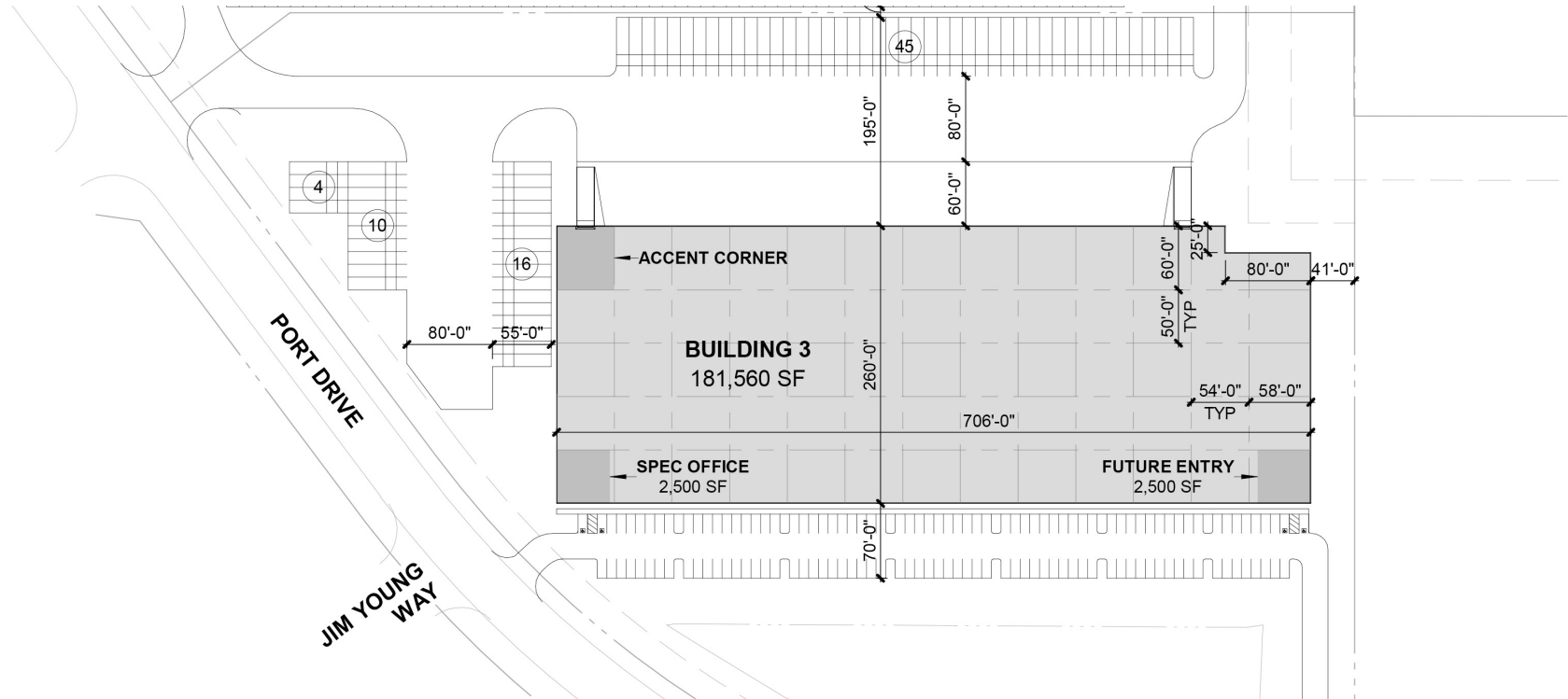
SPECIFICATIONS

INCLUDED IN BASE BLDG :

Lot Size AC:	25.85 AC	Clear Height:	36'	WHSE Lighting:	LED (30FC)
Building Area SF:	336,960 SF	Fire Protection:	ESFR	Ventilation:	HLVS Fans
Available SF:	336,960 SF	Car Parking:	165 Car Parking Spaces	Pit Levelers:	16 ; 40,000 lbs
Office Space SF:	3,000 SF	Dock Doors:	108 Dock Doors ; 2 Ramps	Edge of Dock:	All Other Doors
Construction:	Concrete Tilt	Trailer Parking:	212 Spaces	Truck Court:	190' ; All Fenced



PHOTO TAKEN ON 11/16/2025



SPECIFICATIONS

INCLUDED IN BASE BLDG :

Lot Size AC:	15.13 AC	Clear Height:	32'	WHSE Lighting:	LED (30FC)
Building Area SF:	181,560 SF	Fire Protection:	ESFR	Ventilation:	HLVS Fans
Available SF:	181,560 SF	Car Parking:	130 Car Parking Spaces	Pit Levelers:	6 ; 40,000 lbs
Office Space SF:	2,500 SF	Dock Doors:	32 Dock Doors ; 2 Ramps	Edge of Dock:	All Other Doors
Construction:	Concrete Tilt	Trailer Parking:	75 Spaces	Truck Court:	190' ; All Fenced



PHOTO TAKEN ON 11/16/2025

ABOUT LAREDO^[1]

Known locally as “Los Laredos”, Laredo and Nuevo Laredo are one city divided only by the Rio Grande. Originally settled by the Spaniards in 1755, Laredo/Nuevo Laredo became the first “official” Port of Entry on the U.S./Mexico border in 1851. Now, the Laredo Customs District handles more trade than the ports of Southern California, Arizona, New Mexico, and West Texas combined.

The Port of Laredo is the #1 Port in the U.S. among more than 450 airports, seaports, and border crossings with \$320 billion in total trade with the world in 2023.*

Laredo is the only U.S./Mexico border city strategically positioned at the convergence of all land transportation systems. Mexico’s principal highway and railroad leading from Central America through Mexico City, Saltillo, and Monterrey, the industrial heart of Mexico, converge at Laredo to meet two major U.S. rail lines, Inter-state Highway 35 and other roads which fan outwards to the urban centers and seaports of Texas, and beyond to the Northern States and Canadian Provinces including Illinois, Michigan, New York, and Ontario.





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.

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Designated Broker of Firm	License No.	Email	Phone
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

FOR INFORMATION & SITE TOURS CONTACT:

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