



13113 SPIVEY DR.

LAREDO, TEXAS 70845

INDUSTRIAL WAREHOUSE



FOR SALE - INVESTMENT PROPERTY

13113 SPIVEY DR.

LAREDO, TEXAS 70845

■ PROPERTY OVERVIEW

Industrial warehouse totaling 3.3287 Acres Lot Size and 50,008 SF building.

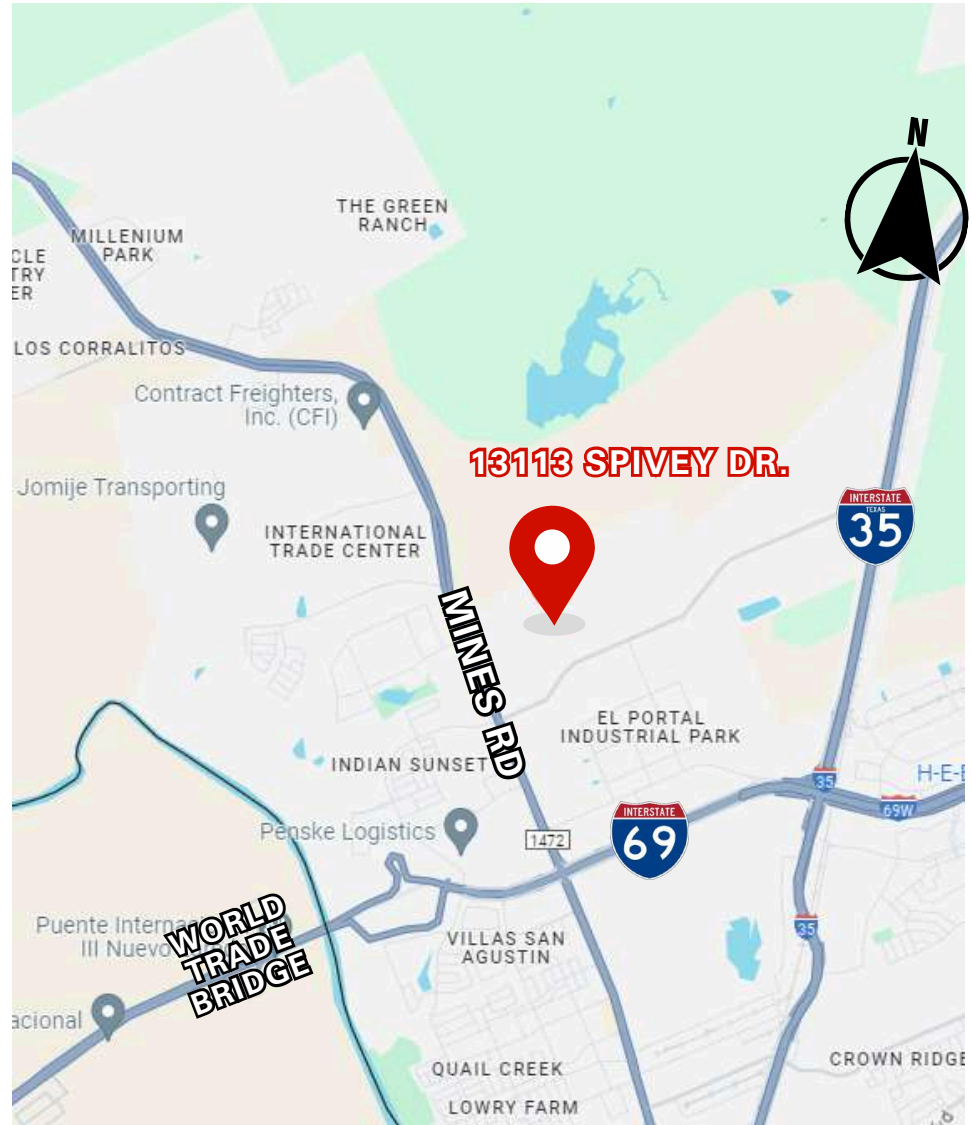
This property is ideal for your business needs. There are 13 Over head doors and 2 ramps.

The building also features 24 trailer parking and 32 car parking.

■ LOCATION OVERVIEW

Warehouse available in North Laredo, Texas. Industrial building located at 13113 Spivey Dr., in Killam Industrial Park.

13113 Spivey Dr., is located .74 miles from Mines Rd and 2 miles from Interstate 35.



956.415.0100

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

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PROPERTY DETAILS

Year Built	2001
Lot Size	3.3287 Acres
Building Size	50,008 SF
Office Area	2,665 SF
Column Spacing	58'x60'
L.E.H (Low Eave Height)	22'-7"
Construction Type	Tilt wall Concrete
Speed Bay	48'
Over Head Doors	13
Ramps	2

Trailer Parking	24
Trailer Parking Material	Asphalt
Truck Court	188'
Car Parking	32
ADA Car Parking	1
Sprinkler System	Yes
Roof Type	SSR
Lighting	Led Highbay
Natural Illumination (skylight)	2%
HVLS Fans	Yes

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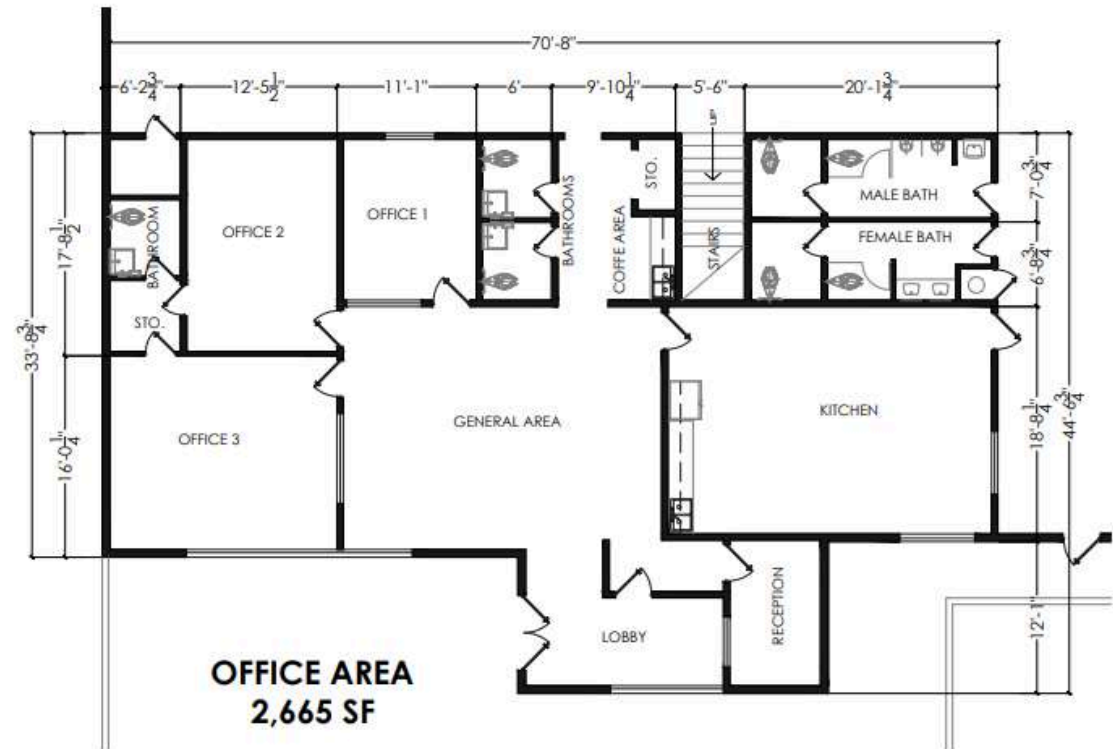
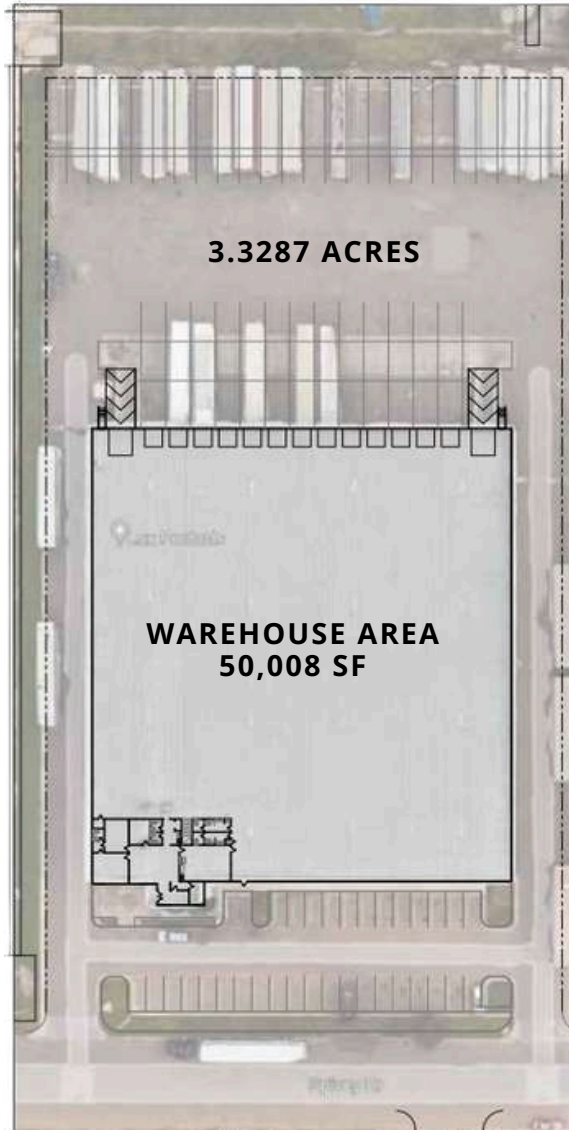
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SITE PLAN



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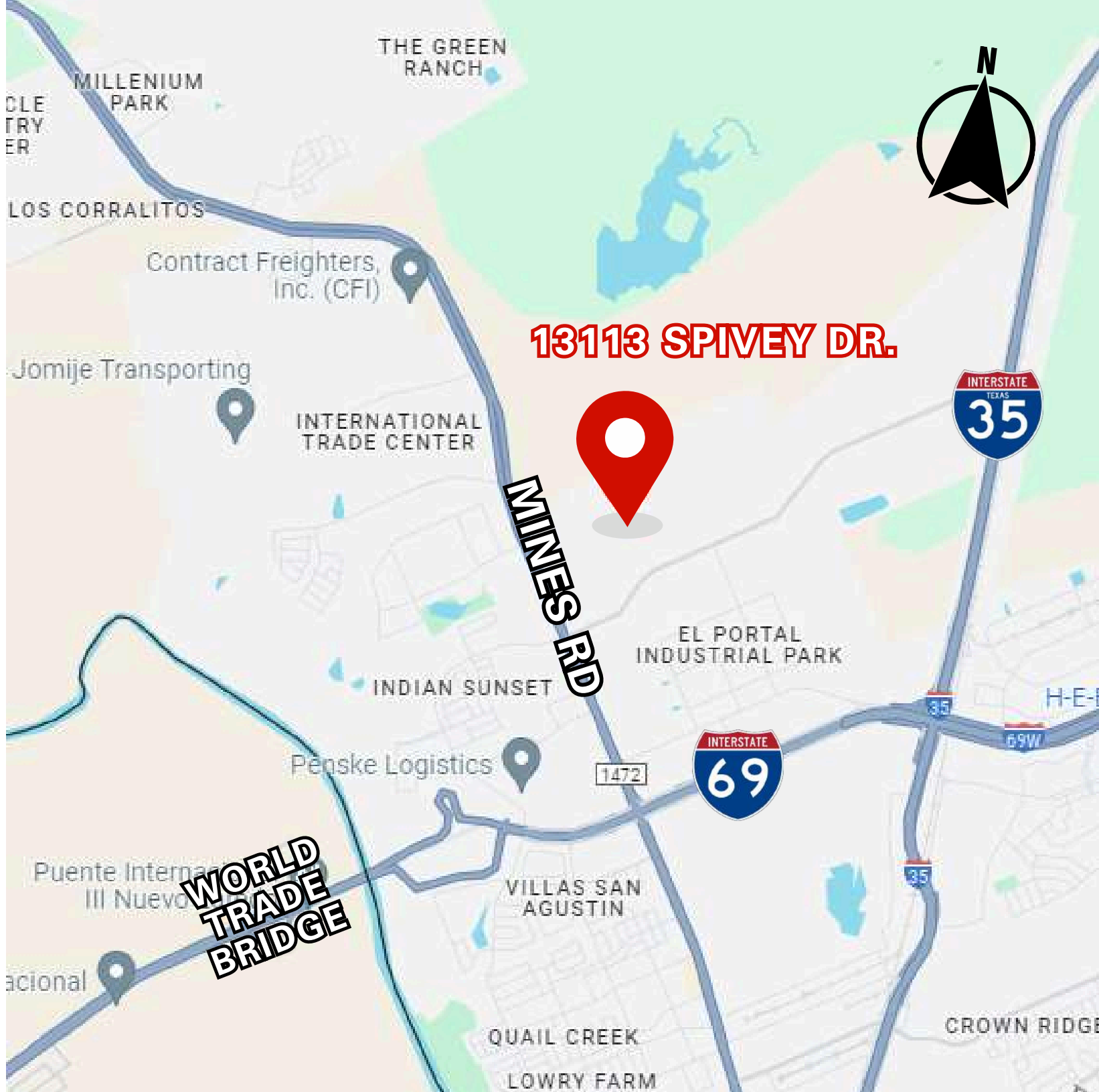
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13113 SPIVEY DR.

MINNES RD

WORLD TRADE BRIDGE



1472

THE GREEN RANCH

MILLENIUM PARK

CLE TRY ER

LOS CORRALITOS

Contract Freighters, Inc. (CFI)

Jomije Transporting

INTERNATIONAL TRADE CENTER

EL PORTAL INDUSTRIAL PARK

INDIAN SUNSET

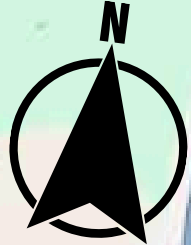
Penske Logistics

VILLAS SAN AGUSTIN

QUAIL CREEK

LOWRY FARM

CROWN RIDGE



Puente Internac
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