

Wisdom Warehouse

13209 S Unitec Dr, Laredo, TX 78045

LUXE REAL ESTATE Presented By:
Luxe Real Estate Services



Wisdom Warehouse

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Property Details

Introducing a state-of-the-art warehouse at 13209 S Unitec Dr, Laredo, TX 78045-9443, now available for lease. This brand-new, ground-up construction boasts modern, high-end finishes and eloquent design, setting a new standard for industrial spaces in the region. Situated in Unitec Industrial Park, this property offers unparalleled access to key transportation hubs and logistics networks, making it an ideal choice for distribution, storage, or light manufacturing. It has 134 truck parking spaces. Zoned M-1 (Light Industrial), it provides flexibility for a variety of business operations with minimal environmental impact. Don't miss this opportunity to secure a cutting-edge facility in one of South Texas's most strategic markets

Price: \$10.44 /SF/YR

- New construction
- Modern aesthetics
- Prime location
- Ample parking spaces

View the full listing here: <https://www.loopnet.com/Listing/13209-S-Unitec-Dr-Laredo-TX/35189960/>

Rental Rate:	\$10.44 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	109,000 SF
:	
Year Built:	2025
Construction Status:	Under Construction
Rental Rate Mo:	\$0.87 /SF/MO

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Listing space

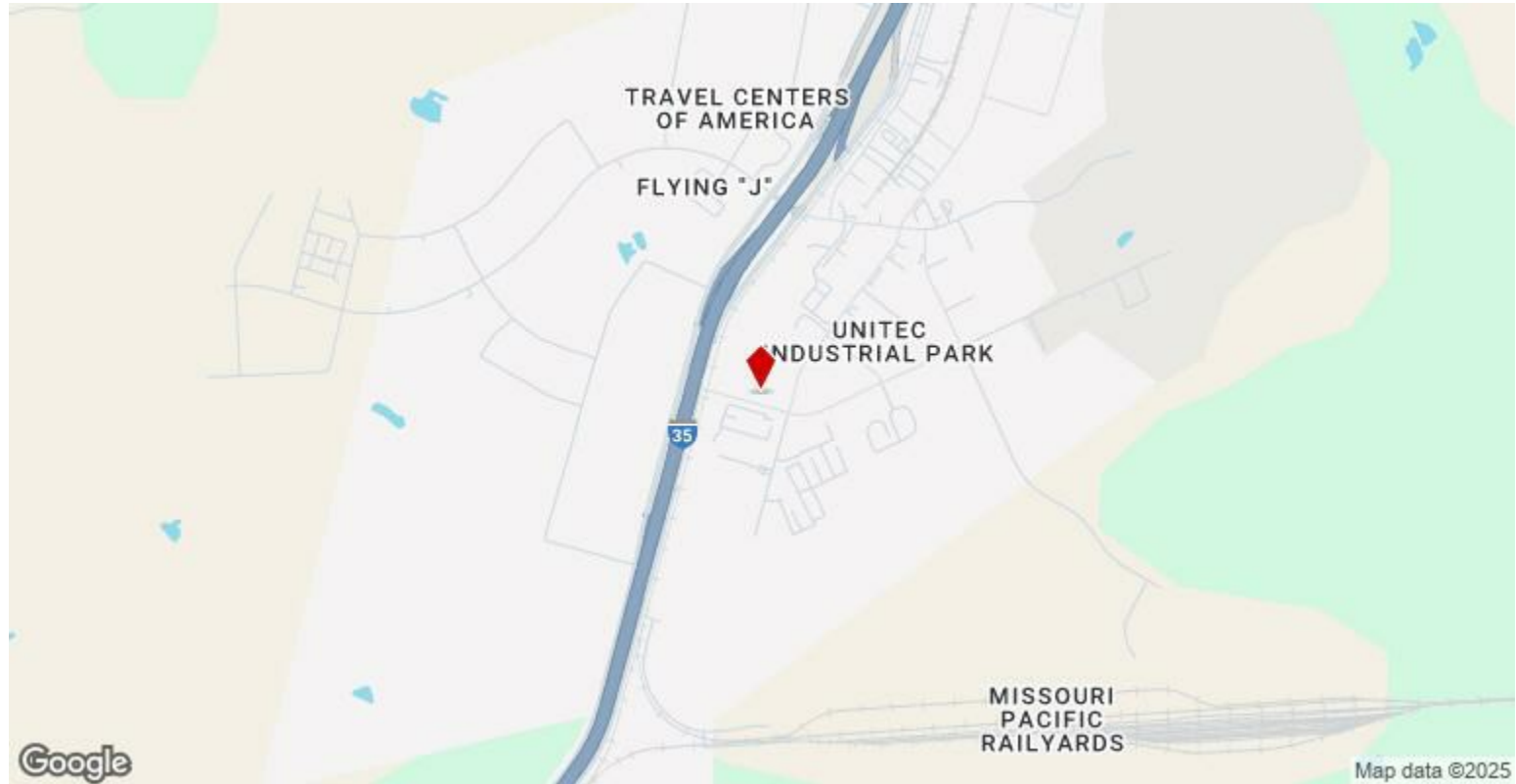
1st Floor	Space Available:	109,000 SF
	Rental Rate:	\$10.44 /SF/YR
	Date Available:	September 01, 2025
	Service Type:	Triple Net (NNN)
	Office Size:	4,500 SF
	Space Type:	New
	Space Use:	Industrial
	Lease Term:	Negotiable

Brand New 104,500 Sq. Ft. Warehouse for Lease – 13209 Unitec Dr., Laredo, TXPrime 104,500 sq. ft. warehouse with truck parking, located in the Unitec Industrial Park – a premier logistics hub in Laredo, TX.Key FeaturesSize: 104,500 sq. ft. of brand-new, high-quality warehouse space.Truck Parking: Dedicated parking spaces for your fleet.Strategic Location: Minutes from World Trade Bridge and major import/export routes.Easy Access: Located near I-35 and key highways, perfect for cross-border logistics.Modern Facilities: Built to meet the needs of today's logistics and distribution businesses.Don't miss the chance to operate in one of Laredo's most connected industrial locations

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Location

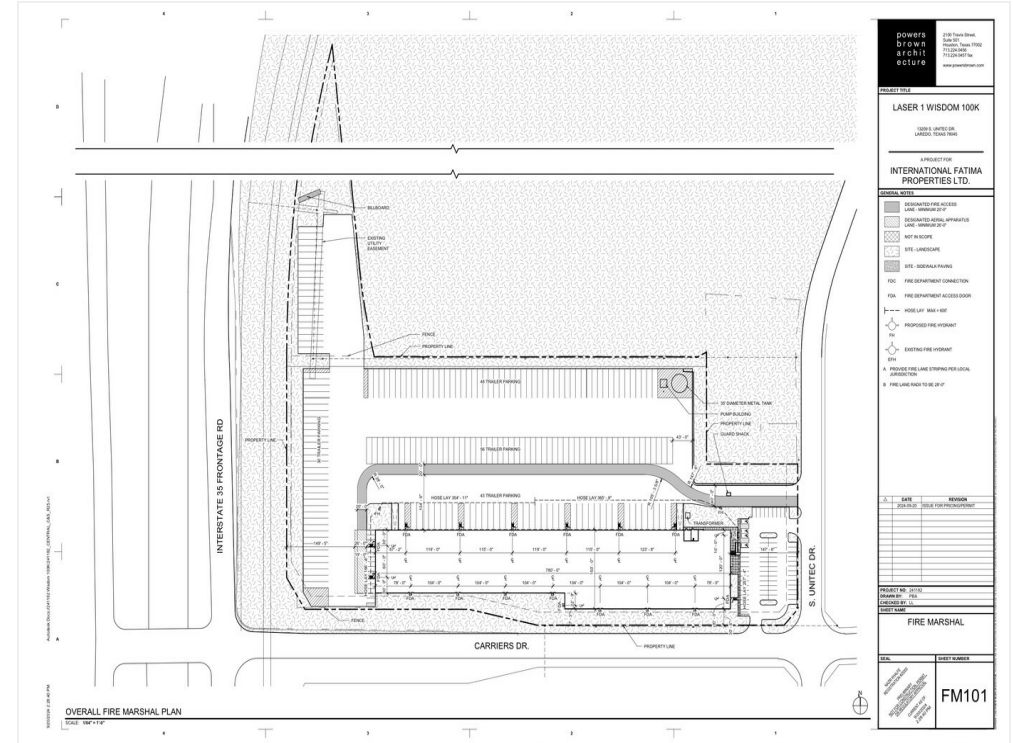


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Property Photos



Building Photo

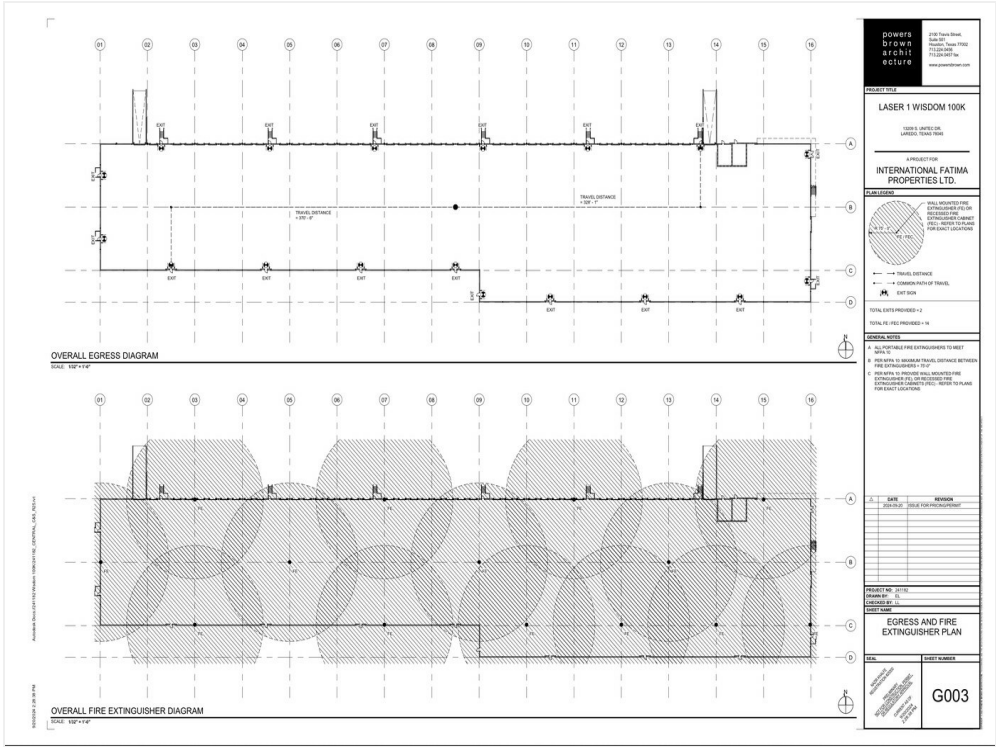


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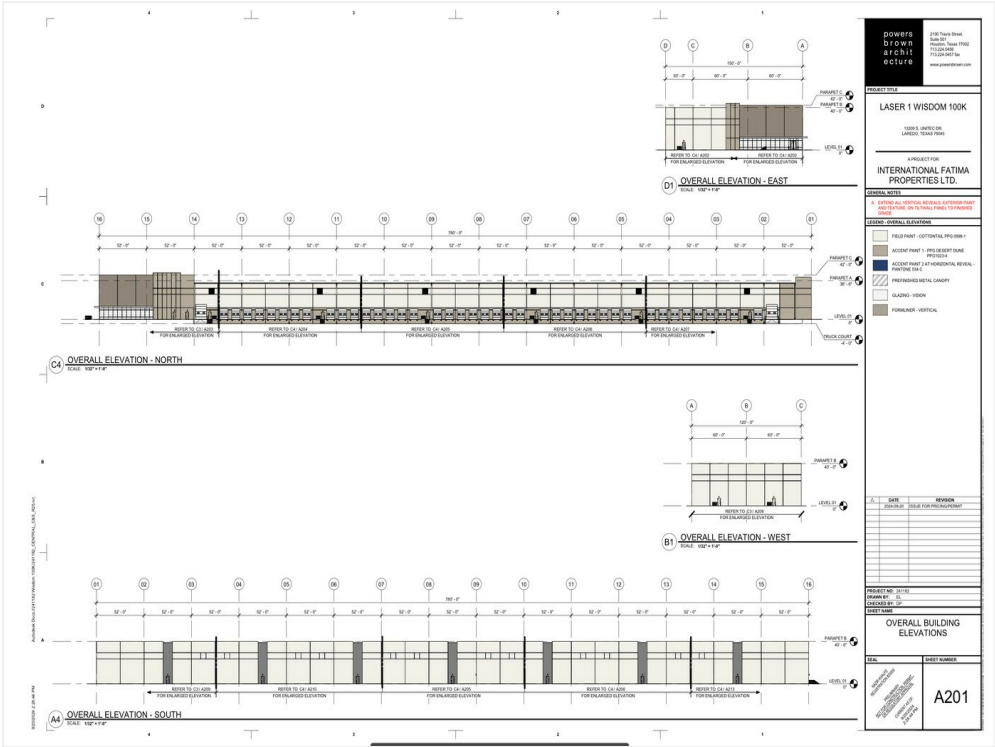
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Property Photos



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IMG_0339

13209 S Unitec Dr, Laredo, TX 78045

LASER 1 WISDOM 100K

13209 S. UNITEC DR.
LAREDO, TEXAS 78045

ARCHITECTS PROJECT # 241182

TEL#R: EADPRXXXXXXXX

A PROJECT FOR

INTERNATIONAL FATIMA PROPERTIES LTD.

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2024-09-23 SD Laser 1

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