

Wisdom Warehouse

13209 S Unitec Dr, Laredo, TX 78045



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

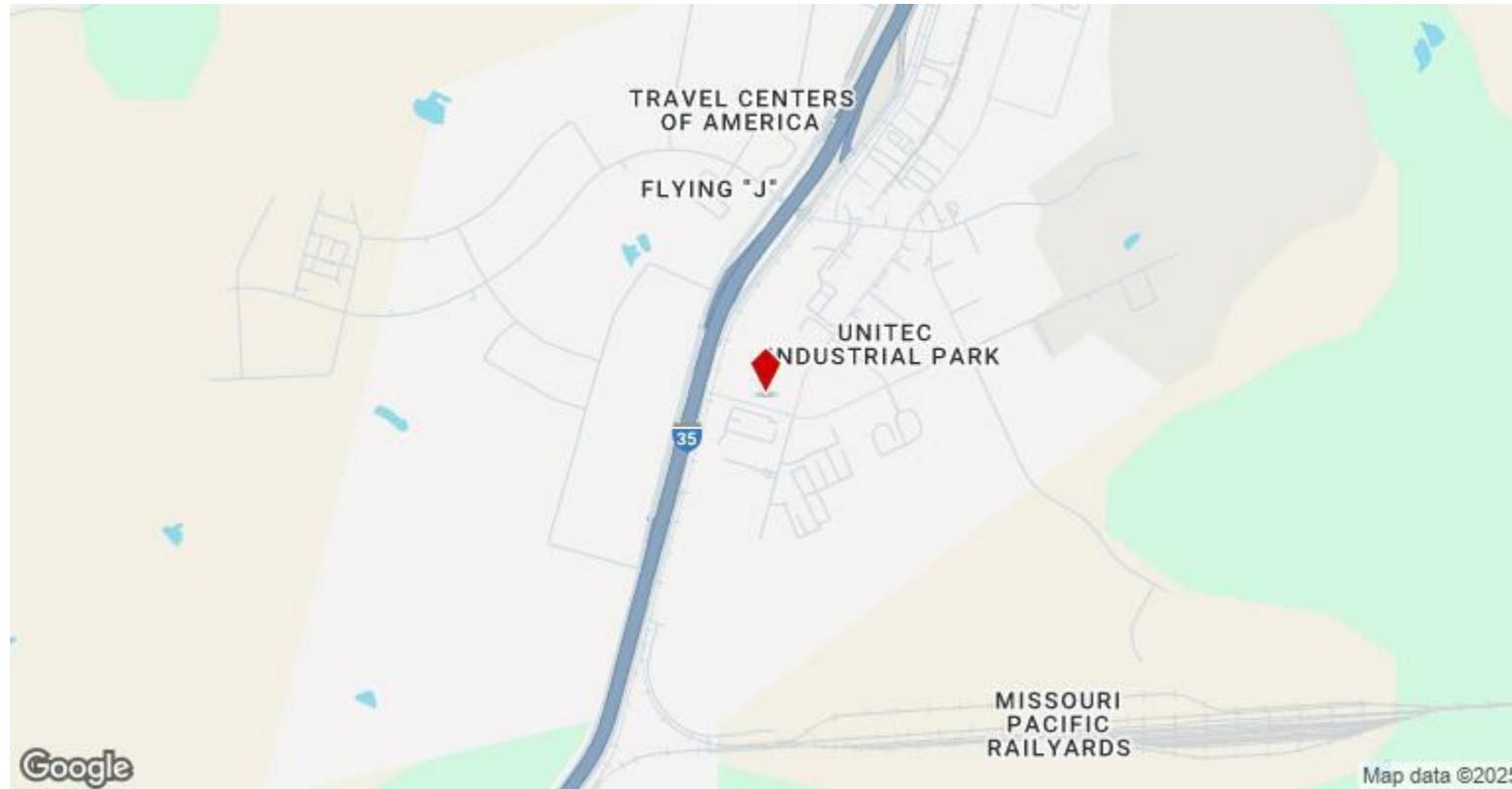
Space Available:	109,000 SF
Rental Rate:	\$10.44 /SF/YR
Date Available:	September 01, 2025
Service Type:	Triple Net (NNN)
Office Size:	4,500 SF
Space Type:	New
Space Use:	Industrial
Lease Term:	Negotiable

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



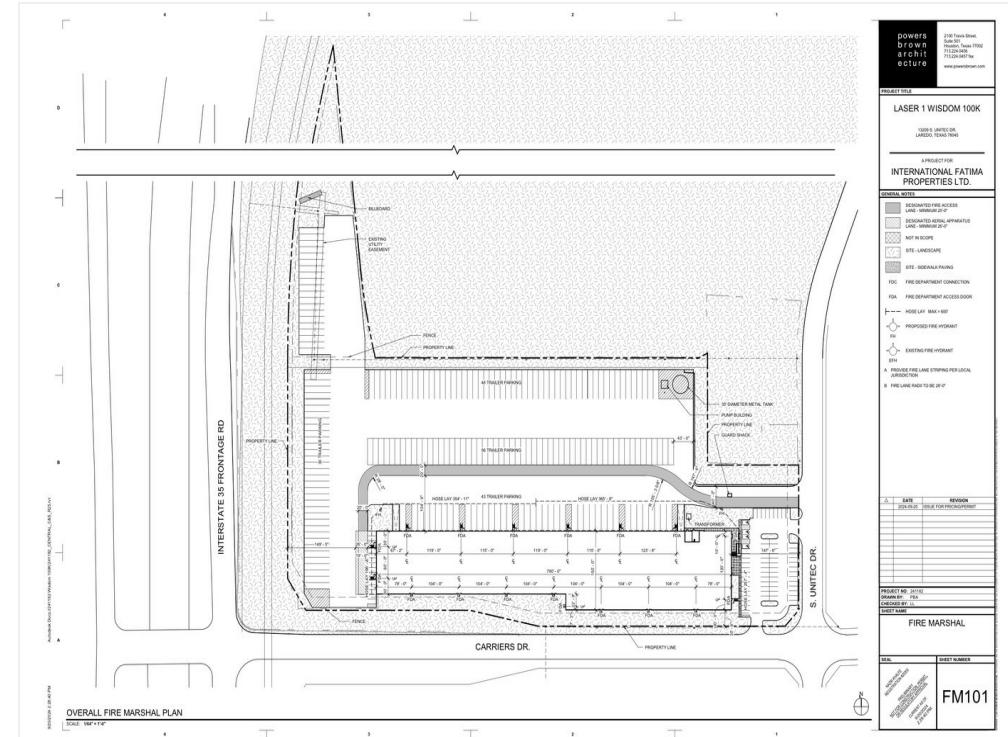
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Property Photos



Building Photo

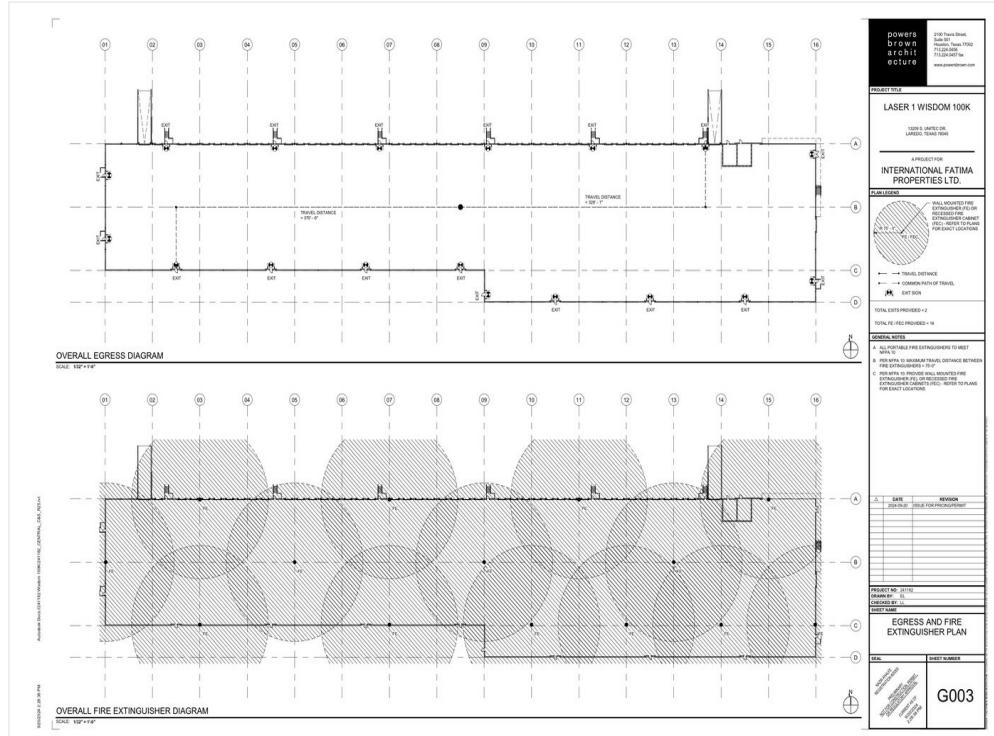


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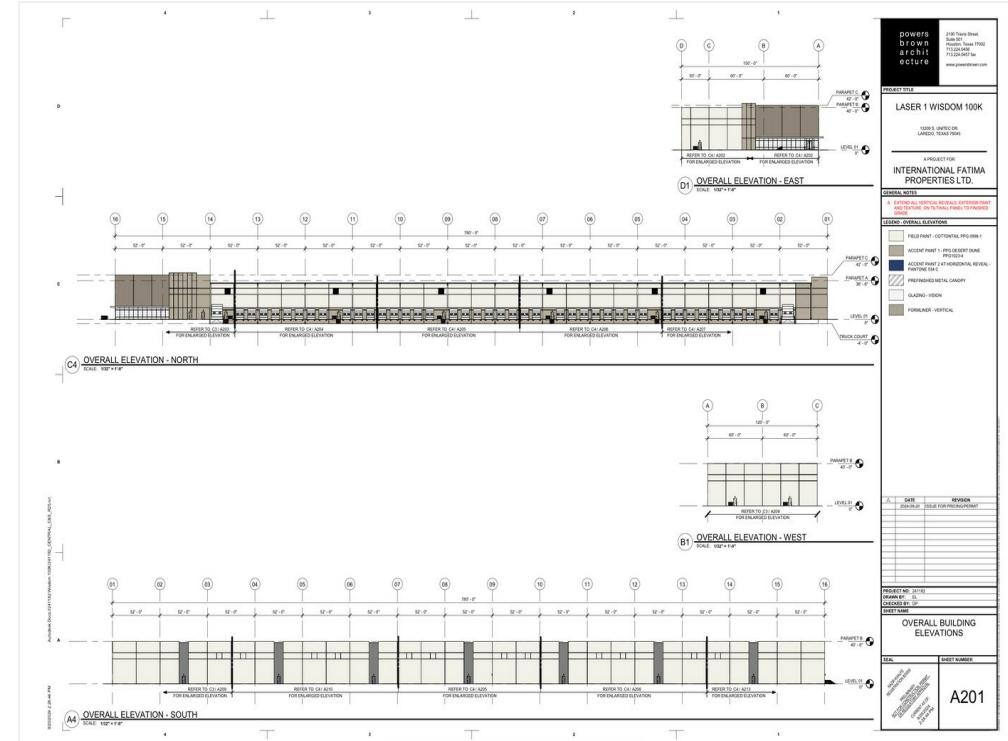
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Property Photos



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IMG_0339

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13209 S Unitec Dr, Laredo, TX 78045

Property Photos

24182

LASER 1 WISDOM 100K

13209 S. UNITEC DR.
LAREDO, TEXAS 78045

ARCHITECT'S PROJECT # 241182
TEKNI EXPRESSIONS

A PROJECT FOR
INTERNATIONAL FATIMA PROPERTIES LTD.

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LASER 1 WISDOM 100K

2024-09-23 SD Laser 1

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