

FOR SALE OR LEASE - NORTH LAREDO INDUSTRIAL PARK

±142,600 SF TRANSLOAD FACILITY

15307 FATIMA DR., LAREDO, TX 78045



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PROPERTY OVERVIEW



Lee & Associates proudly presents **15307 Fatima Dr, Laredo, TX 78045** for sale or lease. This newly constructed 142,600 square foot transload facility, settled on 12.99 acres within the esteemed North Laredo Industrial Park, offers a rare chance for users or investors.

Strategic Location: Situated in close proximity to I-35 and approximately 10 miles from the World Trade Bridge, the property enjoys seamless access to major transportation arteries. Its location facilitates direct routes to San Antonio (142 miles), making it an ideal hub for regional distribution networks.

Rising Demand: With the Port of Laredo gaining prominence as one of the top ports in the United States, despite its inland status, the demand for industrial space is at an all time high. This property, strategically positioned to capitalize on nearshoring trends, is poised to benefit immensely from this upward trajectory.

Future-Proof Infrastructure: The upcoming Hachar-Reuthinger Rd, set to link Mines Rd directly to I-35, further solidifies the property's appeal. This infrastructure development promises enhanced accessibility, reinforcing its value proposition for years to come.

PROPERTY OVERVIEW



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Address: 15307 Fatima Dr., Laredo, TX , 78045

Total Building SF: ±142,600 SF

Total Land: ±12.99 AC

Year Built: 2024 (under construction)
Est. Completion October

Loading: One hundred twenty (120) dock-high doors
Six (6) grade-level doors
142,600 SF cross dock

Truck Parks: 140

Zoning: M-1

Truck Court: 190'+

Building Depth: 163' 6"

Construction: Metal and tilt-wall

Sprinklers: ESFR

AREA OVERVIEW

NEARBY TENANTS INCLUDE:

- Carter Logistics
- Charger Logistics
- Continental Expedited Services
- Fedex Ground / Freight
- Flying J
- GE / Heier
- GT Transport
- Oshkosh
- Ryder
- Swift Enterprises
- TradeLink
- Transplace
- Transport Continental, Inc.
- Tri - National, Inc.
- Wener Enterprises
- Welldex Logistics
- Wisdom Digital Logistics
- XPO Express Inc.
- Yazaki



LAREDO DISTRIBUTION CENTERS



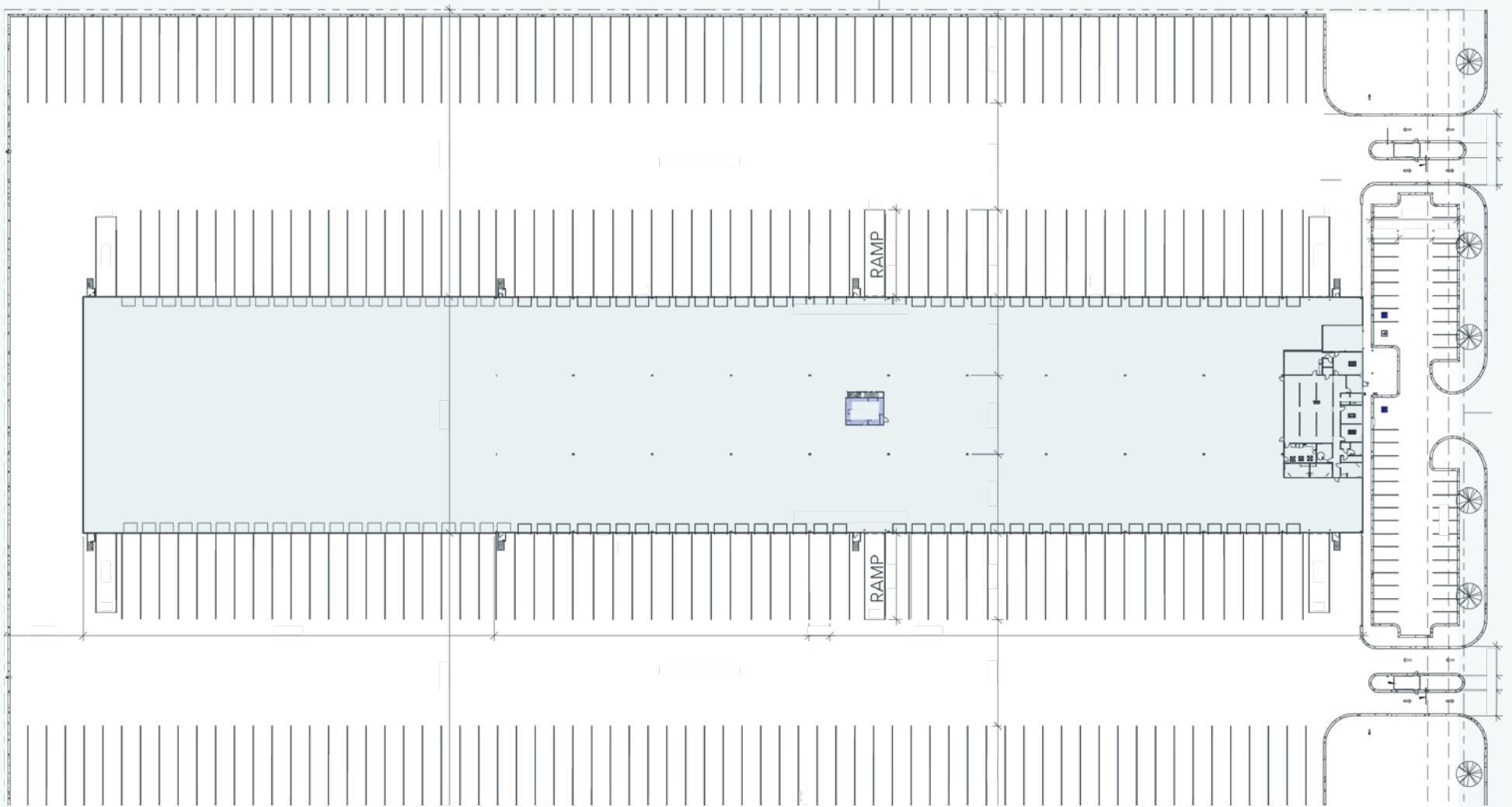
1. NORTH LAREDO (PV)	±380 AC	10. PINNACLE INDUSTRIAL PARK	±120 AC	19. KHALEDI INDUS. PARK	±30 AC
2. NORTH LAREDO (PI-IV)	±17 AC	11. QUIVERA PROJECT	±36 AC	20. LAREDO INDUS. PARK	±103 AC
3. SOPHIA INDUS. PARK	±17 AC	12. PAN AMERICAN	±183 AC	21. EMBARCADERO	±19 AC
4. PORT GRANDE	±2,000 AC	13. EMERALD INDUS. PARK	±61 AC	22. TEJAS INDUS. PARK	±226 AC
5. HACHER INDUS. PARK	±103 AC	14. NEW TRADE CENTER	±73 AC	23. CROSSROADS PARK	±36 AC
6. NORTH WEBB	±224 AC	15. INT'L TRADE CENTER	±204 AC	24. MILO DIST. CENTER	±386 AC
7. UNITEC INDUS. PARK	±726 AC	16. INTERAMERICA PARK	±234 AC	25. SAN ISIDRO CENTER	±211 AC
8. MISSOURI RAILYARDS	±329 AC	17. KILLAM INDUS. PARK	±579 AC		
9. MILLENIUUM PARK	±116 AC	18. EL PORTAL INDUS. PARK	±490 AC		

HACHAR-REUTHINGER RD. EXTENSION PROJECT

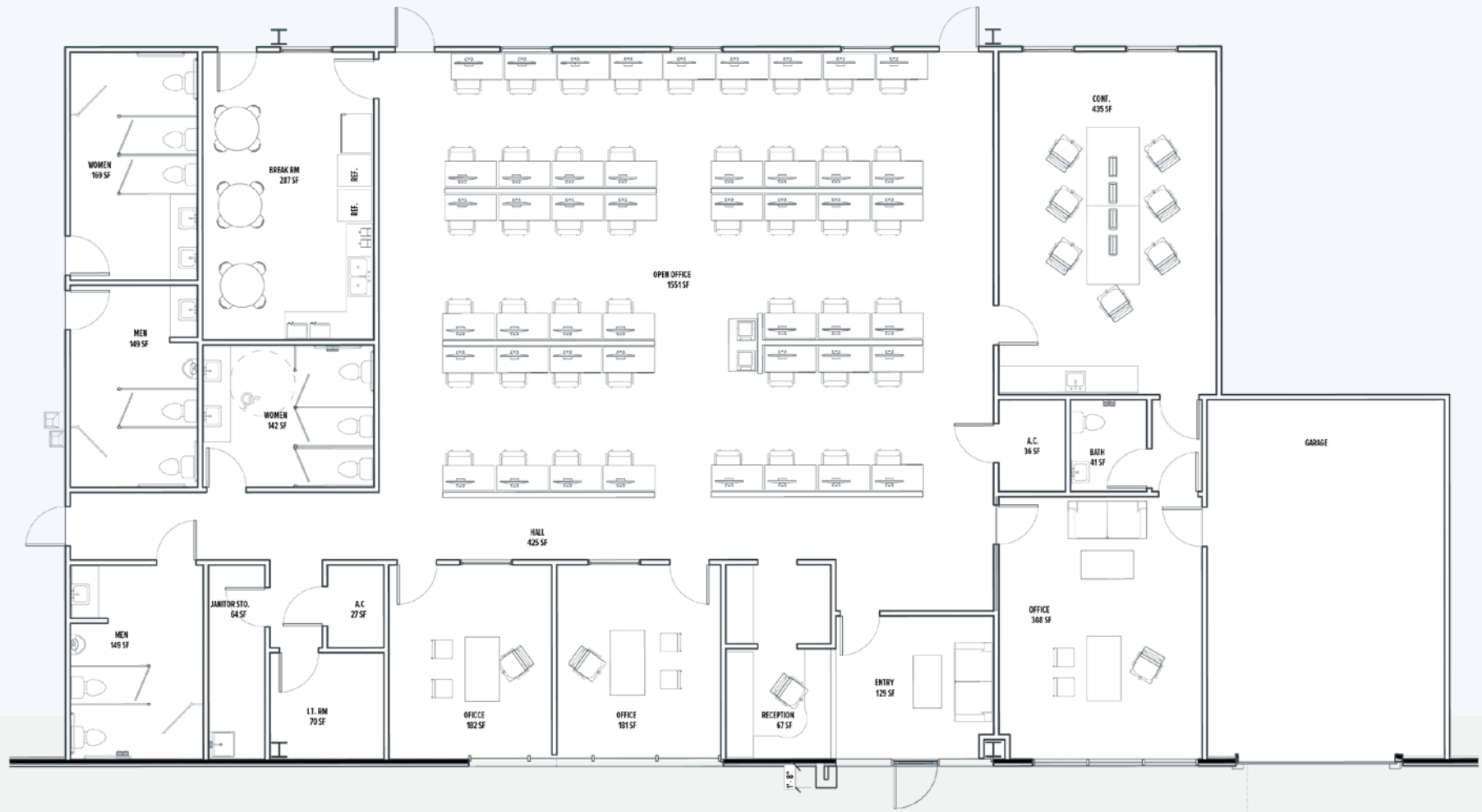


The proposed Hachar-Reuthinger Rd. Extension in Laredo, TX, is poised to significantly enhance the region's infrastructure. It aims to accommodate future growth by introducing a new roadway connection between FM 1472 and the I-35 Western Frontage Road, which will increase capacity and reduce travel times. This extension is expected to be a game-changer, providing an alternate route that will open up new areas for development and support the continued growth of global trade. The project's design includes a four-lane divided roadway, ensuring efficient traffic flow and safety for commuters and commercial transport alike.

SITE PLAN



OFFICE FLOOR PLAN



THE TEXAS TRIANGLE AND PORTS-TO-PLAINS CORRIDOR



- **THE PORTS-TO-PLAINS TRADE CORRIDOR** is a 2,300-plus mile highway system stretching from Laredo through West Texas, the Panhandle, Denver, Colorado, and ultimately, to Alberta, Canada. The corridor will facilitate the efficient transportation of goods and services from Mexico through West Texas, Oklahoma, New Mexico, Colorado, and ultimately into Canada and the Pacific Northwest.

- **THE PORT OF LAREDO** stands as a bustling beacon of trade, holding the prestigious title of the number 1 port in the nation for its impressive \$320 billion in total trade with the world in 2023. This hub of commerce is not just a gateway but a powerhouse, with approximately 5,546,575 trucks crossing its borders in 2022, and housing over 250 freight forwarders and 650 trucking companies. The strategic location of Laredo, facilitating nearly 60% of all annual trade between the U.S. and Mexico, makes it an investor's goldmine.

- **THE TEXAS TRIANGLE** is the fastest growing megaregion in the United States connecting the four largest cities in Texas: Austin, Dallas-Fort Worth, Houston, and San Antonio. Connected by Interstate 45, Interstate 10, and Interstate 35, these metropolitan areas house the majority of the state's population. Additionally 22 million residents reside within the Texas Triangle.

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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date