

# MARITIME LOOP

**70,006 SF INDUSTRIAL BUILDING FOR SALE or FOR LEASE**

LOCATED IN WORLD LOGISTICS PARK, LAREDO, TX 78045



**FOR MORE PROPERTY  
INFORMATION AND SITE  
TOURS, PLEASE CONTACT:**

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**South Texas  
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REAL ESTATE

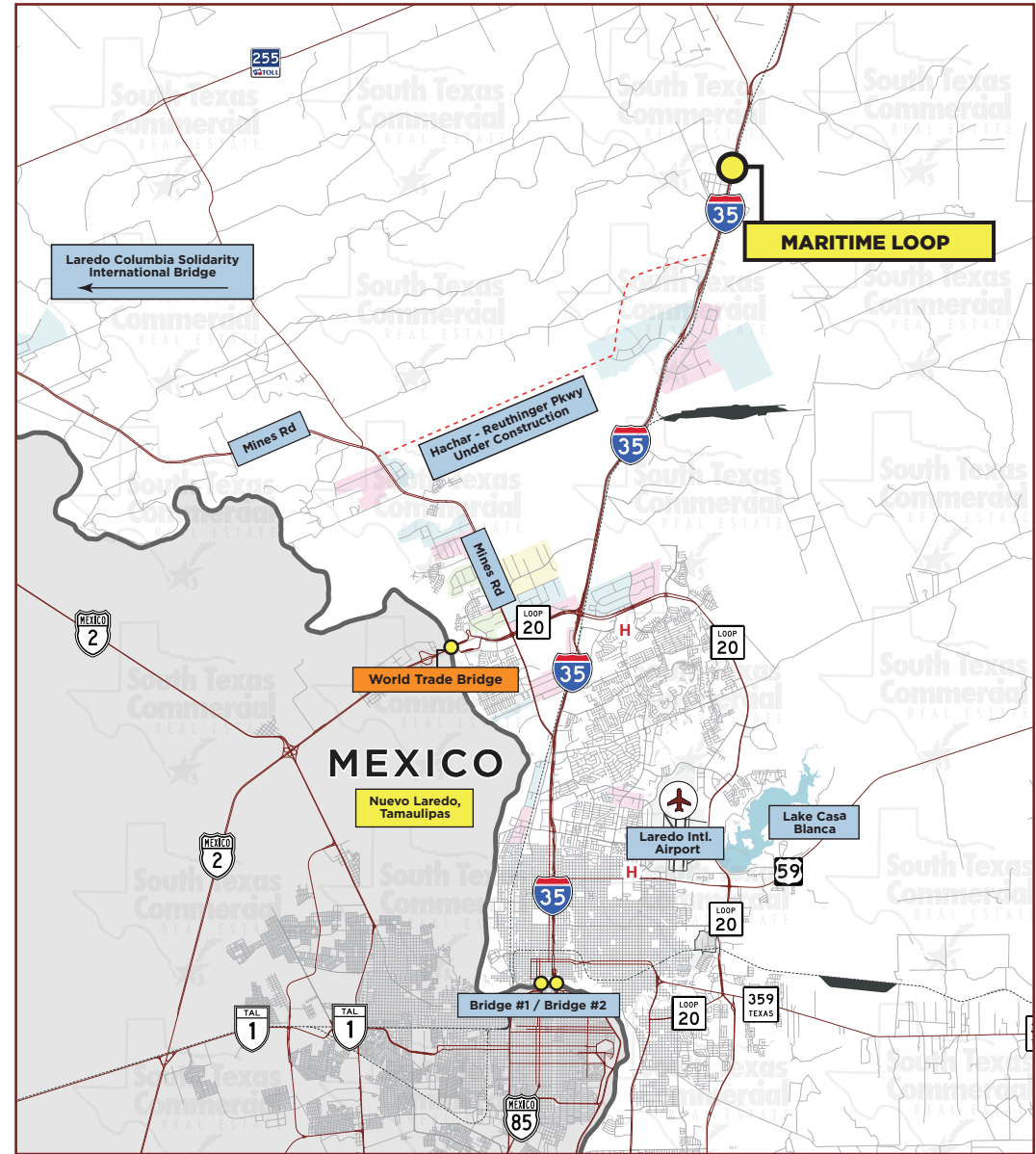
**PROPERTY DESCRIPTION (DELIVERS Q2 2026)**

Located within **World Logistics Park**, a premier **600-acre Class A industrial development**, this facility offers unmatched connectivity and efficiency for cross-border operators. This building will be delivered in Q2, 2026. Strategically positioned **1.5 miles from I-35** between mile markers **16 and 18**, the warehouse sits at the epicenter of Laredo's heavy freight corridor—ideal for companies moving high-volume international commerce.

Featuring **concrete road infrastructure** designed for heavy truck traffic, the property provides long-term durability and operational advantages for users handling consistent cross-border cycles.

The building offers an exceptional layout with a **well-balanced dock-door-to-parking ratio**, making it versatile for a wide range of industries. Whether your operation focuses on distribution, transloading, manufacturing support, automotive, or e-commerce fulfillment, this facility is designed to accommodate and enhance your workflow.

With Class A design, strategic interstate access, and rare scalability within Laredo's most active industrial park, this building is positioned to benefit almost any user seeking efficiency and reliability in their supply chain.







BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	70,006 SQ FT	TRAILER PARKING	65 Spaces
OFFICE SPACE	2,270 SQ FT	RAMP	2
TOTAL LAND AREA	6.04 ACRES	CAR PARKING	43 Spaces
DOCK HIGH DOORS	34	SECURITY	Guard Shack
PIT LEVELERS	2	FIRE SAFETY	Sprinkler System











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## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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