

KILLAM EAST INDUSTRIAL PARK PHASE 1

Laredo, TX 78045

INDUSTRIAL WAREHOUSE FOR LEASE



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PROPERTY DESCRIPTION

Phase 1 of Killam East Industrial Park spans 109.6 acres and delivers 1,237,367 SF of Class A industrial space across five buildings ranging from 193,647 to 260,930 SF. The site features 331 dock doors, 884 trailer spaces, 434 vehicle spaces, and wide drive lanes for efficient truck circulation. Built for high-efficiency logistics, the park features durable paving, full utility infrastructure, and adaptable layouts to accommodate single or multi-tenant operations.

LOCATION DESCRIPTION

Killam East Industrial Park – Phase 1 is strategically located in Laredo, Texas with immediate access to I-35 and 5 miles from World Trade Bridge. Positioned at the heart of a critical trade corridor, the site offers seamless access to major transportation routes, including future extensions of East Point Drive and United Avenue. This location is ideal for logistics, distribution, and manufacturing, with proximity to the U.S.–Mexico border, key rail lines, and Laredo's robust infrastructure for cross-border commerce.

PROPERTY HIGHLIGHTS

- Total Area: 109.6 Acres
- Total Building Area: 1,237,367 SF across five high-capacity buildings
- Five Buildings ranging from 193,647 SF to 260,930 SF
- Total Dock Doors: 331
- Clear Height: 32' to 36'
- Trailer Parking: 884 Dedicated spaces
- Vehicle Parking: 434 spaces

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	193,647 - 260,930 SF
Lot Size:	109.6 Acres

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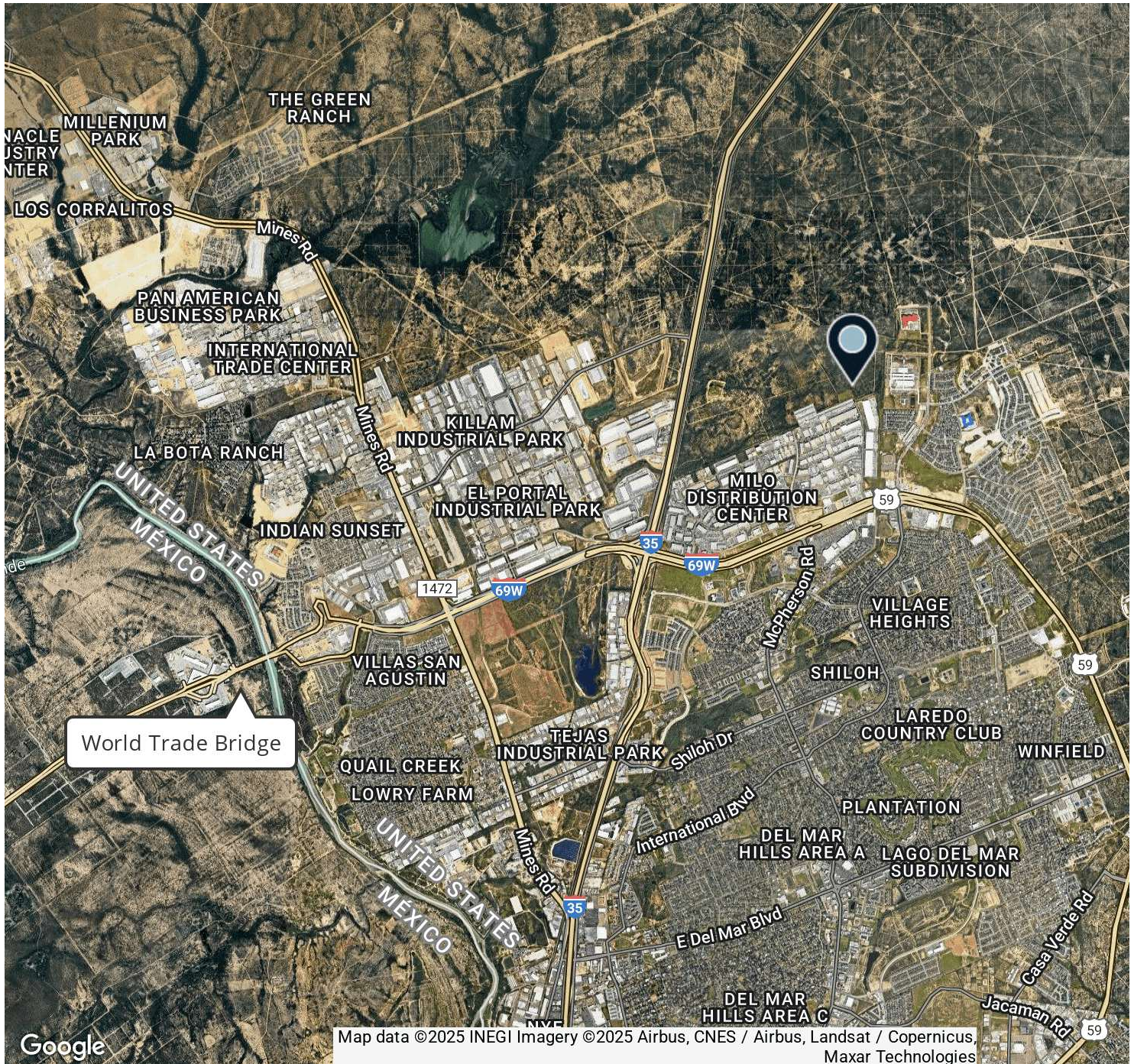
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Trade Area Map

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	193,647 SF	NNN	Negotiable	Size: 193,647 SF Office Space: 7,746 SF Parking: 58 vehicle spaces 116 trailer spaces Ceiling Height: 32' Dock Doors: 51
Building 2	Available	260,930 SF	NNN	Negotiable	Size: 260,930 SF Office Space: 10,437 Parking: 94 vehicle spaces 192 trailer spaces Ceiling Height: 36' Dock Doors: 70
Building 3	Available	260,930 SF	NNN	Negotiable	Size: 260,930 SF Office Space: 10,437 Parking: 94 vehicle spaces 192 trailer spaces Ceiling Height: 36' Dock Doors: 70
Building 4	Available	260,930 SF	NNN	Negotiable	Size: 260,930 SF Office Space: 10,437 Parking: 94 vehicle spaces 192 trailer spaces Ceiling Height: 36' Dock Doors: 70
Building 5	Available	260,930 SF	NNN	Negotiable	Size: 260,930 SF Office Space: 10,437 Parking: 94 vehicle spaces 192 trailer spaces Ceiling Height: 36' Dock Doors: 70

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