



## AVAILABLE FOR LEASE OR BUILD-TO-SUIT | PHASE 1 PADS A - D

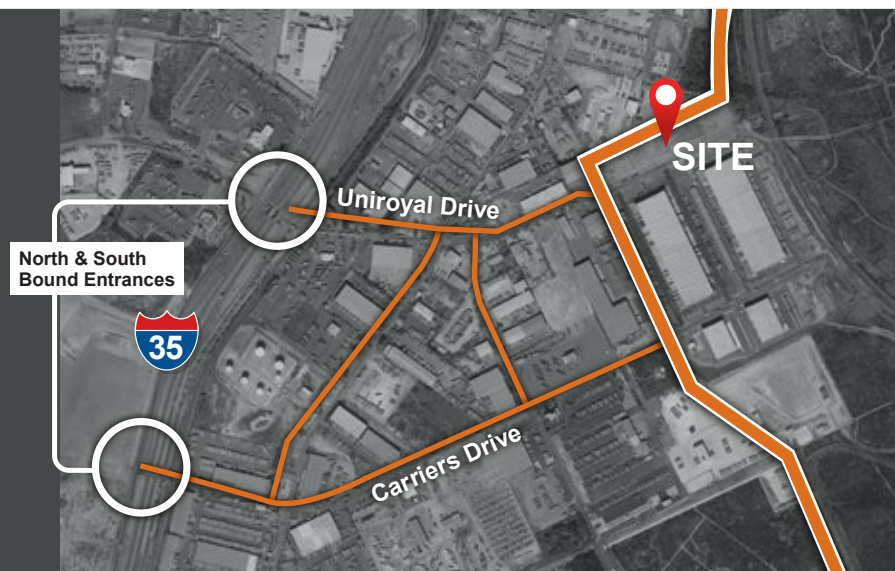


### » PAD FEATURES:

- Flexible Building Design and Use Through M2 Zoning
- Direct Access to I-35 via Uniroyal Drive
- All Utilities Stubbed to Each Pad
- Fully Secured Lots, fronting newly completed Uniroyal Drive
- Pad Sales, Build-to-Suit for Lease and Sale Welcome

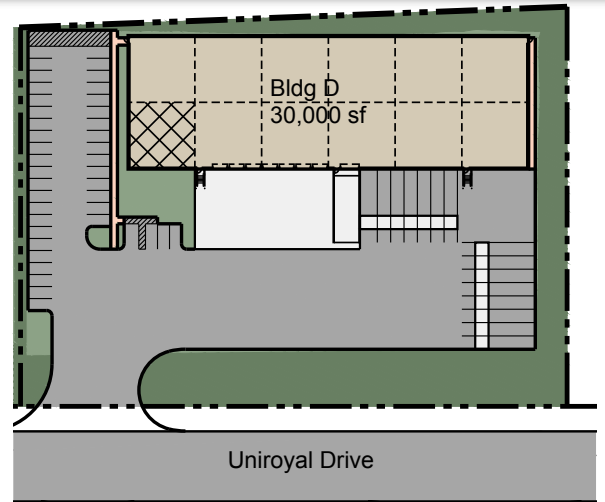
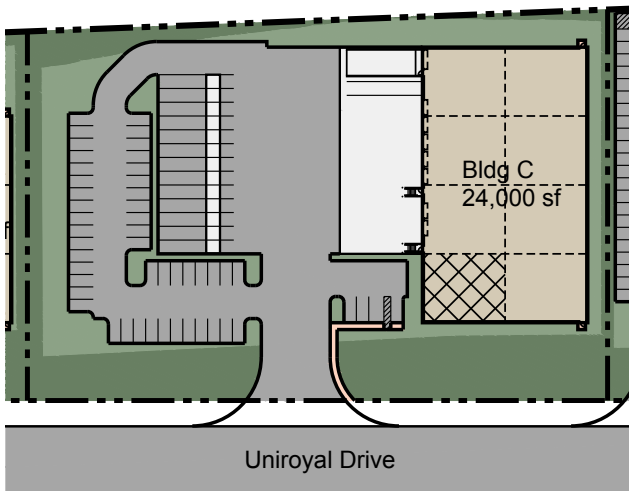
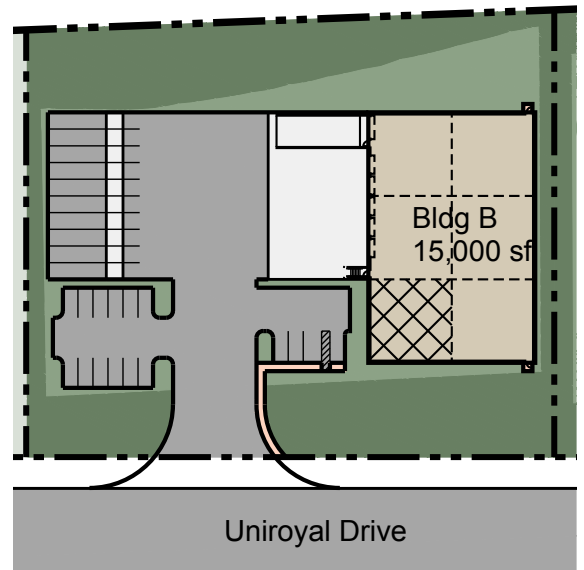
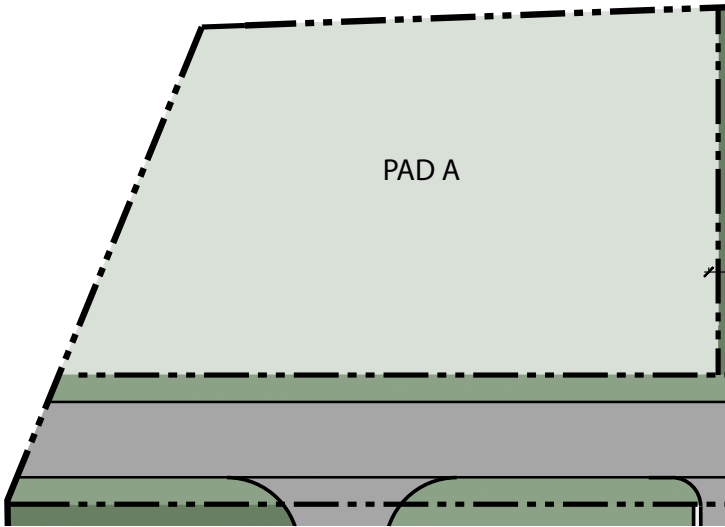
### » PORT GRANDE FEATURES:

- Up to 2 Million SF+ Buildings
- Expansion Capabilities
- Immediate access to Union Pacific Intermodal
- 10 miles to Commercial Border Crossings
- Fully Gated and Secured Building
- Lot Sales Available
- 1 Acre - 500 Acres Available





## CONCEPTUAL USES



## AVAILABLE FOR LEASE OR BUILD-TO-SUIT | PHASE 1 PADS A - D

### FOR ADDITIONAL INFORMATION:

**Kyle Valley - 817.710.7368**  
kylevalley@majesticrealty.com

**Carlo Molano - 956.717.9090**  
carlom@forumcre.com

**Thomas B. Simmons - 562.948.4347**  
tsimmons@majesticrealty.com



10410 Medical Loop • Suite 5A • Laredo, Texas 78045-9998  
Tel: 956.717.9090 • www.forumcre.com



13191 Crossroads Parkway North • Sixth Floor • City of Industry, CA 91746-3497  
Tel: 562.692.9581 • Fax: 562.695.2329 • www.MajesticRealty.com

This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.