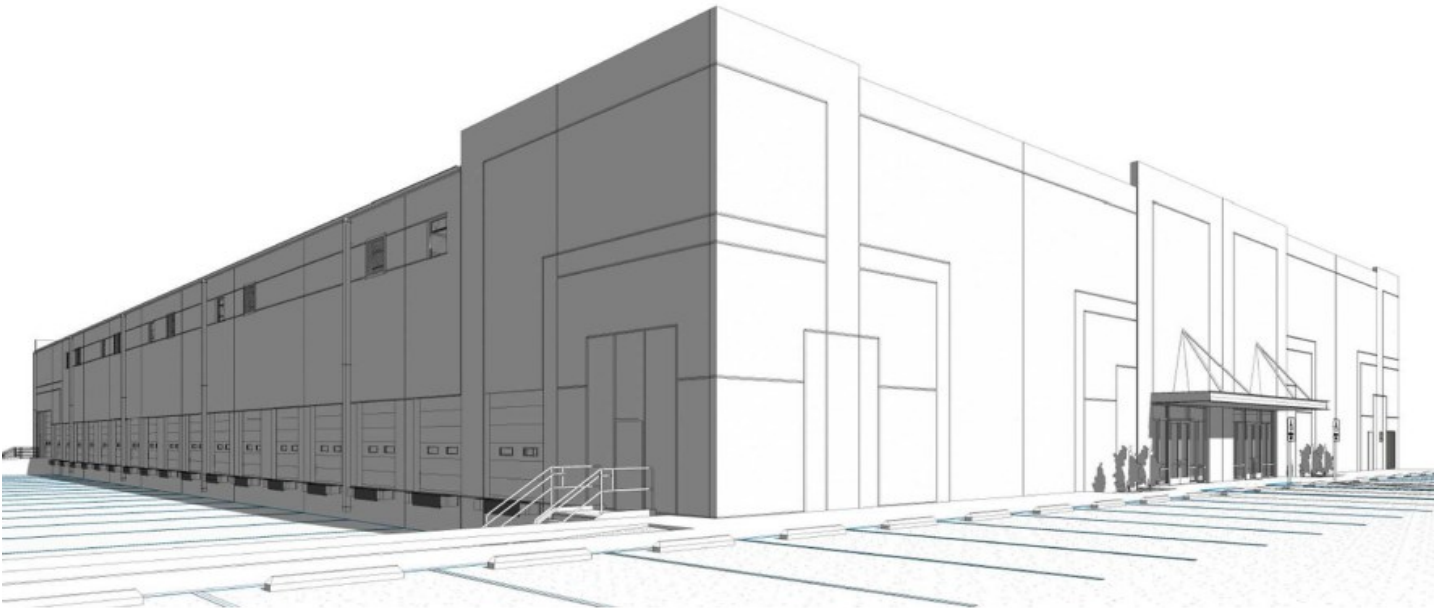


119 Man United Street – Premier Industrial Park



Property Specifications	
Address	119 Man United Street
Location	Premier Industrial Park
Building size	48,095 SF
Delivery Date	May 2025
Configuration	Side Load
Dock Doors	17 OHD & 1 Ramp
Dock Equipment	Edge of Dock Leveler
Sprinklers	ESFR
Trailer Parking	33
Auto Parking	35
Clear Height	28 Feet
Lot Size	3.5 Acres
Zoning	M-1

Property Description
<p>Newly-built Class A warehouse available for lease in Premier Industrial Park just off of Mines Road</p> <p>This industrial warehouse provides easy access to both the Colombia Bridge and World Trade Bridge, giving a user ultimate flexibility and optionality for its cross-border operations. It is also very close to the future intersection of the Hachar-Reuthinger Road and Mines Road, creating easy access to and from I-35.</p> <p>Premier Industrial Park is the newest, state-of-the-art industrial park in Laredo and is the perfect location for all warehousing, distribution, logistics and / or customs brokerage operations.</p>

