

FOR LEASE: North Laredo Industrial Park

Front-Load Distribution Warehouses with 10 Acres of Trailer Storage

FIRST
HOUSTON Properties, Inc.

1118 Beltway Parkway & 13523 Evolution Loop, Laredo, TX 78045



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PROPERTY HIGHLIGHTS:

MULTIPLE LEASE OPTIONS AVAILABLE

Option 1: 1118 Beltway Pkwy & 13523 Evolution Loop

- 52,122 sq.ft on 10 Acres Total
- 24' Clear Height
- (1) 31,518 sq.ft Warehouse with 1,518 sq.ft Office
- (1) 20,604 sq.ft Warehouse with 1,518 sq.ft Office
- (37) Dock High Loading Doors
- 234 Trailer Parking Positions w/ Loading Pads
- 41 Auto Parking Positions
- Zoning: M-1
- Fully Fenced, Lit, & Secured
- (3) Points of Access

Option 2: 1118 Beltway Pkwy

- 31,518 sq.ft on 6.55 Acres
- 1,518 sq.ft Office
- 24' Clear Height
- (21) Dock-High Loading Doors
- (2) Points of Access
- 180 Trailer Parking Positions w/ Loading Pads
- 16 Auto Parking Positions
- Zoning: M-1

Option 3: 13523 Evolution Loop

- 20,604 sq.ft on 3.4 Acres
- 1,518 sq.ft Office
- 24' Clear Height
- (16) Dock-High Loading Doors
- 54 Trailer Parking Positions w/ Loading Pads
- 25 Auto Parking Positions
- Zoning: M-1

LOCATION HIGHLIGHTS:

- Quick Access to I-35

LEASE RATE: CONTACT BROKERS

Juan Fraga

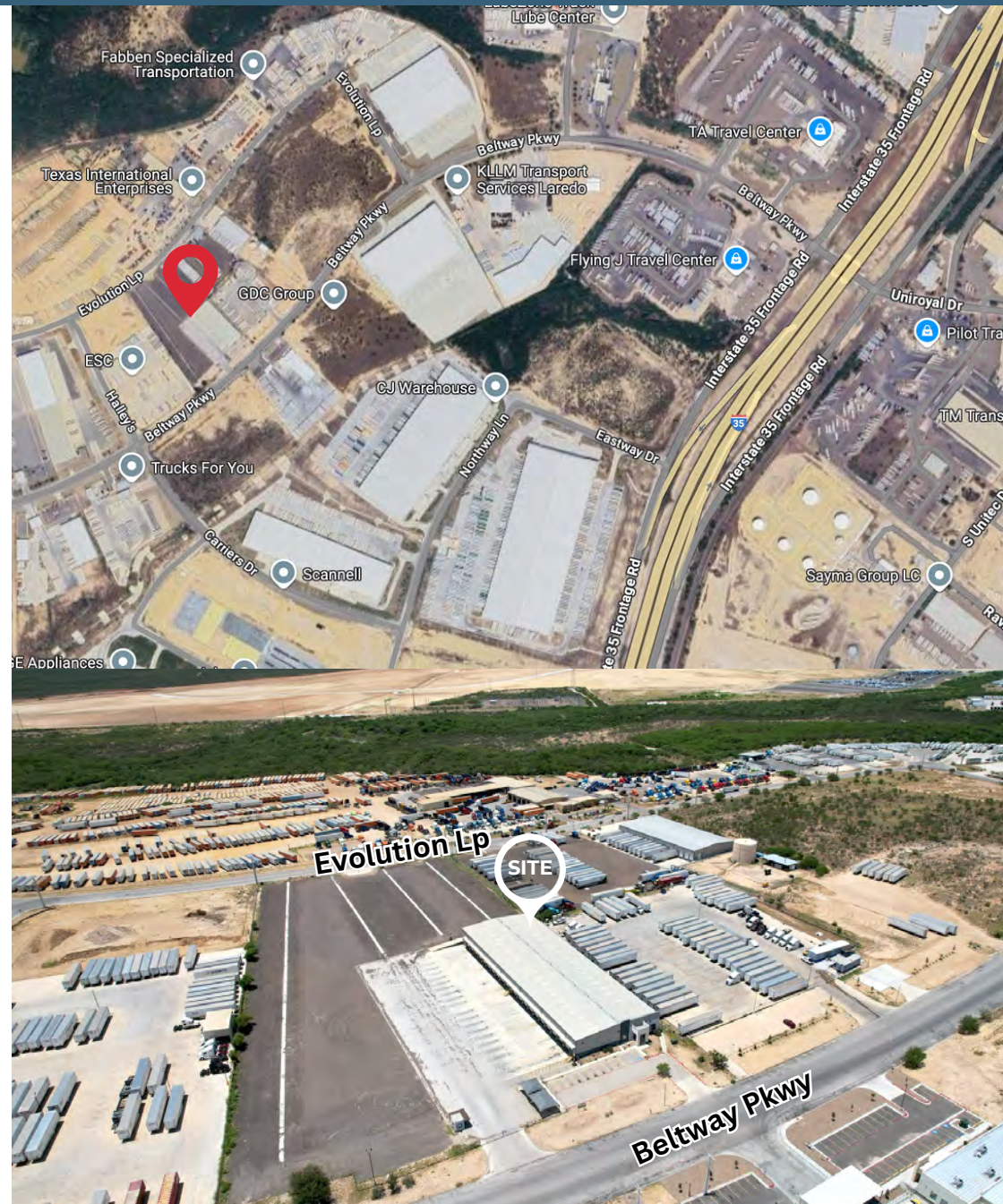
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