

REUTHINGER INDUSTRIAL I

FOR LEASE | 111,840 SF | DELIVERY FEBRUARY 2025

1138 REUTHINGER PARKWAY, LAREDO, TX 78045



**FOR MORE PROPERTY
INFORMATION AND SITE
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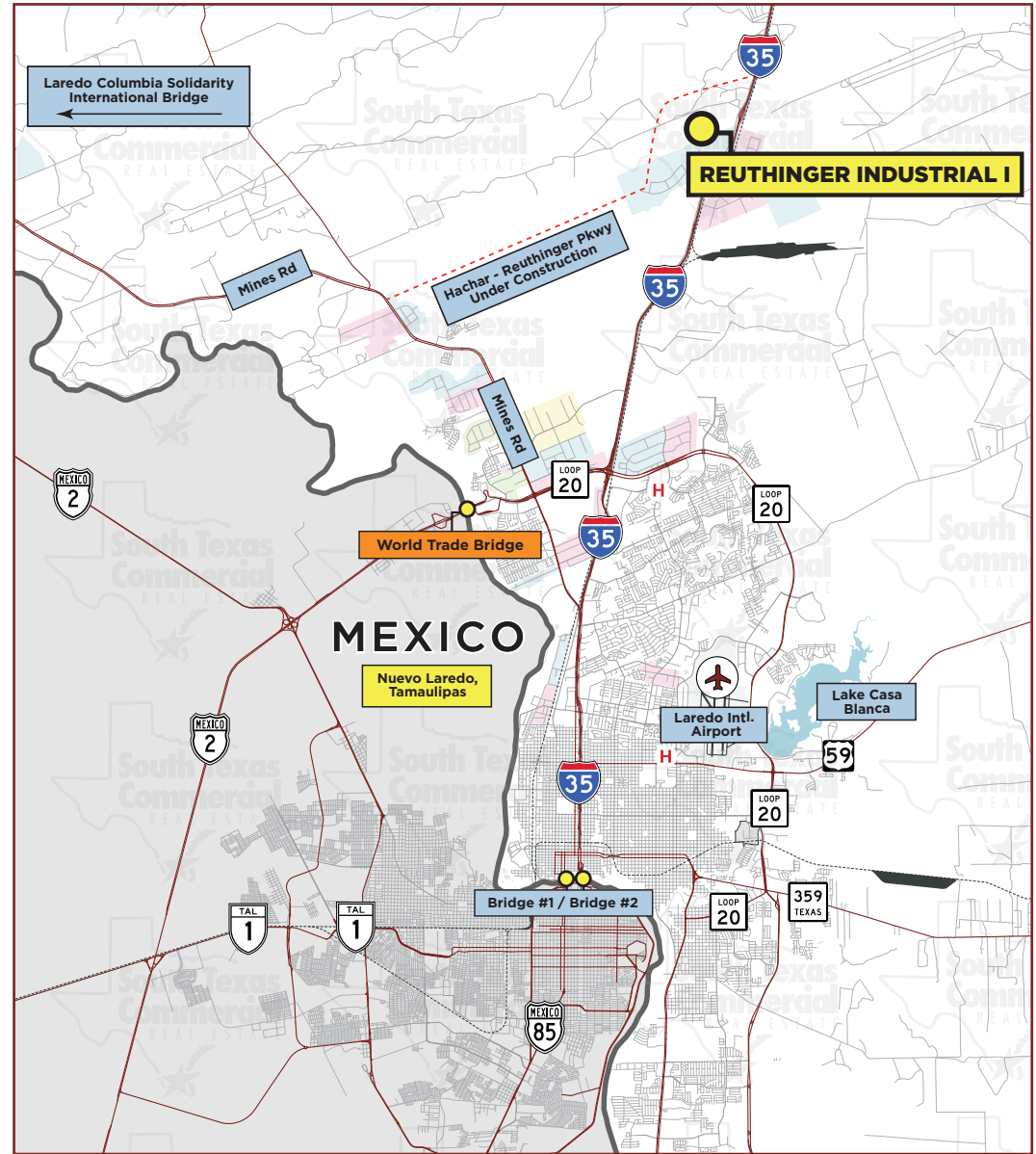


PROPERTY DESCRIPTION

Discover premier warehouse space in the prestigious North Laredo Industrial Park, one of Laredo’s newest industrial developments. Located at 1138 Reuthinger Parkway, this Class A warehouse offers 111,840 square feet of warehousing and office space, designed to meet the highest standards of efficiency and security. Key features include a 30’ clear height to maximize vertical storage capacity, 39 dock doors to ensure seamless loading and unloading operations, and 1 ramp for grade level access. Situated in North Laredo, TX, this prime location offers seamless access to Interstate 35. Additionally, it is a short 12-minute drive to the World Trade Bridge, ensuring strategic positioning for efficient logistics and global trade operations.

PROPERTY FEATURES

- ±111,840 SF Available
- Class A Industrial Building
- ±3,500 SF Office Space
- 39 Dock Doors on Site
- 50 Trailer Stalls on Site
- 30’ Clear Height
- 1 Forklift Ramp





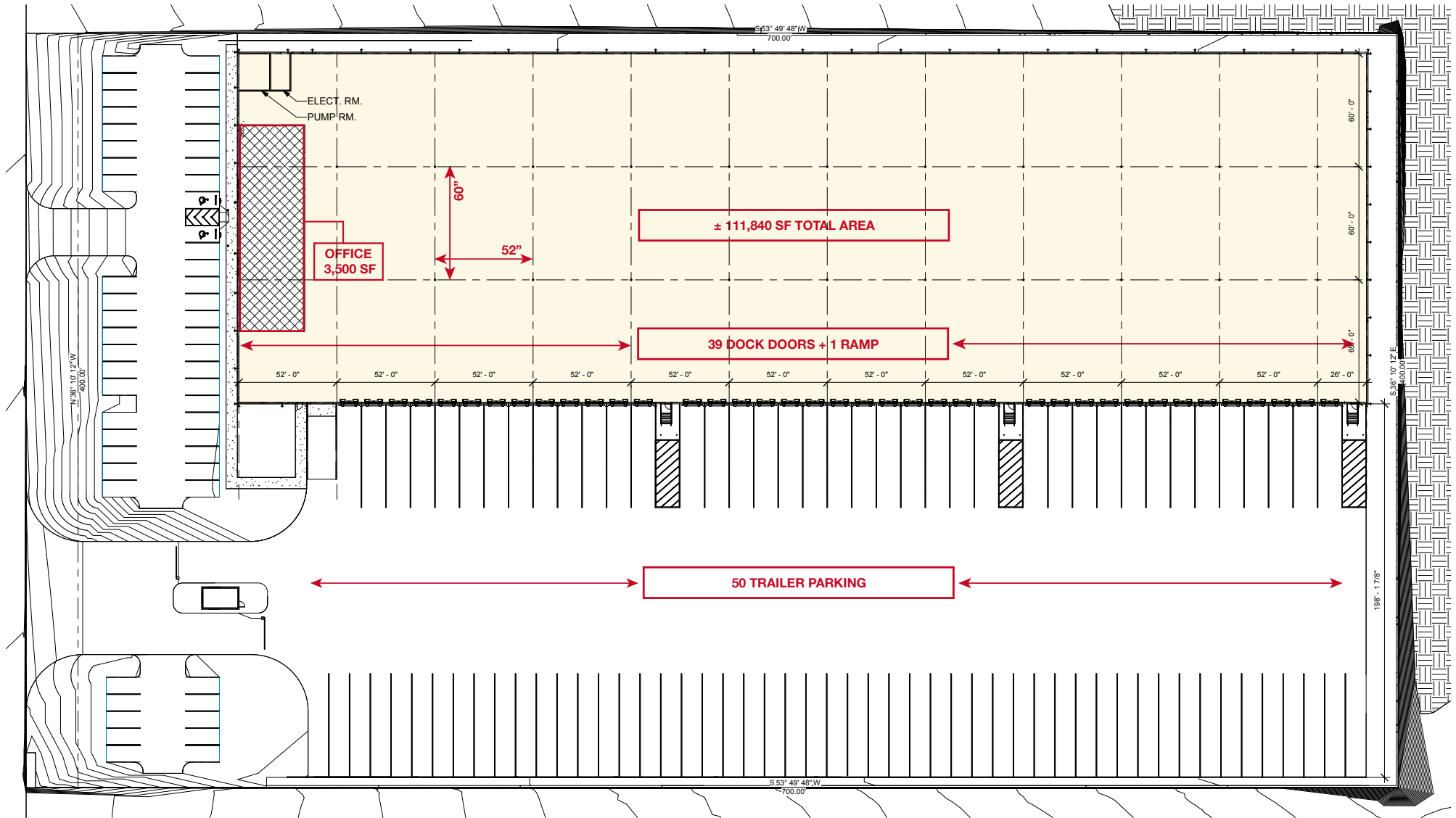
BUILDING SPECIFICATIONS

Building Size :	± 111,840 SF
Available :	± 111,840 SF
Office Space :	± 4,082 SF
Lot Size :	±6.43 AC
Clear Height :	30'
Dock Doors :	39
Forklift Ramps :	1

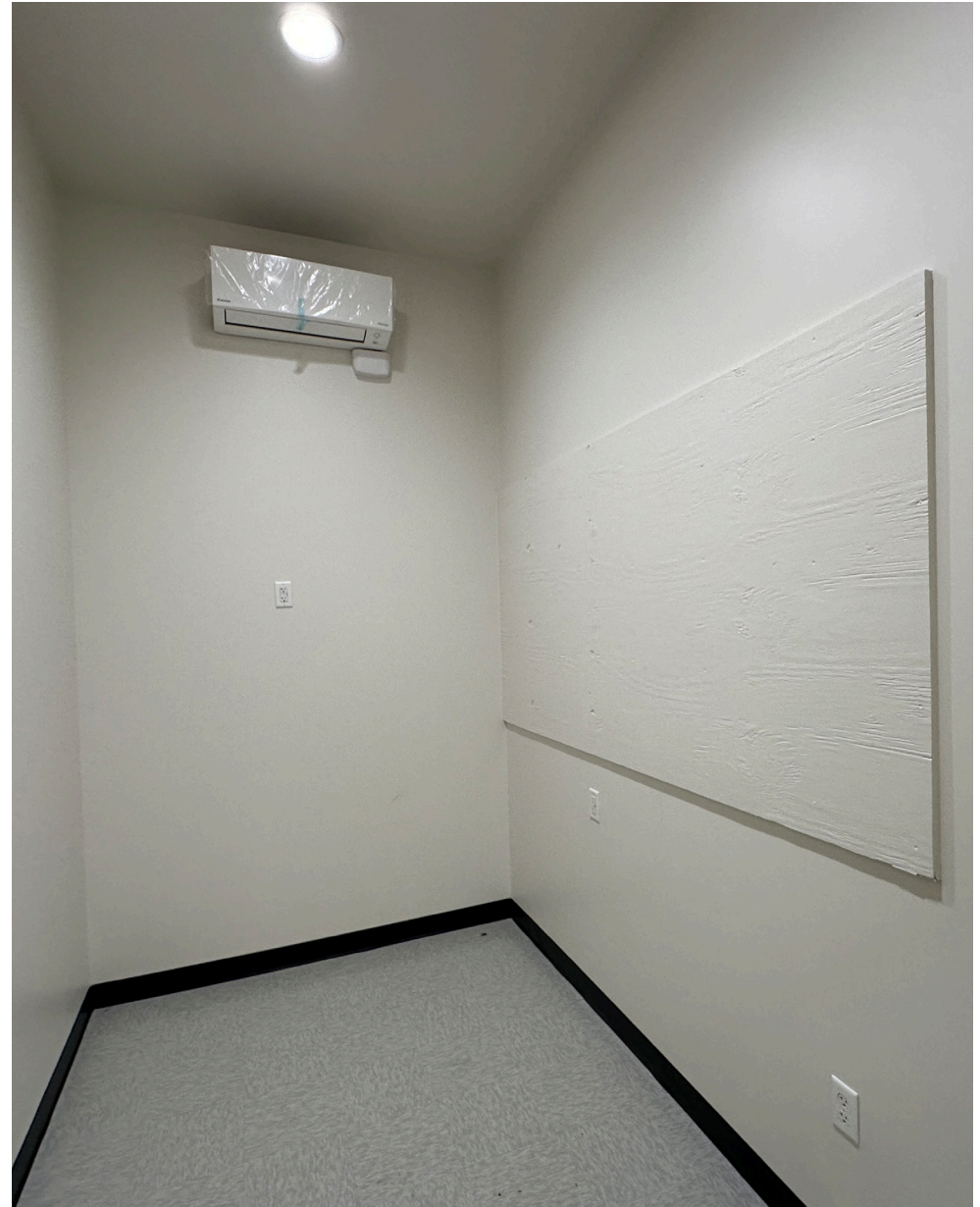
Trailer Parking :	50 Trailer Parking
Car Parking :	58 Spaces
Sprinkler :	Wet System
Roof :	Standing Seam Metal
Electric :	400A; each space will be individually metered
Lighting :	LED High Efficient Lighting
Slab:	6", Reinforced

3

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6

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