

1629 WORLD TRADE CENTER LOOP

Laredo, TX 78045

INDUSTRIAL PROPERTY FOR LEASE



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PROPERTY DESCRIPTION

Approx. 100,931 SF warehouse available for lease in Millennium Industrial Park. Building specifications include approx. 12,250 SF of office space, 29 dock high doors, 2 grade level doors, 22' clear height ceilings, and 60 trailer staging. The facility can also potentially be subdivided to accommodate tenant requirements, offering spaces of approximately 35,000 SF and 65,000 SF, providing flexibility for a variety of operational needs.

PROPERTY HIGHLIGHTS

- Modern and well-maintained industrial/warehouse/distribution space.
- Ample parking and truck maneuvering areas.
- Flexible floor plans to accommodate varied tenant needs.
- Secure and well-equipped loading docks.
- Flexible layout with the ability to create $\pm 35,000$ SF and $\pm 65,000$ SF spaces based on tenant needs.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	100,931 SF
Lot Size:	7 Acres
Building Size:	100,931 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	175	1,189	5,290
Total Population	584	4,114	18,365
Average HH Income	\$71,061	\$70,747	\$66,948

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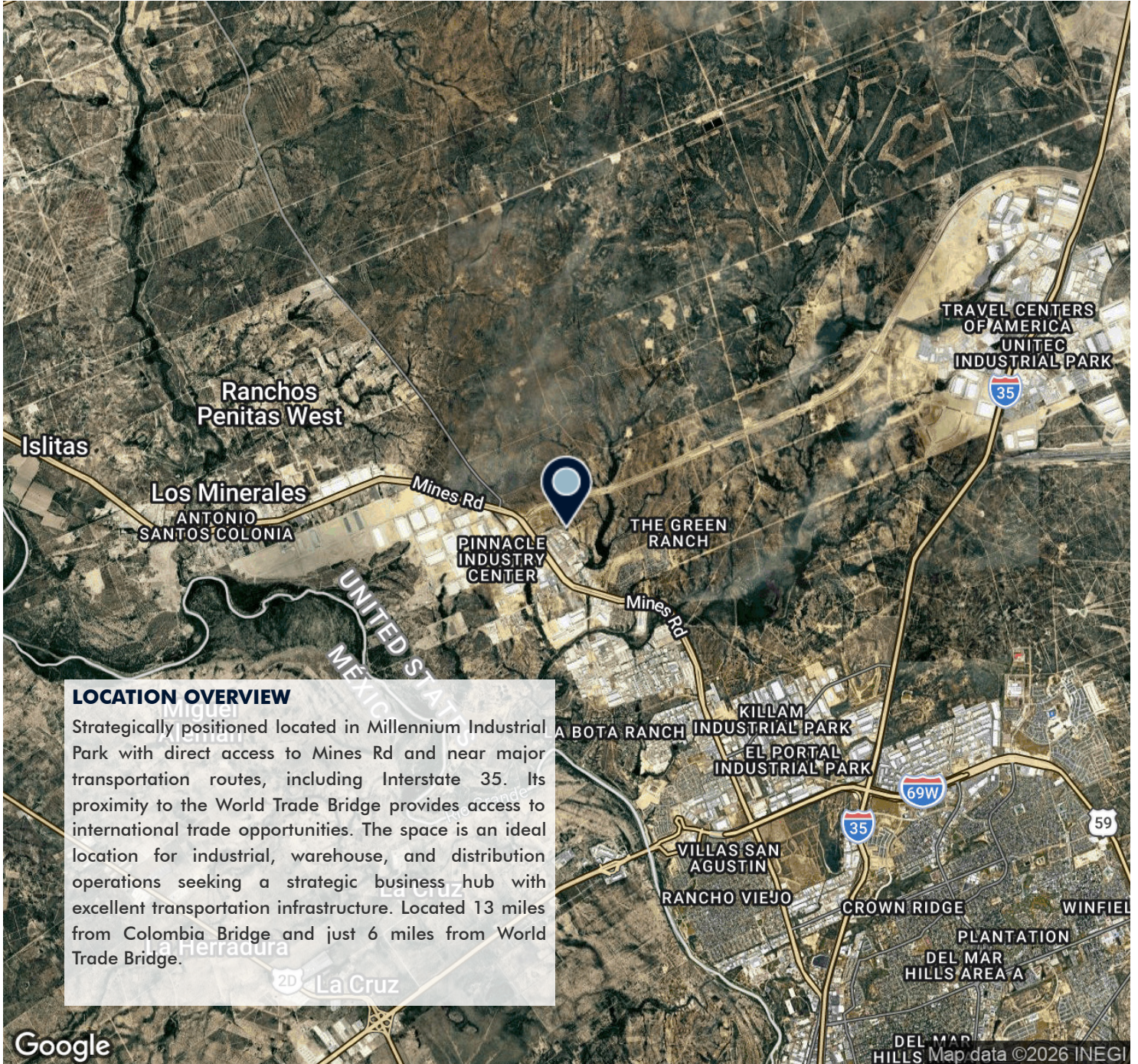
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