



FOR SUBLEASE

Premier Class A Industrial Opportunity

**11302A EASTPOINT DRIVE
LAREDO, TX 78045**

SUBLEASE SPACE AVAILABLE

243,800 SF Total
8,173 SF Office
308 SF (Shipping Office)

SUBLEASE RATE

Contact Broker for Rates

OCCUPANCY

Immediate

SUBLEASE TERM

Through December 31, 2026

PROPERTY HIGHLIGHTS

- Clear Height 28'
- Rear Load Configuration
- 64 Dock High Doors
- 3 Drive-in Doors
- Covered Loading Docks
- Separate Shipping Office
- ESFR Sprinklers
- Columns 40'w x 50'd
- Fence Truck Court
- 85 Car Parks, 63 Trailer Parks

For more information, please contact:

Trace Elrod

Senior Managing Director
t 832-236-3876
trace.elrod@nmrk.com

Jack Brewer

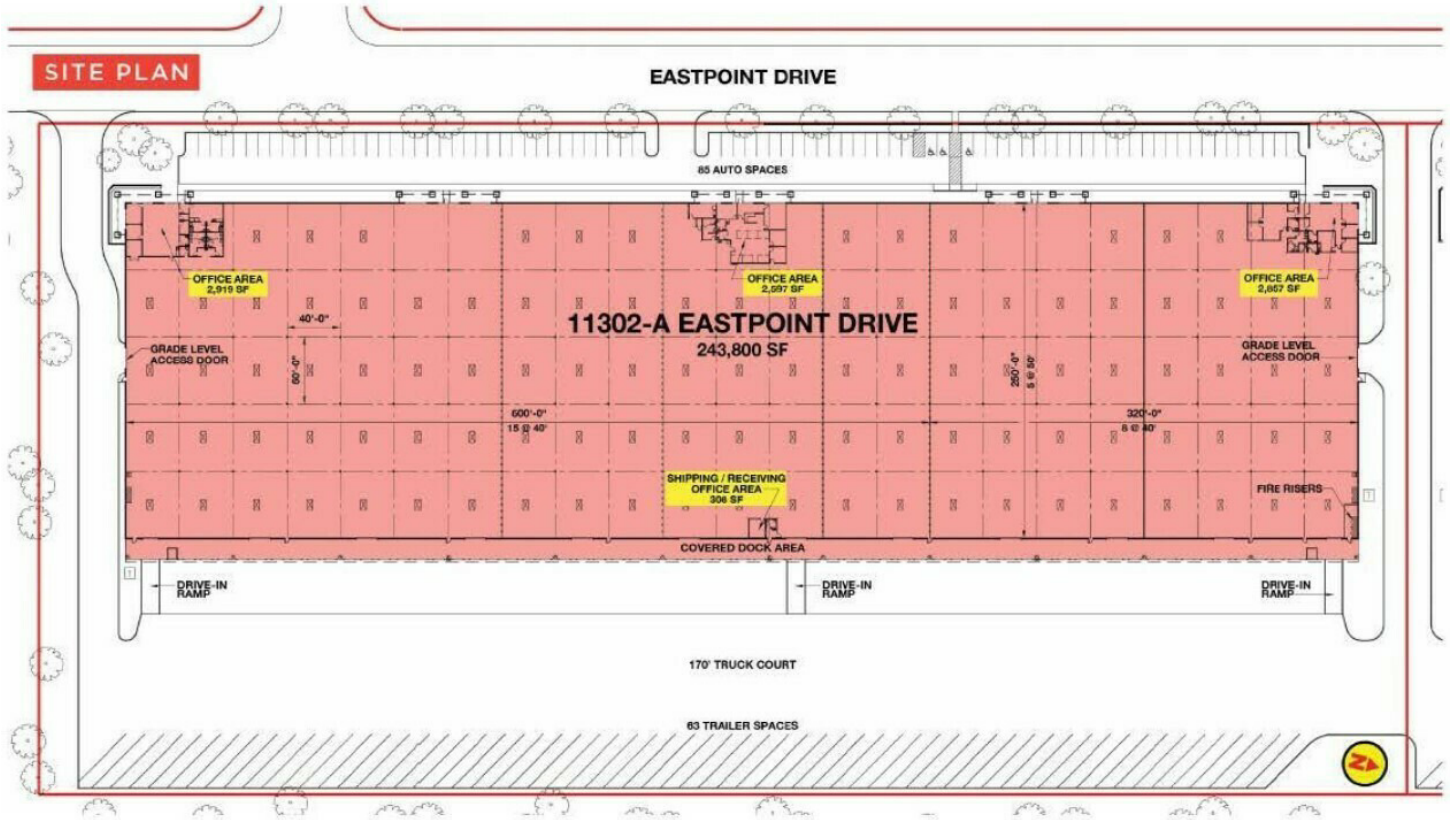
Associate Director
t 972-715-4341
Jack.Brewer@nmrk.com

2601 Olive St, Suite 1600
Dallas, TX 75201



NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Trace Elrod
Senior Managing Director
t 832-236-3876
trace.elrod@nmrk.com

Jack Brewer
Associate Director
t 972-715-4341
Jack.Brewer@nmrk.com

BUILDING A / 11302A EASTPOINT DRIVE, LAREDO, TX 78045



Trace Elrod

Senior Managing Director

t 832-236-3876

trace.elrod@nmrk.com

Jack Brewer

Associate Director

t 972-715-4341

Jack.Brewer@nmrk.com

NEWMARK



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jackson & Cooksey, Inc. dba Newmark	334306	jim.cooksey@nmrk.com	972-934-9757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Collier Cooksey	310963	jim.cooksey@nmrk.com	972-934-9757
Designated Broker of Firm	License No.	Email	Phone
Trace Gurganus Elrod	494865	trace.elrod@nmrk.com	469-467-2000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Brewer	718444	jack.brewer@nmrk.com	972-934-9757
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date