



OFFERING MEMORANDUM

119 Man United St, Laredo, TX 78045

partners

Property Details

119 Man United St, Laredo, TX 78045

NRSF	48,095 SF
Lot Size	3.47 AC
Loading Configuration	Side-Load
Dock Doors	17 OHD
Ramp	1
Sprinkler	ESFR
Trailer Parking Spaces	33
Auto Parking Spaces	35
Clear Height	28.11'
Tenancy	Single
Occupancy	100%



Pricing Details

Lease Summary	
Tenant	GXO
NRSF	48,095
Rental Rate (\$/SF/Yr)	\$10.20
Monthly Rent	\$40,880.75
Annual Rent	\$490,569.00
Lease Term	3 Year Primary
Annual Escalations	3.25%
Renewal Options	One 3-Year Renewal Option at 3.25% Annual Escalations

List Price	
Price	Contact Broker for Pricing
NOI	\$490,569.00



Tenant Overview



GXO is a world leader in providing cutting-edge logistics solutions for the world's best companies. We excel at moving goods through supply chains with critical efficiency and reliability. When we talk with customers, we want to know their most complex requirements and biggest challenges. The logistics processes that we engineer create faster, leaner, smarter supply chains tailored to those needs.

Our decades of experience in B2B and B2C verticals and our significant investments in innovation have put us in a strong position to capitalize on the tailwinds in our industry. These tailwinds include customer demand for advanced automation, the ongoing growth in ecommerce and the trend toward outsourcing supply chain services — all core competencies of GXO that set up our customers for success.

>1,000

Warehouse Locations

±150K

Team Members

27

Countries

±200 Million

Square feet of warehouse space

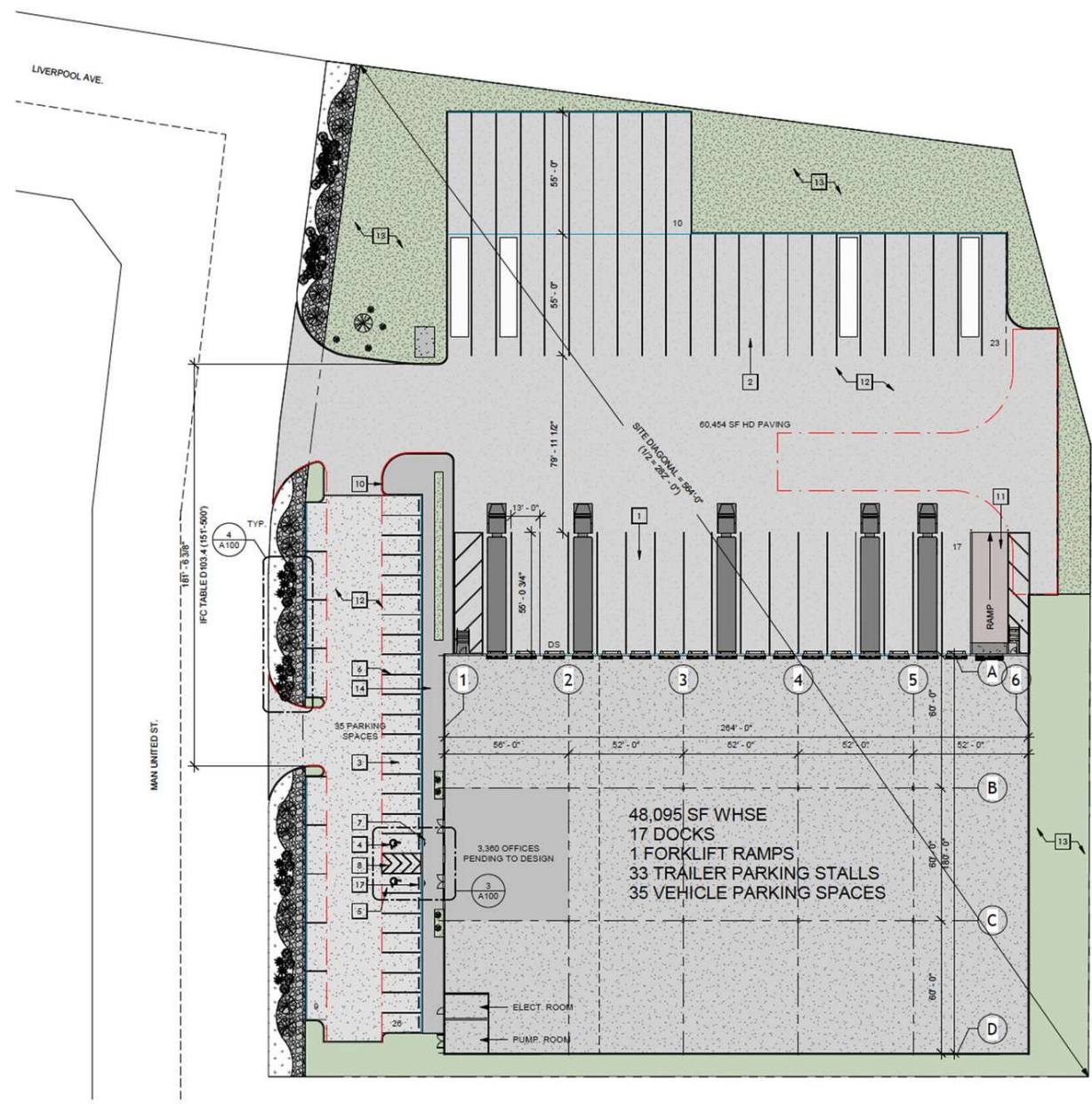
±30%

of Fortune 100 companies
are customers

±\$13.2 Billion

Revenue in 2025

Site Plan



Property Photos



Property Aerial



Property Aerial



Location Overview



Location Overview



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