

101 MAN UNITED STREET

CLASS A INDUSTRIAL WAREHOUSE FOR LEASE | 92,285 SF

LAREDO, TX 78045



**FOR MORE PROPERTY
INFORMATION AND SITE
TOURS, PLEASE
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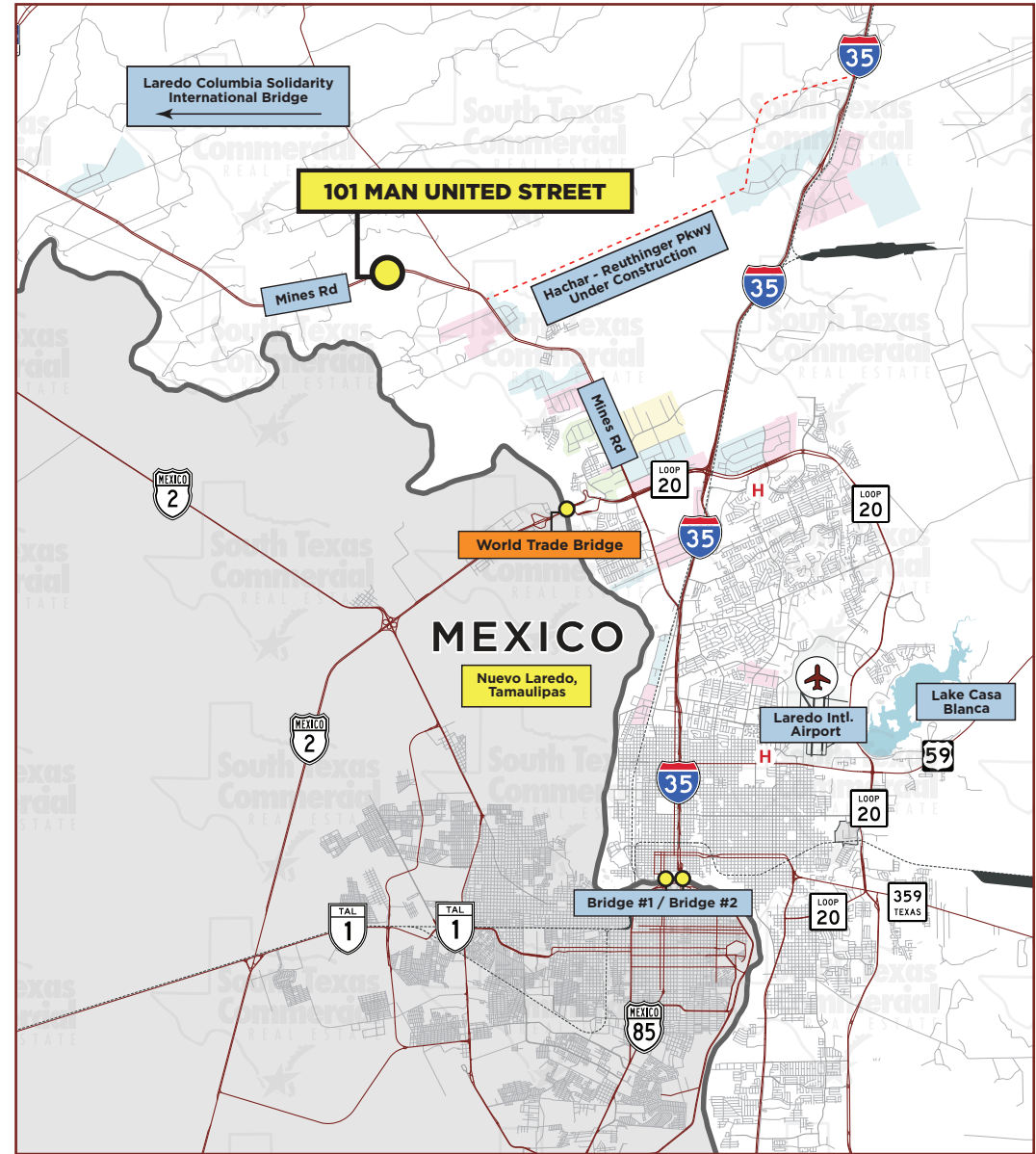
PROPERTY DESCRIPTION

Discover premier Class A warehouse space in one of Laredo's leading industrial corridors. Located within a premier industrial park, this $\pm 92,285$ SF facility is designed for efficient distribution, warehousing, and logistics operations. The building features $\pm 2,262$ SF of office space, a 32-foot clear height, ESFR sprinkler system, 31 dock-high doors, one grade-level ramp, and generous trailer and employee parking to support high-volume operations.

Strategically positioned with direct access to FM 1472 (Mines Road), the property is approximately 8 miles from both the World Trade Bridge and Interstate 35, as well as 9 miles from the Colombia Bridge. Surrounded by established logistics hubs including Pinnacle Industry Center and Millennium Industrial Park, this location provides exceptional connectivity for regional, cross-border, and international distribution.

PROPERTY FEATURES

- $\pm 92,285$ SF Available
- Class A Industrial Building
- $\pm 2,262$ SF Office Space
- 52'-0" x 65'-0" Column Spacing
- 32' Clear Height
- ESFR Fire Protection
- 31 High Dock Doors; 1 Ramp
- EOD Levelers / Seal



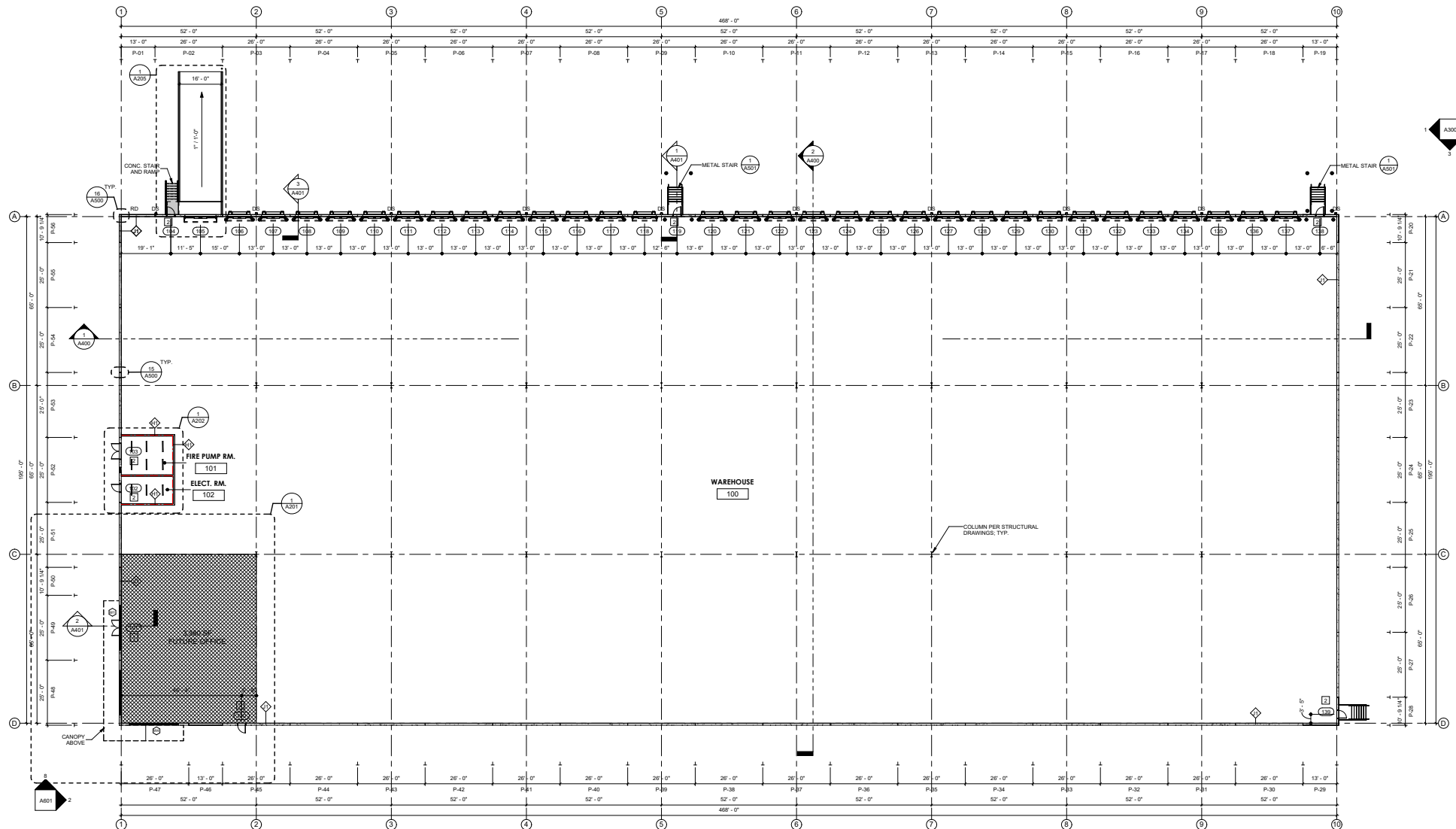


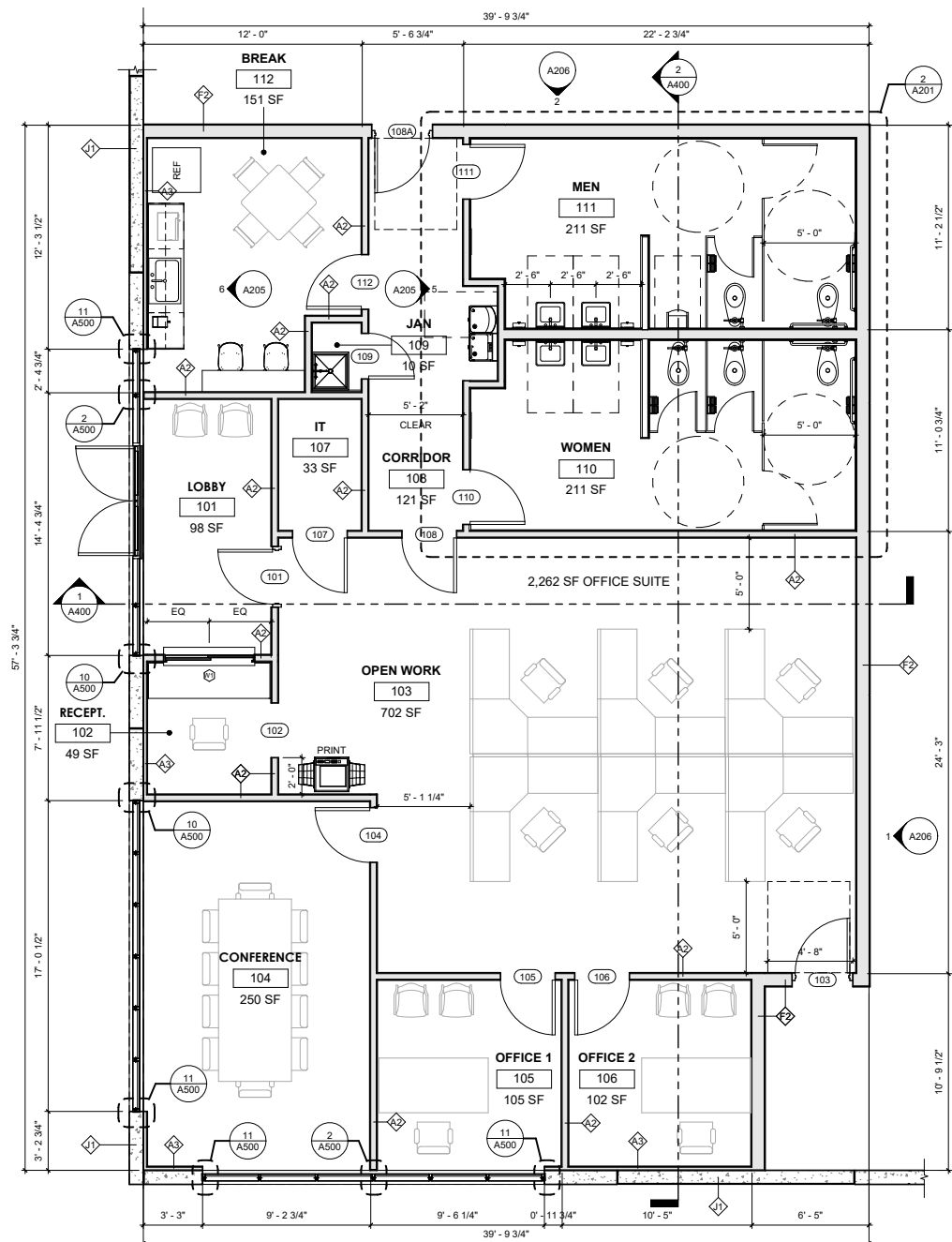
BUILDING SPECIFICATIONS

Building Size :	± 92,285SF
Available :	± 92,285 SF
Office Space :	± 2,262 SF
Column Spacing :	52'-0" x 65'-0"
Clear Height :	32'
Dock Doors :	31 dock high; 1 ramp
Dock Equipment :	EOD Levelers; Seals

Trailer Parking :	49 Trailer Parking
Employee Parking :	36 Spaces
Sprinkler :	ESFR
Roof :	TPO; R-__
Power :	__ APS
Lighting :	LED High Electricity
Slab:	6" ; 4,000 PSI















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