

PANATTONI AT PREMIER

MINES ROAD, LAREDO, TX 78045



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PROPERTY SPECIFICATIONS

Two new Class A distribution buildings located at the entrance to the brand new Premier Industrial Park, between the Colombia Bridge (CB) and the World Trade Bridge (WTB) border crossings and near the future intersection of the Hachar-Reuthinger Road and heavy weight corridor. The site is ideally situated only 8 miles north of the WTB, 9 miles south of the CB with frontage on Mines Road (FM 1472) and 8 miles to Interstate 35. This location provides some of Greater Laredo's best logistics accessibility and conveniently serves both sides of The Border from multiple points.

BUILDING 1

AVAILABLE SF	450,240 SF
CLEAR HEIGHT	36'
CONSTRUCTION	Concrete-tilt wall
FLOORING	7" reinforced SOG
SPRINKLER	ESFR Sprinkler System
DOCK DOORS	101 dock doors
DRIVE-IN DOORS	4 drive-ins
TRAILER PARKING	212 trailer parks
AUTO PARKING	146 auto parks
LOADING CONFIGURATION	Cross dock
COLUMN SPACING	52' x 50' (60' speed bays)
PROJECTED DELIVERY	3Q 2025
ZONING	M-1

BUILDING 2

AVAILABLE SF	230,760 SF
CLEAR HEIGHT	32'
CONSTRUCTION	Concrete-tilt wall
FLOORING	6" reinforced SOG
SPRINKLER	ESFR Sprinkler System
DOCK DOORS	28 dock doors
DRIVE-IN DOORS	2 drive-in
TRAILER PARKING	73 trailer parks
AUTO PARKING	113 auto parks
LOADING CONFIGURATION	Cross dock
COLUMN SPACING	56' x 50' (70' speed bays)
PROJECTED DELIVERY	3Q 2025
ZONING	M-1

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PANATTONI®



DOGWOOD
INDUSTRIAL PROPERTIES

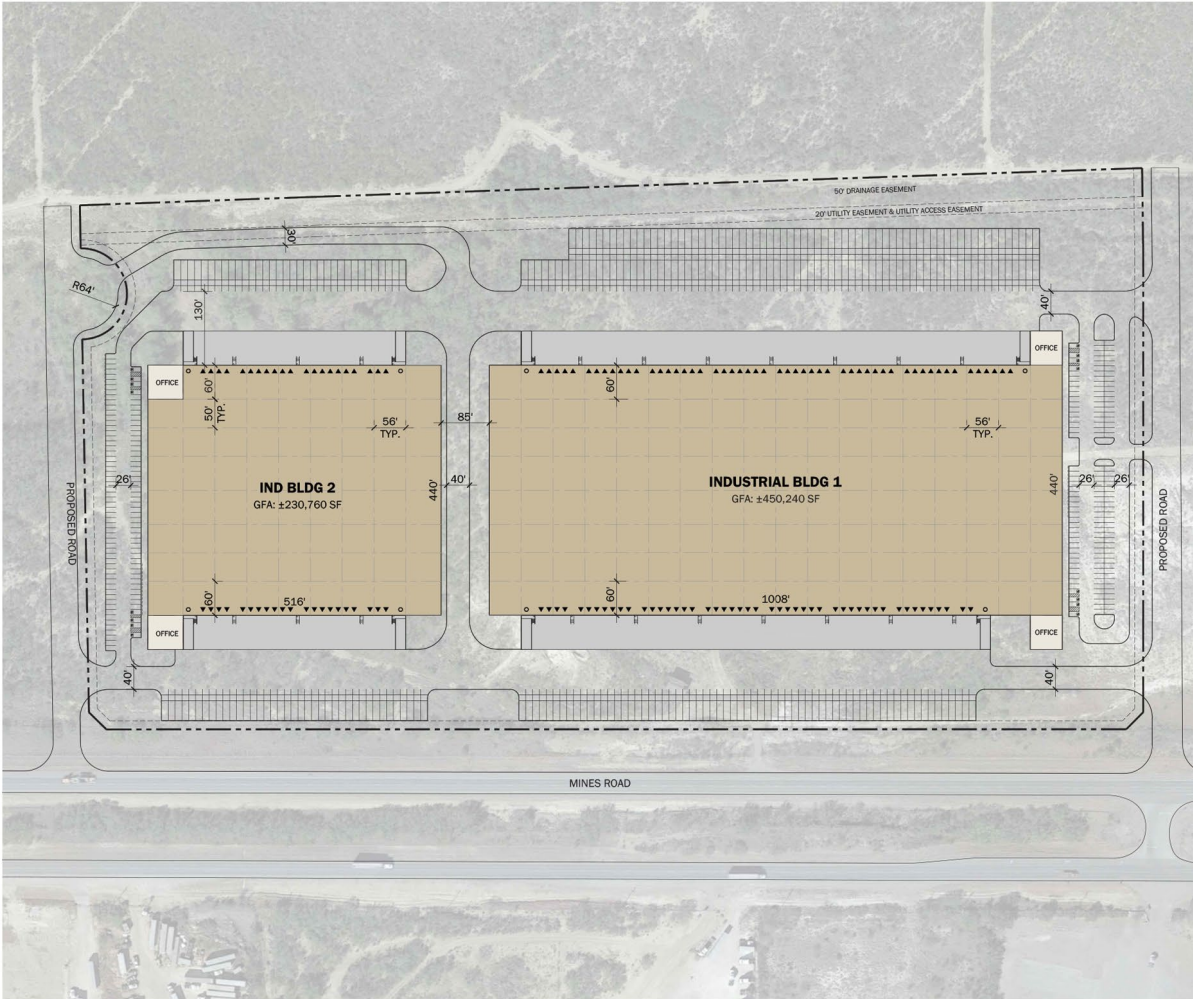
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DEVELOPMENT STANDARDS

Zoning	Jurisdiction	Laredo
	Zoning Designation	M-1
	Max Coverage	TBD ¹
	Max F.A.R	TBD ¹
	Max Height	TBD ²
	Max Stories	N/A
Parking Standards	Min Stall Size	9X18
	Drive Aisle	24 FT
	Fire Lane	26 FT
	Landscape Islands	9 FT
Required Parking	Office	1/250 SF
	Manufacturing	TBD ³
	Warehouse	TBD ³

PROJECT DATA

Site Summary		APN(s): 205569
Gross Site Area	1,767,557 SF	40.58 AC
Total Building Area(s)	Gross Floor Area Footprint	681,000 SF 681,000 SF
Coverage	Gross	39%
FAR	Gross	0.39
Building 1	Building Area(s)	Footprint 450,240 SF
	Cars Required	@5% Office 90 Stalls
	Cars Provided	@0.31/1,000 SF 141 Stalls
	Drive-in Doors	Req. Accessible 5 Stalls
	Docks Trailers	@2.24/10,000 SF 4 101 212 Stalls
Building 2	Building Area(s)	Footprint 230,760 SF
	Cars Required	@5% Office 46 Stalls
	Cars Provided	@0.47/1,000 SF 108 Stalls
	Drive-in Doors	Req. Accessible 5 Stalls
	Docks Trailers	@1.21/10,000 SF 2 28 73 Stalls

- Notes:**
- To be confirmed by city.
 - Maximum height is left non-applicable.
 - 1/2 space per employee.

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PREMIER INDUSTRIAL PARK

21501 Mines Road
Laredo, Texas



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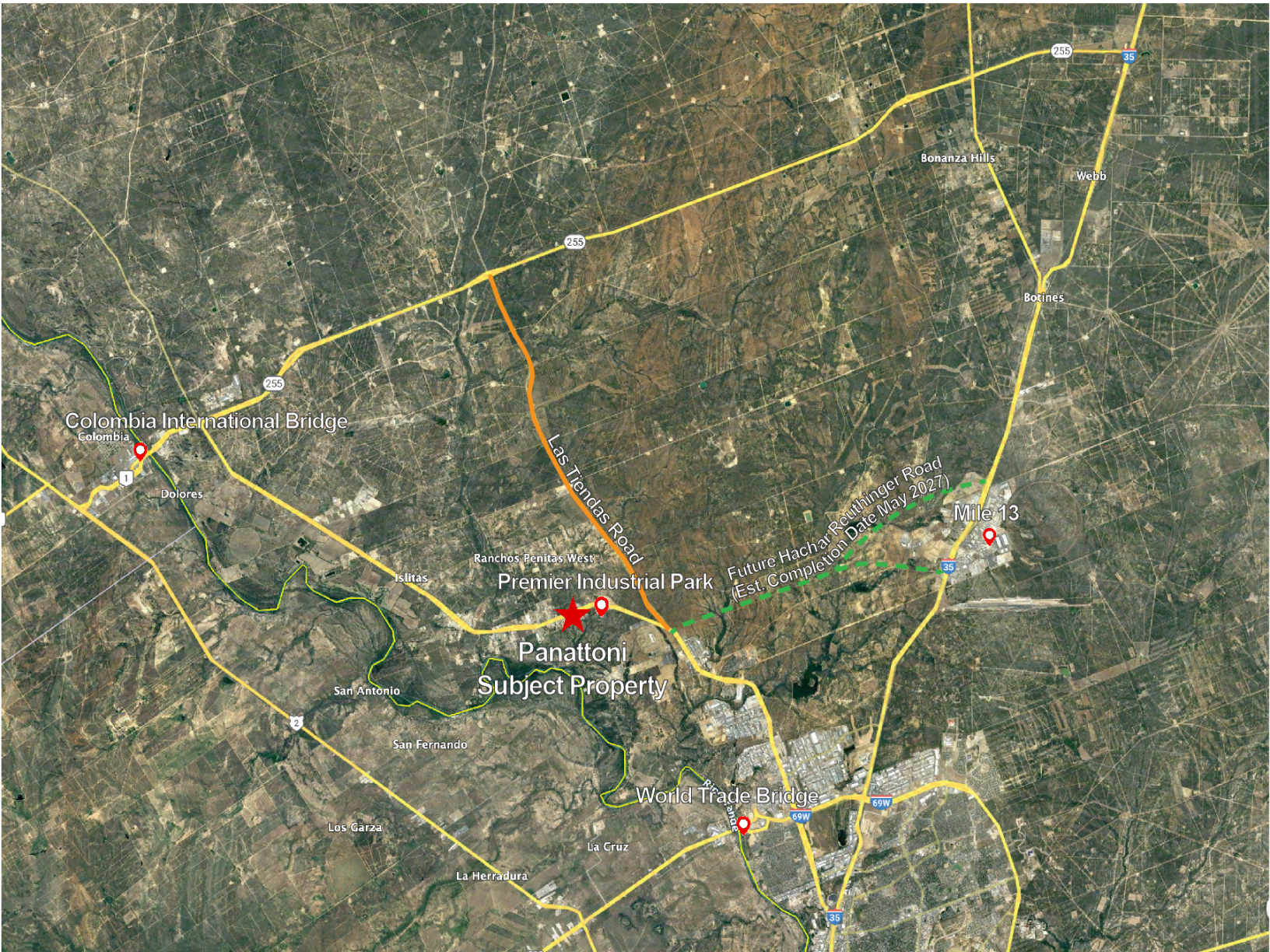
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MARKET OVERVIEW: PORT LAREDO



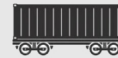
MARKET ACTIVITY (YTD 2024)



2.5 MM
TRUCK CROSSINGS



297 MM LBS
AIR CARGO



305,447
RAIL CARS

PORT LAREDO: TOP IMPORTS (YTD 2024)

RANK		YTD
1	Motor vehicle parts	\$11.32 B
2	Passenger vehicles	\$6.06 B
3	Commercial vehicles	\$4.32 B
4	Tractors	\$4.11 B
5	Computers	\$3.31 B
6	Insulated wire, cable	\$2.56 B
7	Cell phones, related equipment	\$2.33 B
8	Air-conditioning machines	\$2.31 B
9	Electrical boards, panles and swithces	\$1.78 B
10	Seats, excluding barber, dental	\$1.69 B

Source: US Trade Numbers

PORT LAREDO FACTS

- #1 Inland Port on the U.S. - Mexico Border
- #1 Railroad Interchange on the U.S. - Mexico Border
- #1 Port in the U.S. by value
- Serviced by Union Pacific Railroad and CPKC

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Information About Brokerage Services

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

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Miguel I. Rodriguez Jr.	560175	miker@forumcre.com	(956)286-1926
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov