

FOR LEASE

PORT LAREDO TRADE CENTER

25.82-ACRE PAVED IOS FACILITY
WITH 19,710 SF DRIVE-THROUGH SERVICE FACILITY

📍 12401 Jim Young Way, Laredo, TX 78045



PROPERTY HIGHLIGHTS

- ✓ 25.82-acre fully paved Industrial Outdoor Storage (IOS) site
- ✓ 19,710 SF drive-through industrial service facility
- ✓ 2,250 SF office
- ✓ 24' clear height
- ✓ Ability to add shop to Site 4
- ✓ Wet sprinkler system
- ✓ Fully fenced & secured
- ✓ LED yard lighting
- ✓ Five (5) access points



STRATEGIC LOCATION



Adjacent to Union Pacific Intermodal Terminal



1.5 miles to I-35



8.2 miles to World Trade Bridge



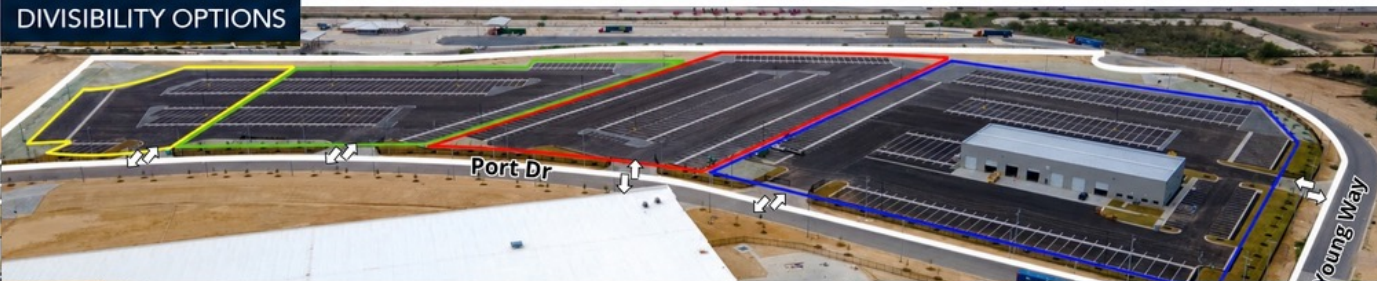
14 miles to Laredo International Airport



FLEXIBLE LEASE CONFIGURATIONS

AREA	ACRES	TRAILER STALLS	SHOP / OFFICE
Entire Facility	25.82	±673	19,710 SF
Site 1	10.44	±228	19,710 SF
Site 2	6.18	±207	—
Site 3	4.65	±153	—
Site 4	4.54	±85	Ability to add shop

DIVISIBILITY OPTIONS



±673
TRAILER
PARKING STALLS



FULLY FENCED
& SECURED



LED LIGHTING
THROUGHOUT
YARD



FIVE (5)
ACCESS POINTS

CONTACT OUR BROKERS

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