

FOR LEASE | INDUSTRIAL PROPERTY

21106 KRAUS LOOP

LAREDO, TX 78045



FORUM
CRE



PROPERTY SPECIFICATIONS

Available SF:	199,864 SF
Projected Delivery:	Q4 2025
Clear Height:	32' 4"
Dock Doors:	64
Drive-ins:	4
Trailer Parks:	114
Auto Parks:	90
Zoning:	M-1

PROPERTY OVERVIEW

Class A warehouse building available for lease in north Laredo, Texas in Pinnacle Industry Center. This is a 199,864 SF cross dock distribution facility with 32' 4" clear height, 64 docks and 4 ramps. This space will also feature two 3,500 SF spec offices and has a projected delivery of Q4 2025.

LOCATION OVERVIEW

This space is located off Mines Rd, which provides excellent access to the region's major transportation systems - including 1-35, Loop 59, the Union Pacific Railroad and the Laredo International Airport. Additionally, Pinnacle Industry Center is located 5 miles north of the World Trade Bridge and 13 miles south of the Colombia Bridge.

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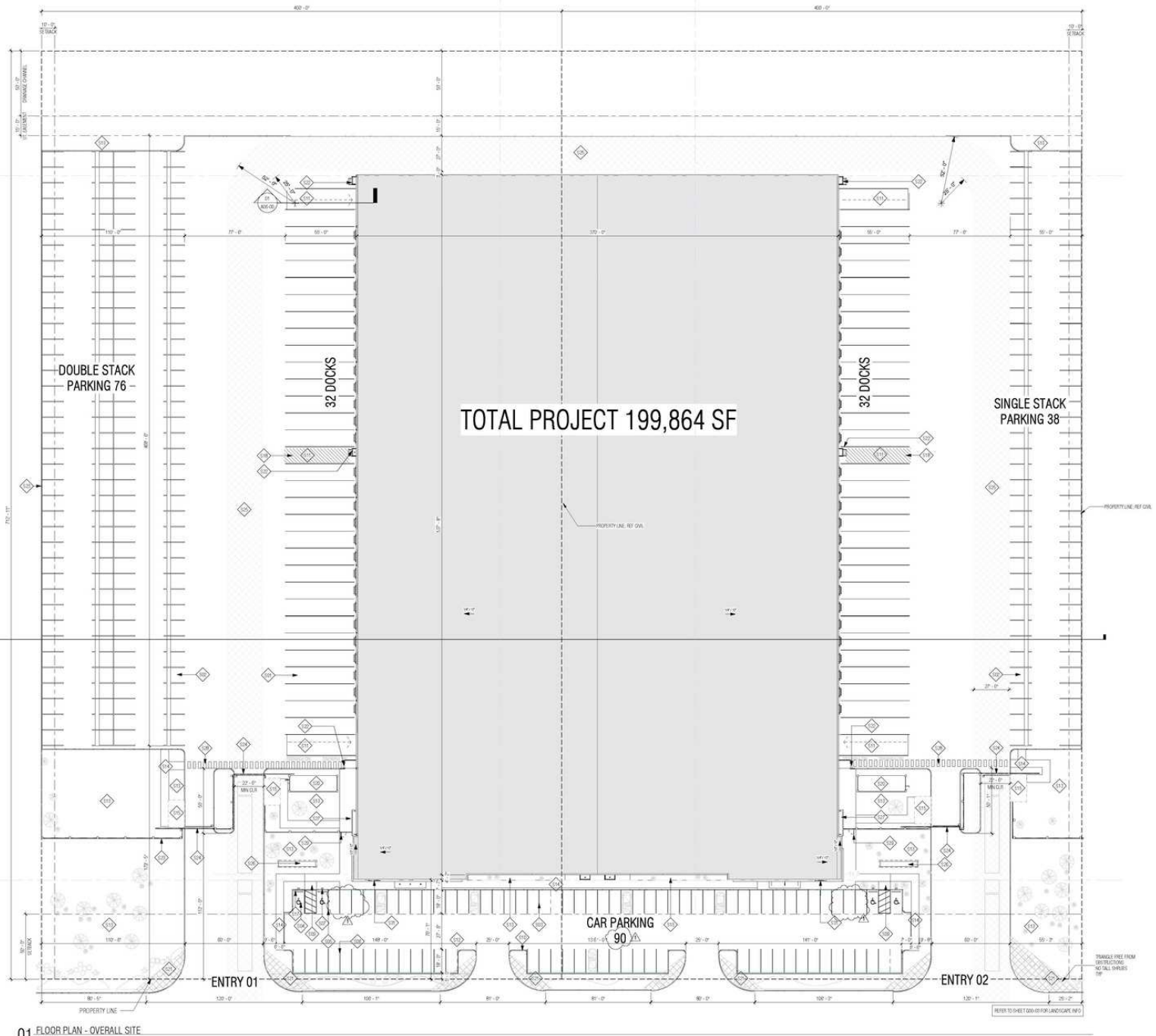
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01 FLOOR PLAN - OVERALL SITE
1" = 32'-0"

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