

PINNACLE LOGISTICS CENTER - BUILDING 1 & 2  
LAREDO, TX 78045



## PROPERTY OVERVIEW

Two Class A warehouse buildings available for lease in north Laredo, Texas in Pinnacle Industry Center. Both buildings will be +/- 492,817 square foot cross dock distribution facilities with 36' clear heights and 190' deep truck courts with expansion opportunity for double stack trailer parking. The Projects will be delivered with modern logistics specifications preferred by users in the market, including interior LED lighting, mechanical pit levelers, ESFR fire protection system and a ~3,400 spec office.

## LOCATION OVERVIEW

The Project is located off Mines Rd, which provides excellent access to the region's major transportation systems – including I-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.

## PROPERTY SPECIFICATIONS

### Building 1

|                     |                          |
|---------------------|--------------------------|
| Projected Delivery: | Q3 2025                  |
| Building Size:      | 492,817 SF               |
| Office Size:        | +/- 3,400 SF             |
| Lot Size:           | 32.89 Acres              |
| Clear Height:       | 36'                      |
| Docks:              | 113 Dock Doors & 4 Ramps |
| Trailer Parks:      | 165 (87 future, stacked) |
| Auto Parks:         | 104 (104 future)         |
| Construction:       | Concrete-Tilt            |
| Sprinklers:         | ESFR                     |
| Electricity:        | 3,000 Amp Service        |
| Lighting:           | LED Lights               |
| Dock Equipment:     | Mechanical Pit Levelers  |
| Zoning:             | M-1                      |

### Building 2

|                     |                          |
|---------------------|--------------------------|
| Projected Delivery: | Q3 2025                  |
| Building Size:      | 492,817 SF               |
| Office Size:        | +/- 3,400 SF             |
| Lot Size:           | 33.01 Acres              |
| Clear Height:       | 36'                      |
| Docks:              | 113 Dock Doors & 4 Ramps |
| Trailer Parks:      | 165 (87 future, stacked) |
| Auto Parks:         | 104 (104 future)         |
| Construction:       | Concrete-Tilt            |
| Sprinklers:         | ESFR                     |
| Electricity:        | 3,000 Amp Service        |
| Lighting:           | LED Lights               |
| Dock Equipment:     | Mechanical Pit Levelers  |
| Zoning:             | M-1                      |

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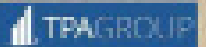
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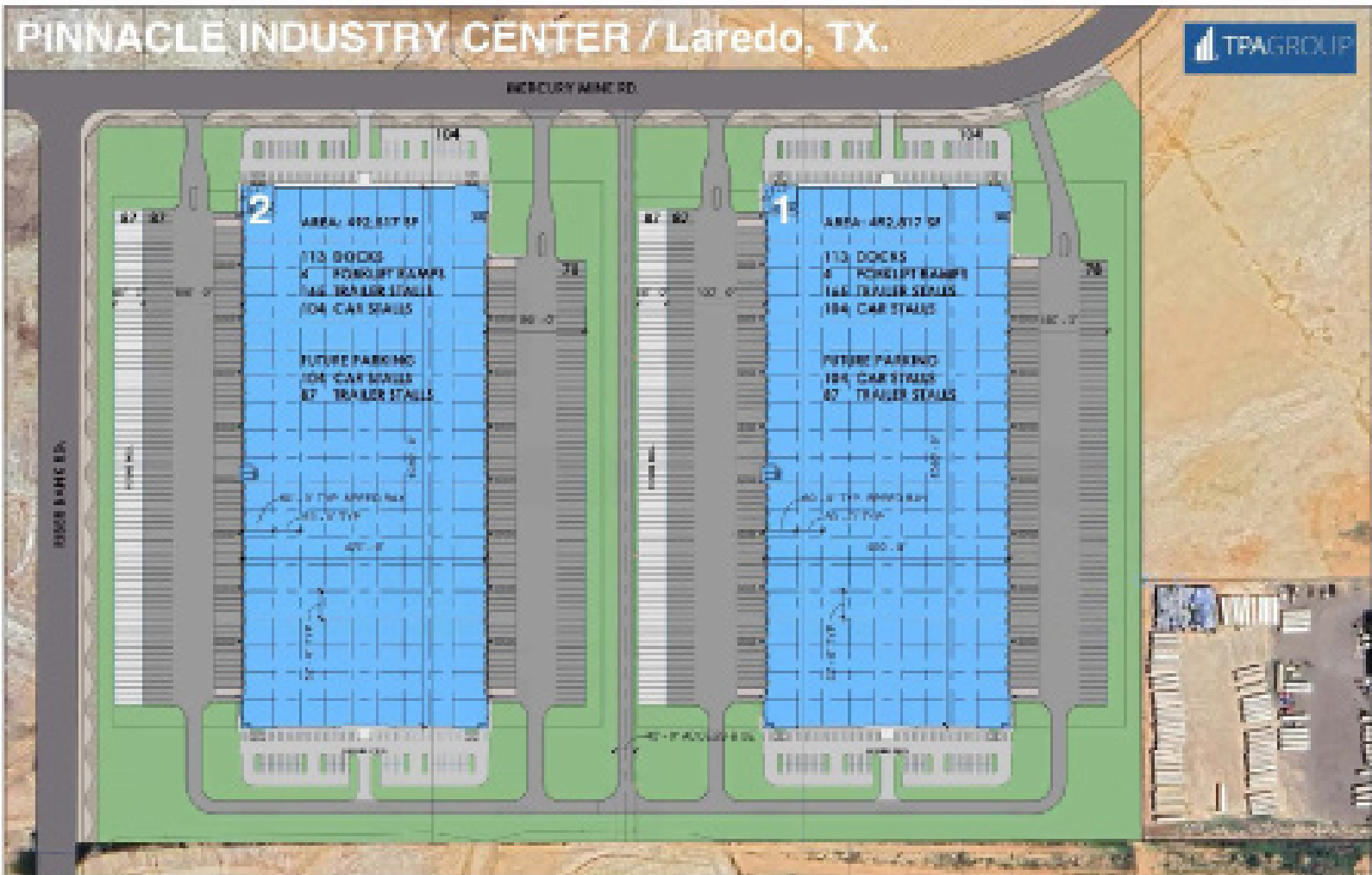
FOR LEASE | INDUSTRIAL PROPERTY

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**FORUM**   
COMMERCIAL REAL ESTATE

**PINNACLE INDUSTRY CENTER / Laredo, TX.**

 TPA GROUP



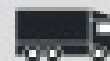
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## MARKET OVERVIEW: PORT LAREDO



### MARKET ACTIVITY (2023)



**5.2 MM**  
TRUCK CROSSINGS



**650 MM LBS**  
AIR CARGO



**305,447**  
RAIL CARS

### PORT LAREDO: TOP IMPORTS (2023)

| RANK |  | YTD        |
|------|--|------------|
| 1    | Motor vehicle parts                    | \$2,02 B   |
| 2    | Commercial vehicles                    | \$815.36 M |
| 3    | Passenger Vehicles                     | \$815.63 M |
| 4    | Tractors                               | \$671.8 M  |
| 5    | Computers                              | \$585.15 M |
| 6    | Insulated wire, cable                  | \$475.45 M |
| 7    | Cell phones, related equipment         | \$404.38 M |
| 8    | Air-conditioning machines              | \$400.24 M |
| 9    | Electrical boards, panels and switches | \$328.23 M |
| 10   | Seats, excluding barber, dental        | \$308.2 M  |

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
- #3 Port in the U.S. by \$ value
- Serviced by Union Pacific Railroad and KCSCP

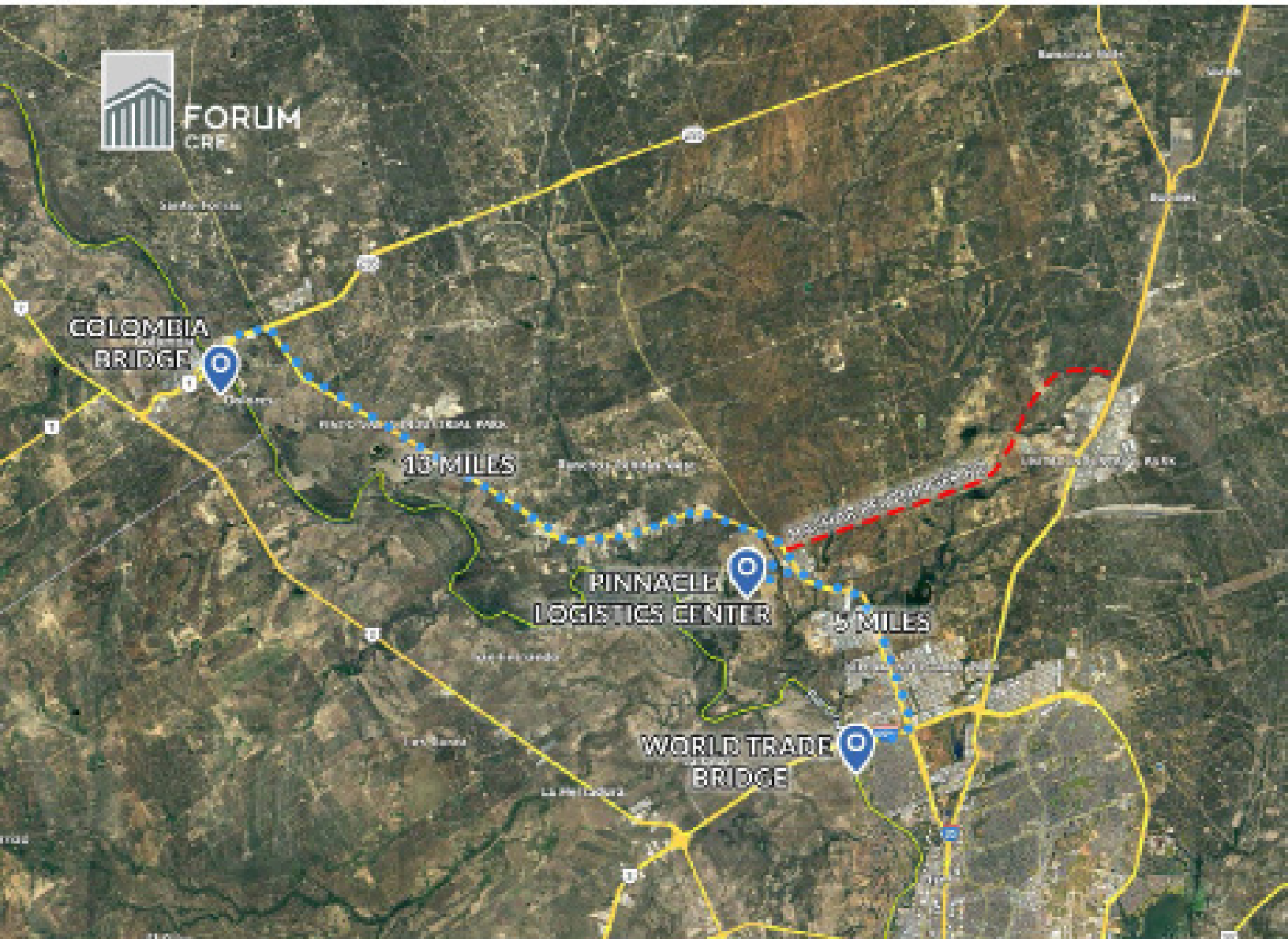
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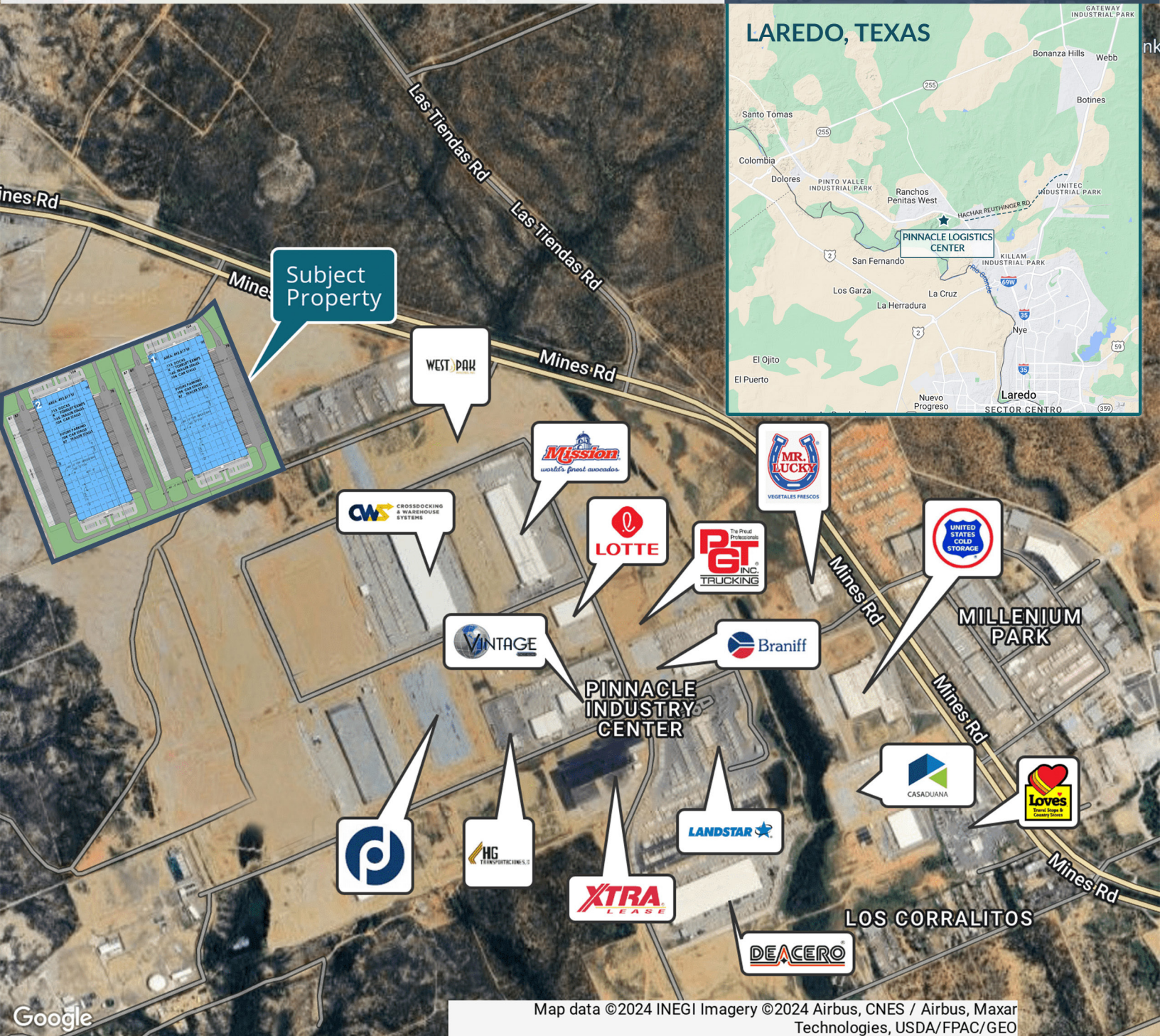
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## Information About Brokerage Services

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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| Sales Agent/Associate's Name  | License No.    | Email                      | Phone                |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2001

LABS 1-0 Date

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