

1820 AGUILA AZTECA

FOR LEASE | 36,248 SF | AVAILABLE IMMEDIATELY

1820 AGUILA AZTECA, LAREDO, TX 78043



**FOR MORE PROPERTY
INFORMATION AND SITE
TOURS, PLEASE CONTACT:**

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PROPERTY DESCRIPTION

1820 Aguila Azteca is a 108,248 SF warehouse with 36,248 SF of space for lease. Located in the heart of south-central Laredo, Texas, inside Ponderosa Industrial Park. Strategically located near a skilled labor pool. This property provides central access to local distribution with direct access to Loop 20, connecting IH 35 with easy routes to State Highway 59 and State Highway 359. The property boasts 7 dock-high doors and an operational rail spur with 5 additional dock-high doors serviced by Canadian Pacific-Kansas City Southern. An expansion pad is also available for future growth, depending on parking configuration.

DEMOGRAPHICS

SOURCE PER ALPHAMAP

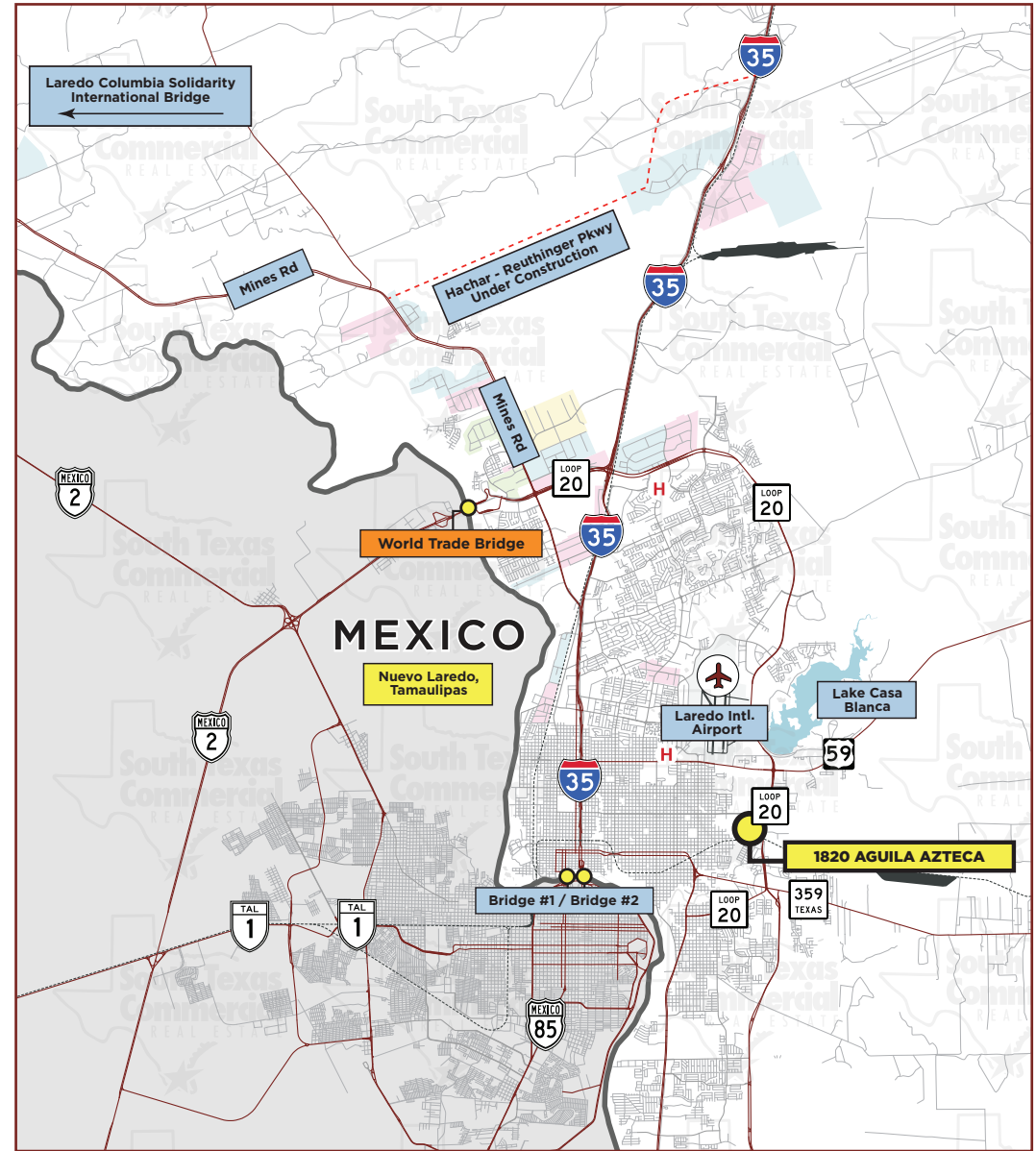
DISTANCE	1 MILE	3 MILE	5 MILE
Total Household	4,102	29,955	55,523
Total Population	13,129	97,319	181,472
Average Income	\$67,044	\$70,154	\$74,194

WITH IN A 5 MILES RAIDUS....

 35 AVERAGE AGE
  60 RESTRAUANTS
  180 SHOPS

DRIVING TIMES

LOCATION	DISTANCE (MILES)	DISTANCE (MINUTES)
Laredo Intl. Airport	2.7 miles	5 minutes
Laredo Medical Center	3.0 miles	9 minutes
IH 35	4.0 miles	9 minutes
Laredo Intl. Bridge	4.5 miles	10 minutes
World Trade Bridge	10.9 miles	18 minutes





BUILDING SPECIFICATIONS

Building Size :	± 108,248 SF
Available :	± 36,248 SF
Office Space :	± 2,500 SF
Lot Size :	±17.80 AC
Clear Height :	24'
Dock Doors :	7 Dock High Doors and 5 Doors for rail access
Grade Level Doors :	2 Grande Level Doors

Trailer Parking :	± 237 Trailer Parking
Year Built/Renovated :	1999/2025
Sprinklered :	Yes
Opportunity Zone :	Yes
Property Subtype:	Manufacturing
Industrial Park :	Ponderosa Industrial Park

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FOR LEASE





SITE

Rio Grande

83

359
TEXAS

LOOP
20

Kansas Railroad

Clark Blvd

TARGET

Walmart

Chick-fil-A

CHASE

PNC

CHURCH'S

Wendy's

FIREHOUSE
SUBS

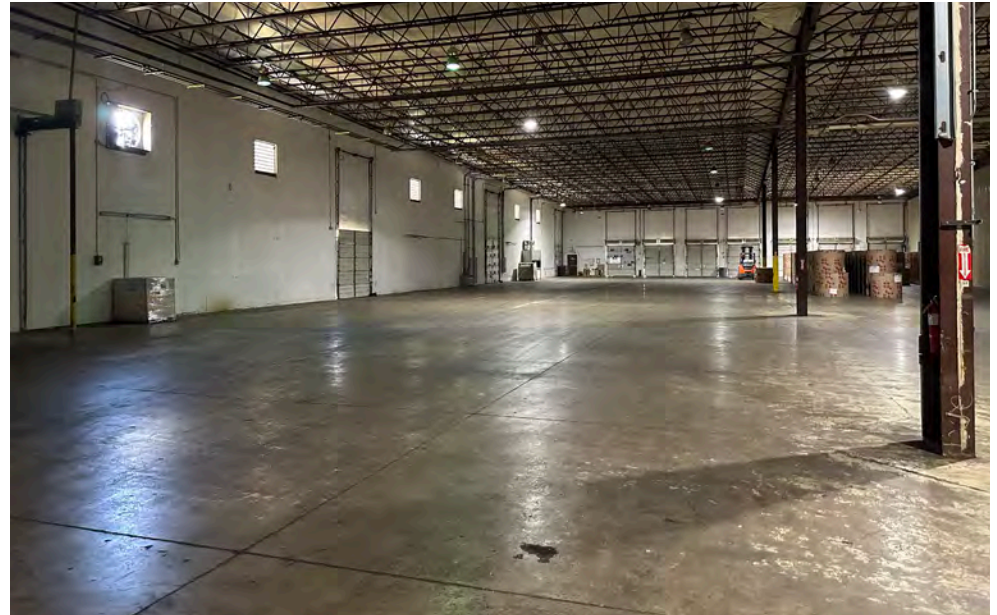
NEARBY TENANT AMENITIES:

- Starbucks
- CVS
- Subways

And more

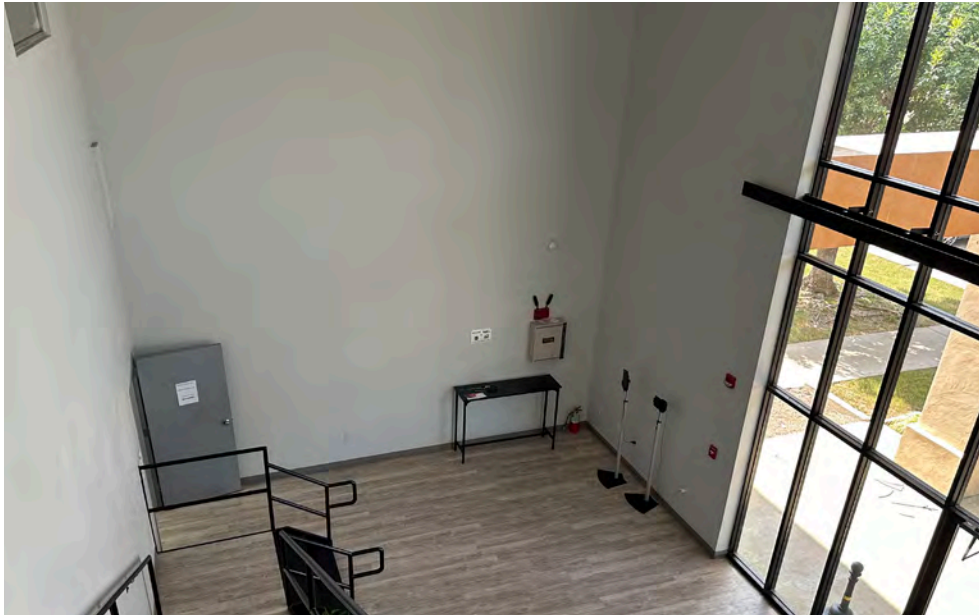
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FOR LEASE



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____