



AVAILABLE FOR LEASE | PHASE 1 BUILDING #1 - 199,680 SF (P.O.L.)



» BUILDING FEATURES:

- **Main Office:** 2,878 SF
- **Warehouse Office/Restrooms:** 288 SF
- **Clear Height:** 32'
- **Sprinkler System:** ESFR
- **Loading:** 68 Dock High Door Positions
 - 32 Pit-type Levelers w/35,000 lb. capacity
 - 32 EOD Levelers w/35,000 lb. capacity
 - 2 Ground Level Doors
- **Warehouse Lighting:** LED @ 25 f.c. average
- **Truck Court:** 190'-245' Clear & Fully Secured
- **Trailer Parking:** 140 Spaces
- **Auto Parking:** 90 Spaces

1302 Carriers Drive, Unit A, Laredo, TX



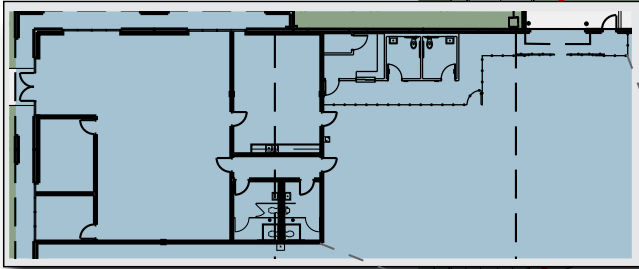
» PORT GRANDE FEATURES:

- Up to 2 Million SF+ Buildings
- Expansion Capabilities
- Immediate access to Union Pacific Intermodal
- 10 miles to Commercial Border Crossings
- Fully Gated and Secured Building
- Lot Sales Available
- 1 Acre - 500 Acres Available

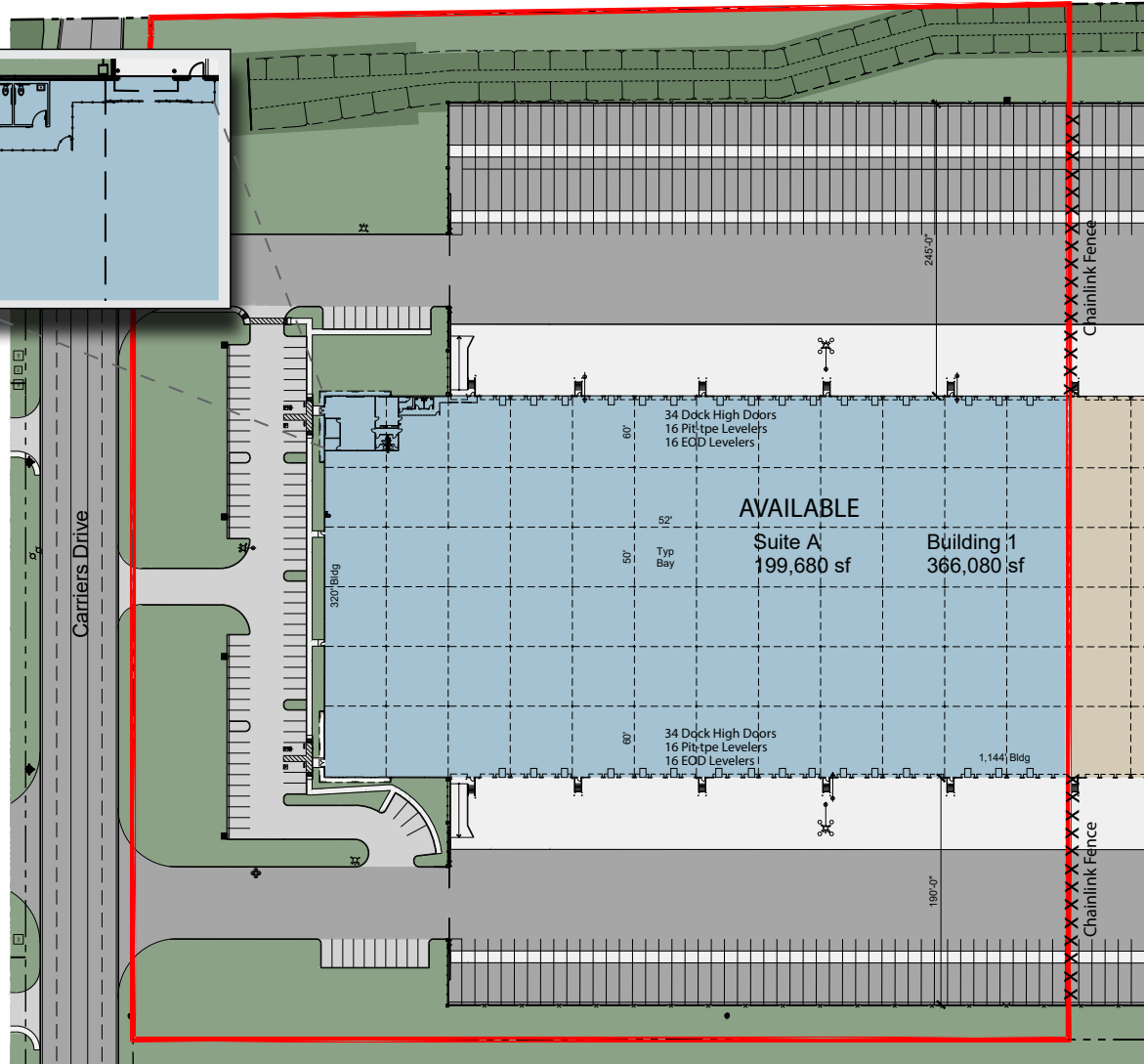




OFFICE PLAN



SITE PLAN



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FOR ADDITIONAL INFORMATION:

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