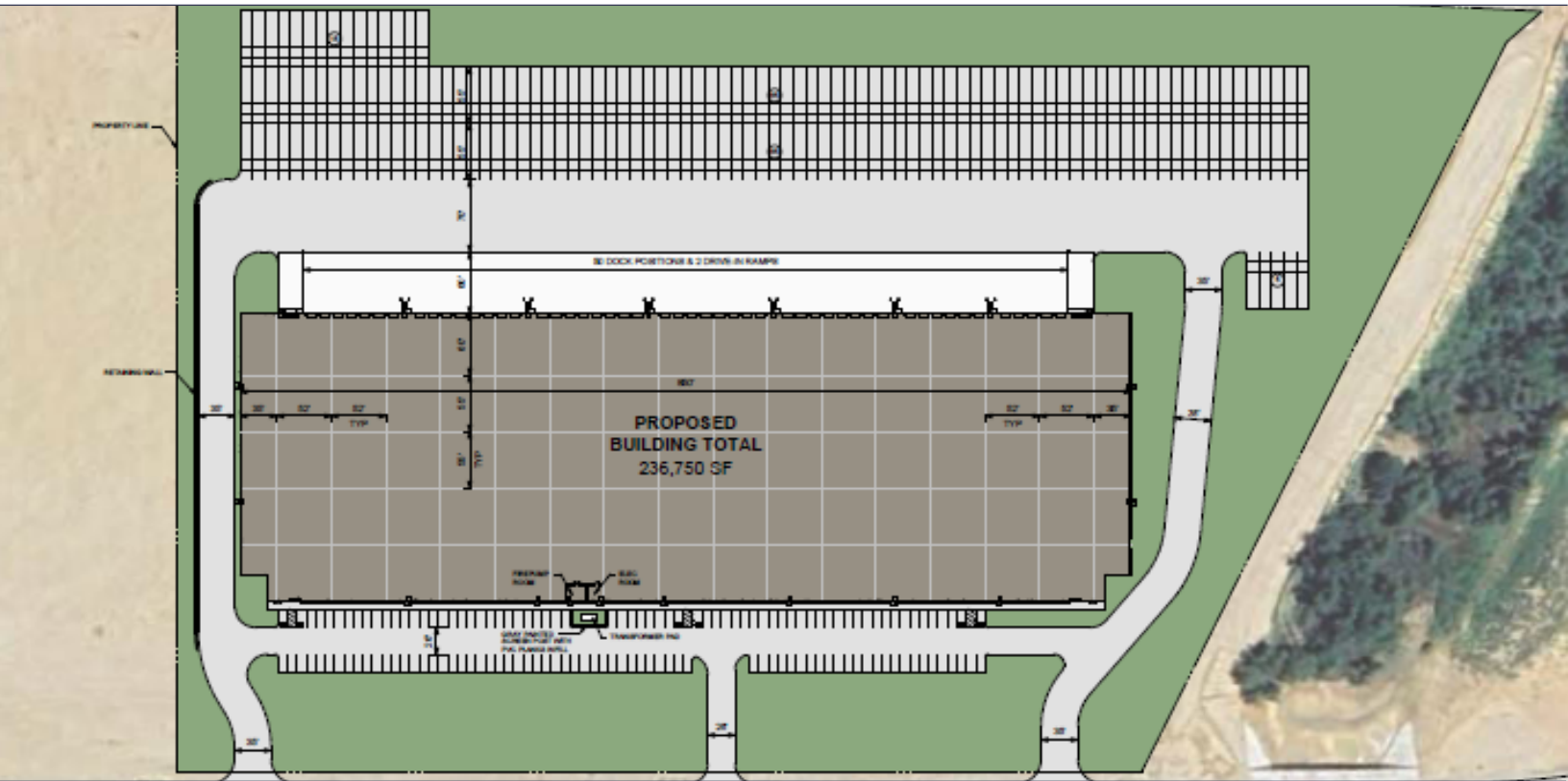


# REALTERM



Direct Access to Mines Rd

Rear Load Industrial Facility

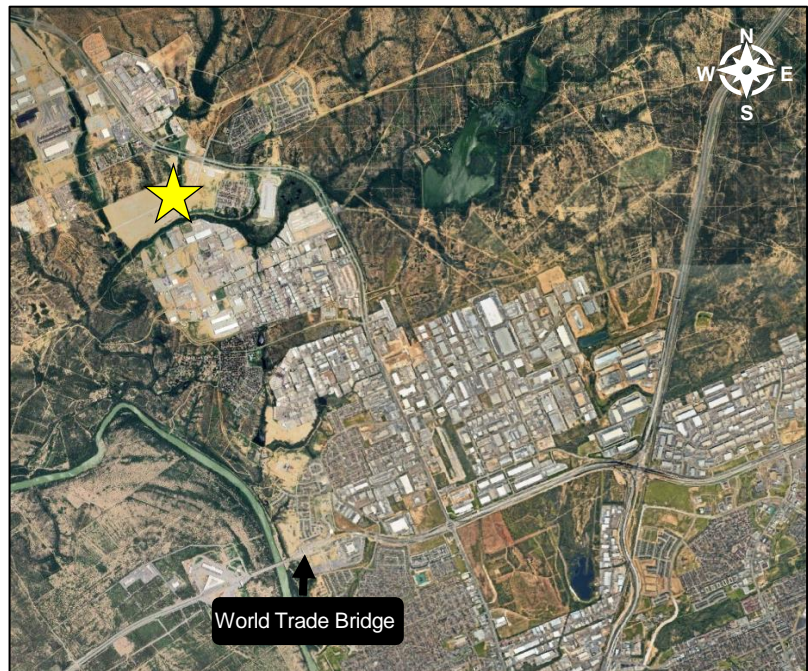
Available Q3 2025



## Laredo, TX Ground-Up Development Project

### PROPERTY SUMMARY

Building SF	+/- 236,750
Acres	+/- 19.76
Dock Doors	50 (2 drive-in)
Access	<ul style="list-style-type: none"><li>14 minutes (5.2 miles) from World Trade Bridge</li><li>17 minutes (14.4 miles) from Colombia Bridge</li><li>10 minutes (6.5 miles) from I-35 / Route 83</li></ul>
Highlights	<ul style="list-style-type: none"><li>Potential Build-to Suit Opportunity</li><li>190 Trailer Stalls and 135' Truck Court</li><li>Two Points Ingress / Egress</li><li>CTPAT Compatible Design</li></ul>



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