



AVAILABLE FOR LEASE | PHASE 1 BUILDING #5 - 74,482 SQUARE FEET



1313 Carriers Drive, Laredo, TX

» BUILDING FEATURES:

- **Main Office:** 2,877 SF
- **Clear Height:** 28'
- **Sprinkler System:** ESFR
- **Loading:**
15 Dock High Door Positions
- Nine (9) Pit-Type Levelers w/35,000 lb Capacity
1 Ground Level Door
- **Warehouse Lighting:**
LED Light Fixtures w/motion sensors @ 20 foot candle
- **Truck Court:** 185' Clear & Fully Secured
- **Trailer Parking:** 30 Spaces
- **Auto Parking:** 36 Spaces (expandable)



» 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

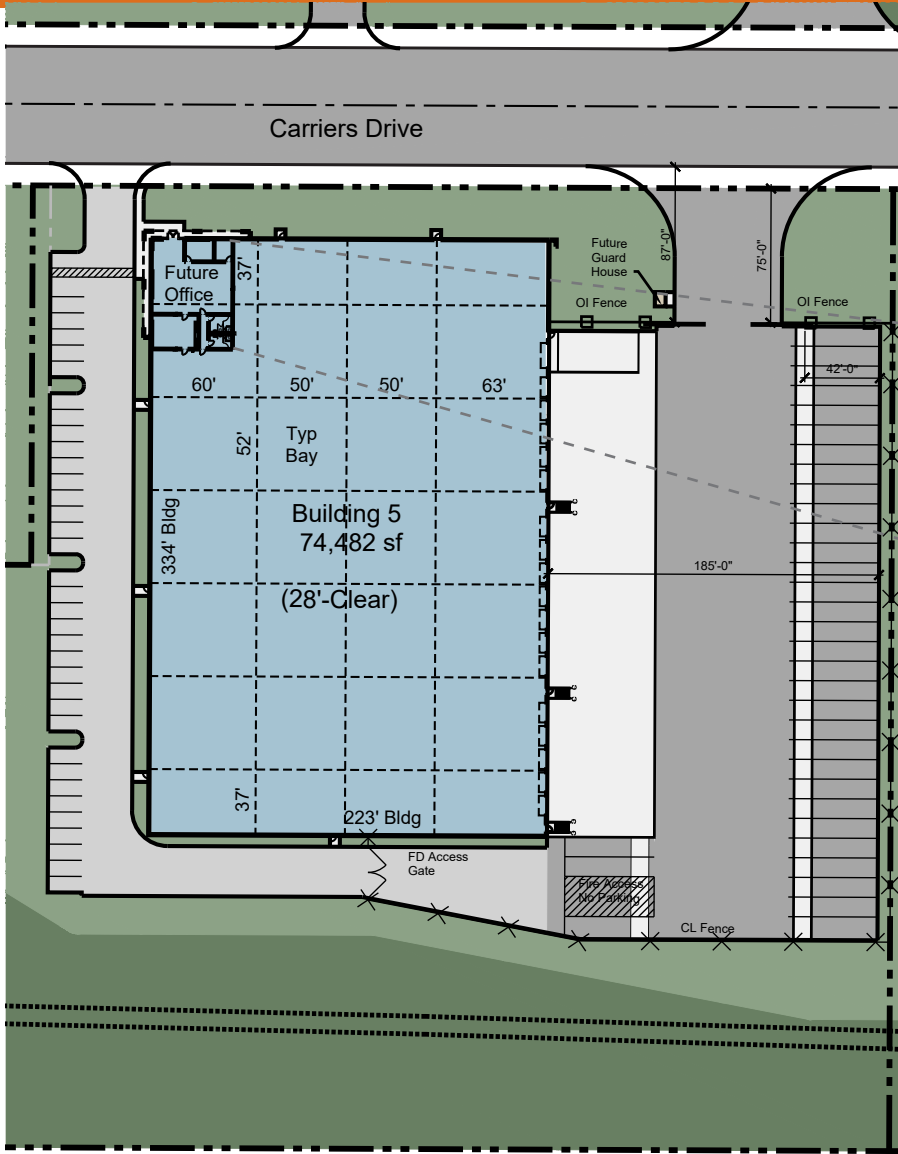




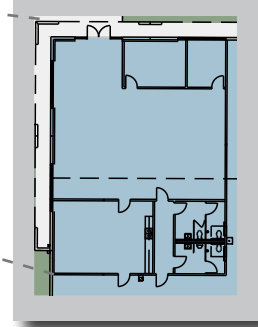
PORTGRANDE

Developed by  MAJESTIC REALTY CO.

2,000 Acre Master Planned Logistics Port | Laredo, Texas



Office Layout



Warehouse Interior

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