

FOR LEASE | 86,310 SF CLASS A INDUSTRIAL

OWNED AND MANAGED BY:

FRONTIER
REAL ESTATE PARTNERS

172 E INTERAMERICA BLVD, LAREDO, TX

NEWLY DELIVERED



INTERAMERICA BLVD

AVAILABLE FOR
IMMEDIATE OCCUPANCY

NAI Swisher & Martin Realty

FOR LEASING: JOEY FERGUSON
(JOEYFERGUSON@OUTLOOK.COM / 956.324.5639)

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28 OH DOORS | 2 RAMPS | 100% EDGE-OF-DOCK LEVELERS

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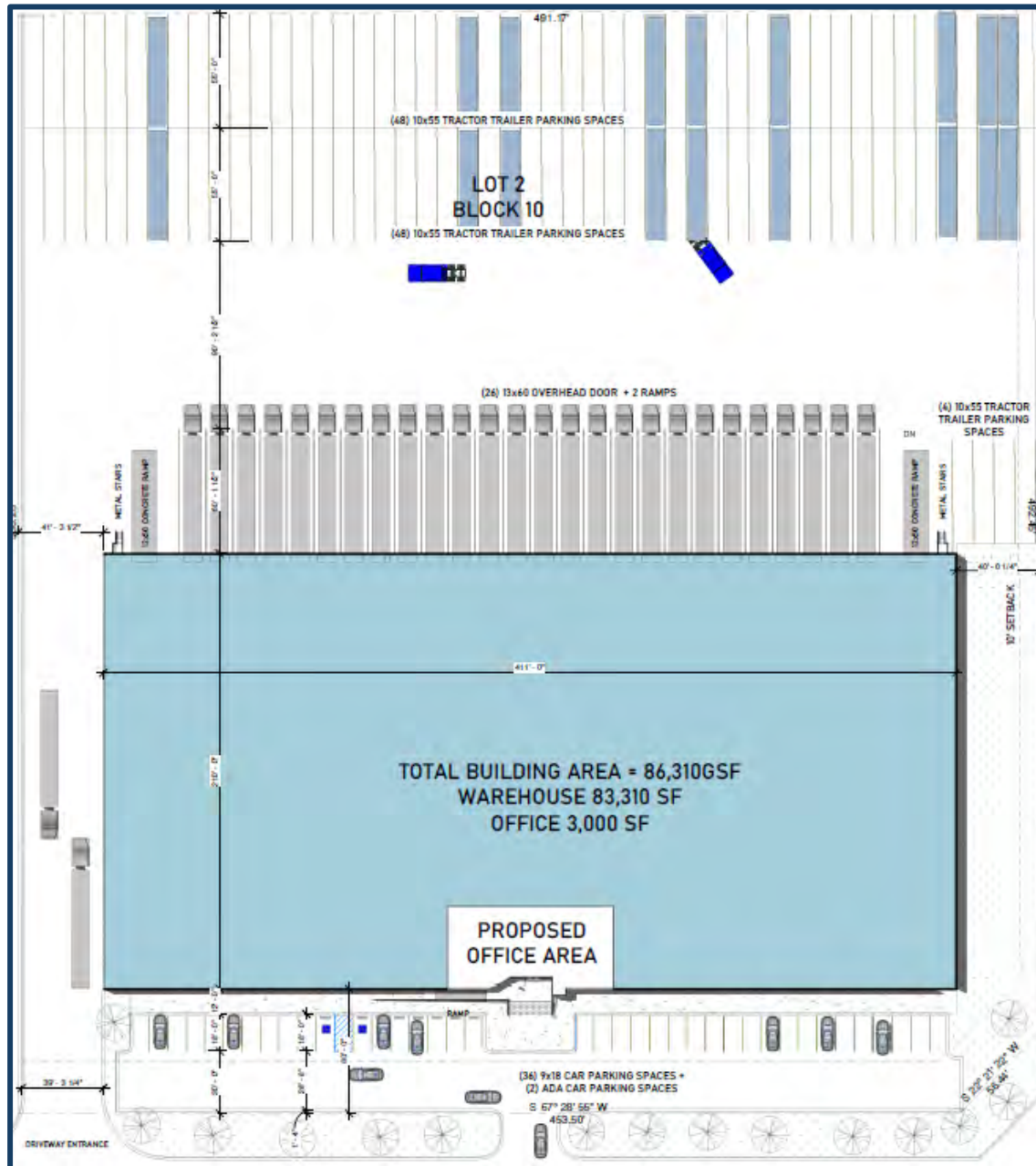
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SITE PLAN & SPECS



BUILDING SPECS*:

- AVAILABLE NOW!
- 86,310 SF
- CONCRETE TILT WALL
- BUILT 2025
- STANDING SEAM METAL ROOF
- 24' – 28' CLEAR HEIGHT
- 3,351 SF OFFICE
- 28 OH DOORS
- 2 RAMPS
- 101 TRAILER STALLS
- 38 AUTO PARKING SPACES
- AMPLE EXTERIOR LIGHTING
- 400-AMPS, 480V, 3-PHASE
- LED INTERIOR LIGHTING
- ESFR SPRINKLER SYSTEM
- M-1 ZONING
- 26 EOD LEVELERS

*The information contained herein has been obtained from sources believed to be reliable but is not guaranteed. All information should be verified prior to lease.

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260' TRUCK COURT
(FENCED-AND-SECURED)

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28 OH DOORS | 2 DRIVE-IN | WAREHOUSE RESTROOM + OFFICE

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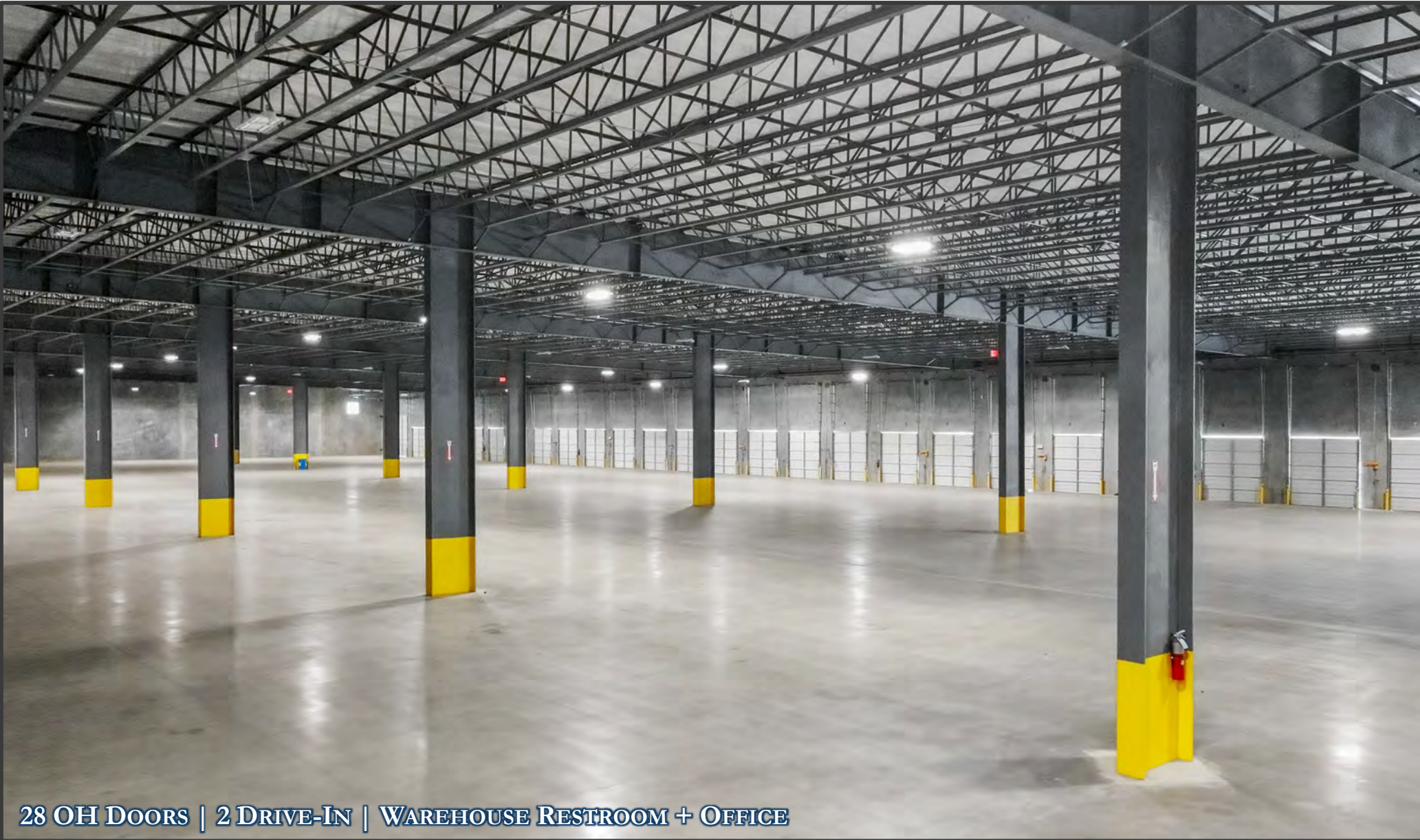
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3,351 SF OFFICE

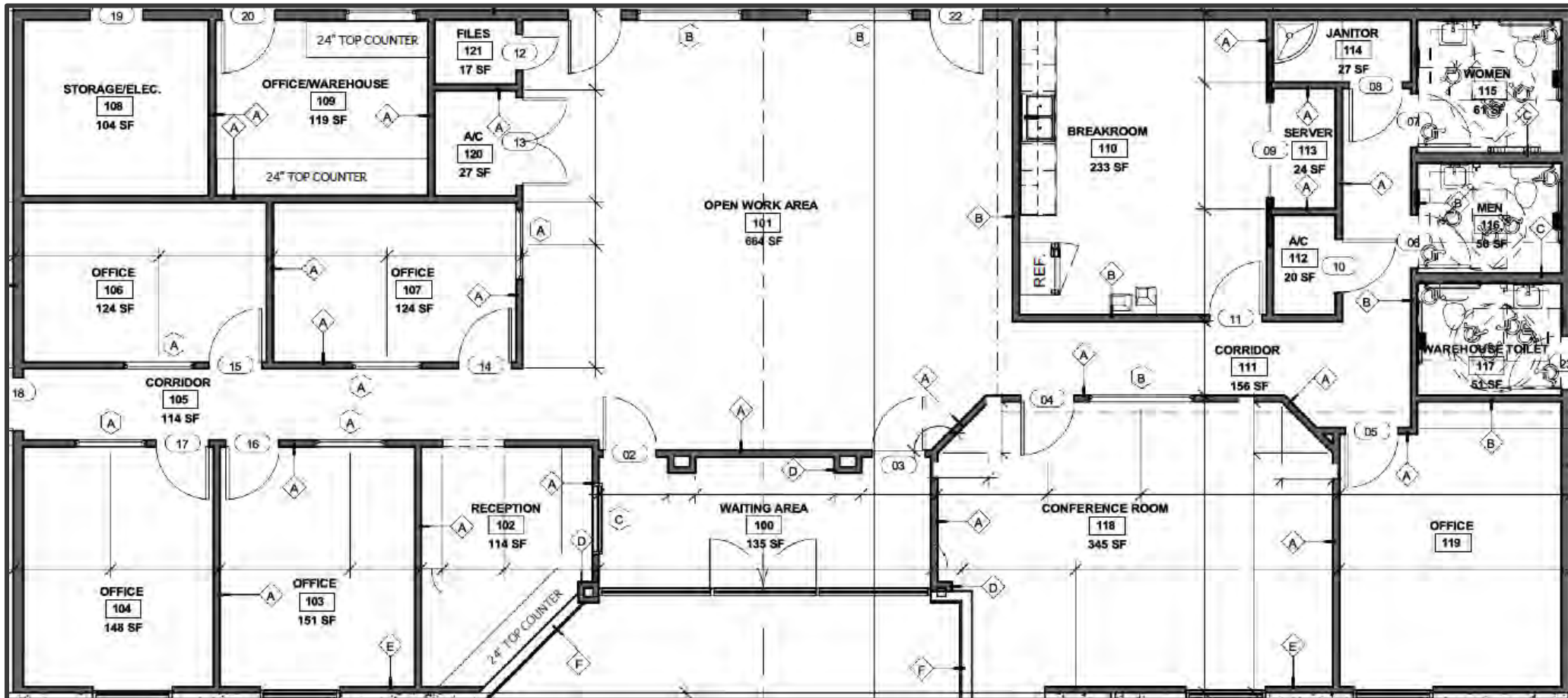
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OFFICE SITE PLAN



- 3,351 SF OFFICE
- STORAGE CLOSET
- 6 PRIVATE OFFICES
- RECEPTION / WAITING AREA
- 3 RESTROOMS
- CONFERENCE ROOM
- OPEN WORK AREA
- BREAKROOM
- IT CLOSET

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