



PORTGRANDE

Developed by MAJESTIC REALTY CO.

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

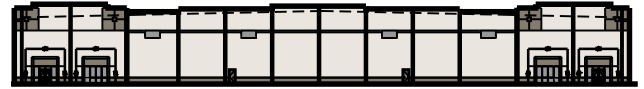
AVAILABLE FOR LEASE | PHASE 1 BUILDING #1 - 199,680 SF (P.O.L.)



» BUILDING FEATURES:

- **Office:** Approximately 2,878 SF
- **Clear Height:** 32'
- **Sprinkler System:** ESFR
- **Loading:** 68 Dock High Door Positions
 - 32 Pit-type 35,000 lb. capacity levelers
 - 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



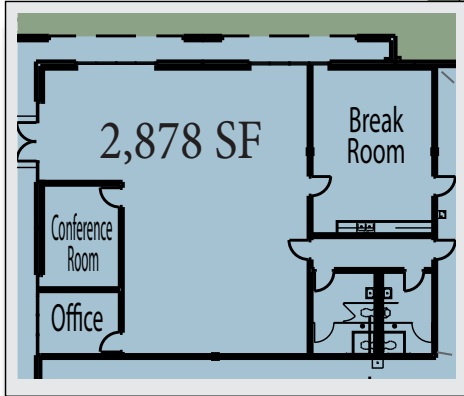
» PORT GRANDE FEATURES:

- 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

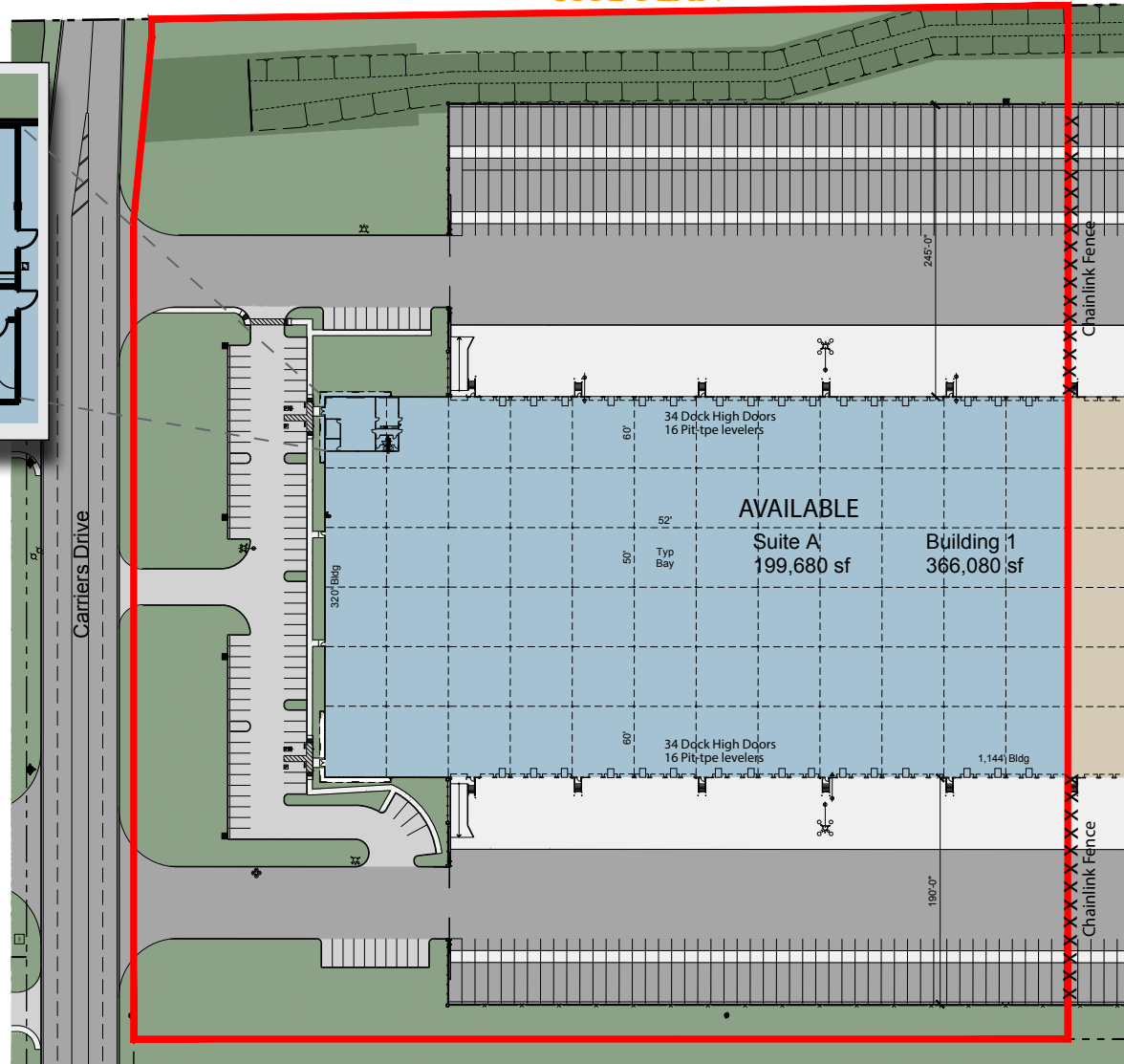




OFFICE PLAN



SITE PLAN



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FOR ADDITIONAL INFORMATION:

Kyle Valley - 562.948.4339
kylevalley@majesticrealty.com

Carlo Molano - 956.717.9090
carlom@forumcre.com

Thomas B. Simmons - 562.948.4347
tsimmons@majesticrealty.com

1410 Medical Loop • Suite 1B • Laredo, Texas 78045-9998
Tel: 956.717.9090 • www.forumcre.com



**MAJESTIC
REALTY CO.**

13191 Crossroads Parkway North • Sixth Floor • City of Industry, CA 91746-3497
Tel: 562.692.9581 • **Fax:** 562.695.2329 • www.MajesticRealty.com