

REUTHINGER INDUSTRIAL I

FOR LEASE | 111,840 SF | DELIVERY FEBRUARY 2025

1138 REUTHINGER PARKWAY, LAREDO, TX 78045



**FOR MORE PROPERTY
INFORMATION AND SITE
TOURS, PLEASE CONTACT:**

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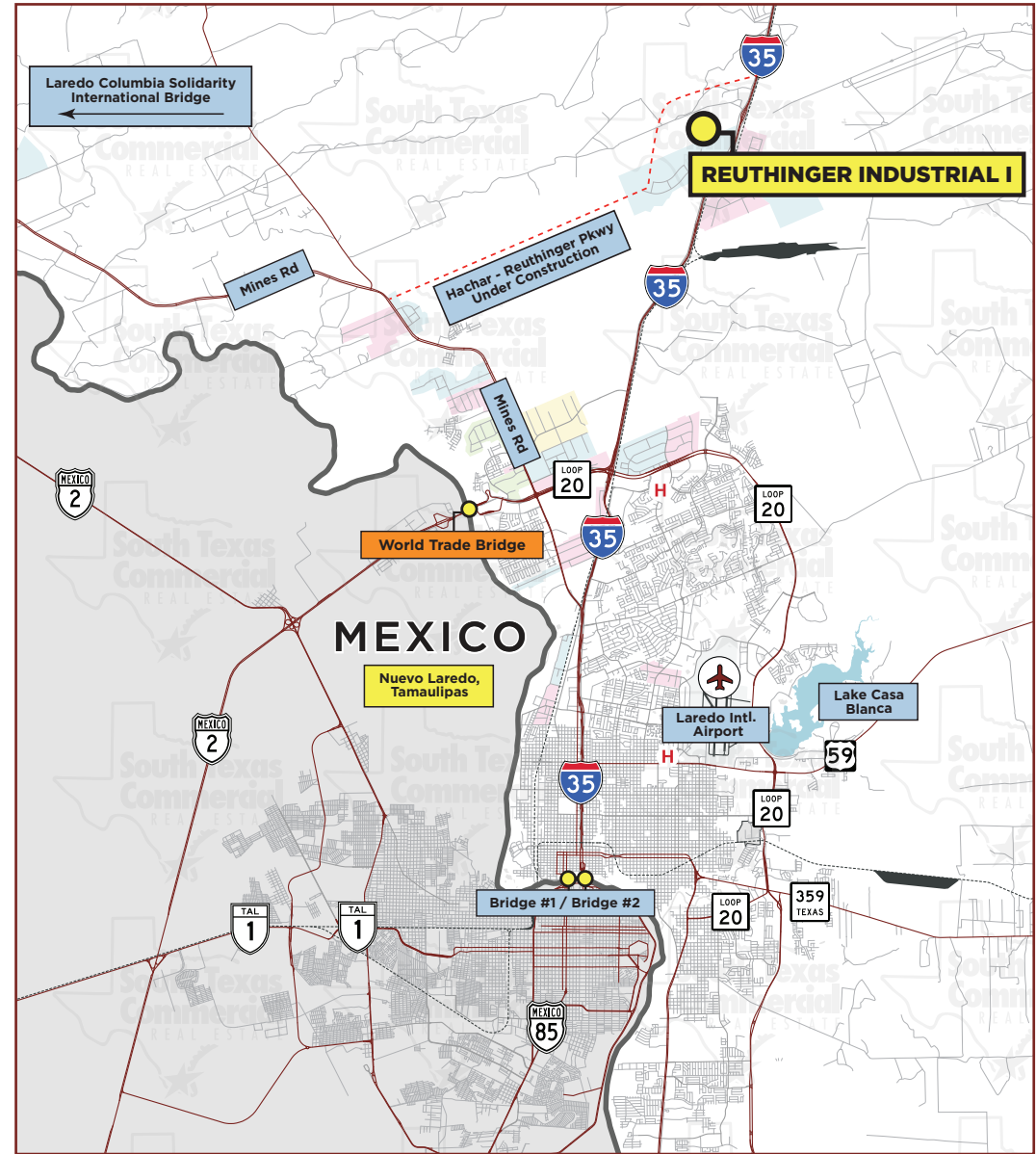
NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION

Discover premier warehouse space in the prestigious North Laredo Industrial Park, one of Laredo's newest industrial developments. Located at 1138 Reuthinger Parkway, this Class A warehouse offers 111,840 square feet of warehousing and office space, designed to meet the highest standards of efficiency and security. Key features include a 30' clear height to maximize vertical storage capacity, 39 dock doors to ensure seamless loading and unloading operations, and 1 ramp for grade level access. Situated in North Laredo, TX, this prime location offers seamless access to Interstate 35. Additionally, it is a short 12-minute drive to the World Trade Bridge, ensuring strategic positioning for efficient logistics and global trade operations.

PROPERTY FEATURES

- ±111,840 SF Available
- Class A Industrial Building
- ±3,500 SF Office Space
- 39 Dock Doors on Site
- 50 Trailer Stalls on Site
- 30' Clear Height
- 1 Forklift Ramp

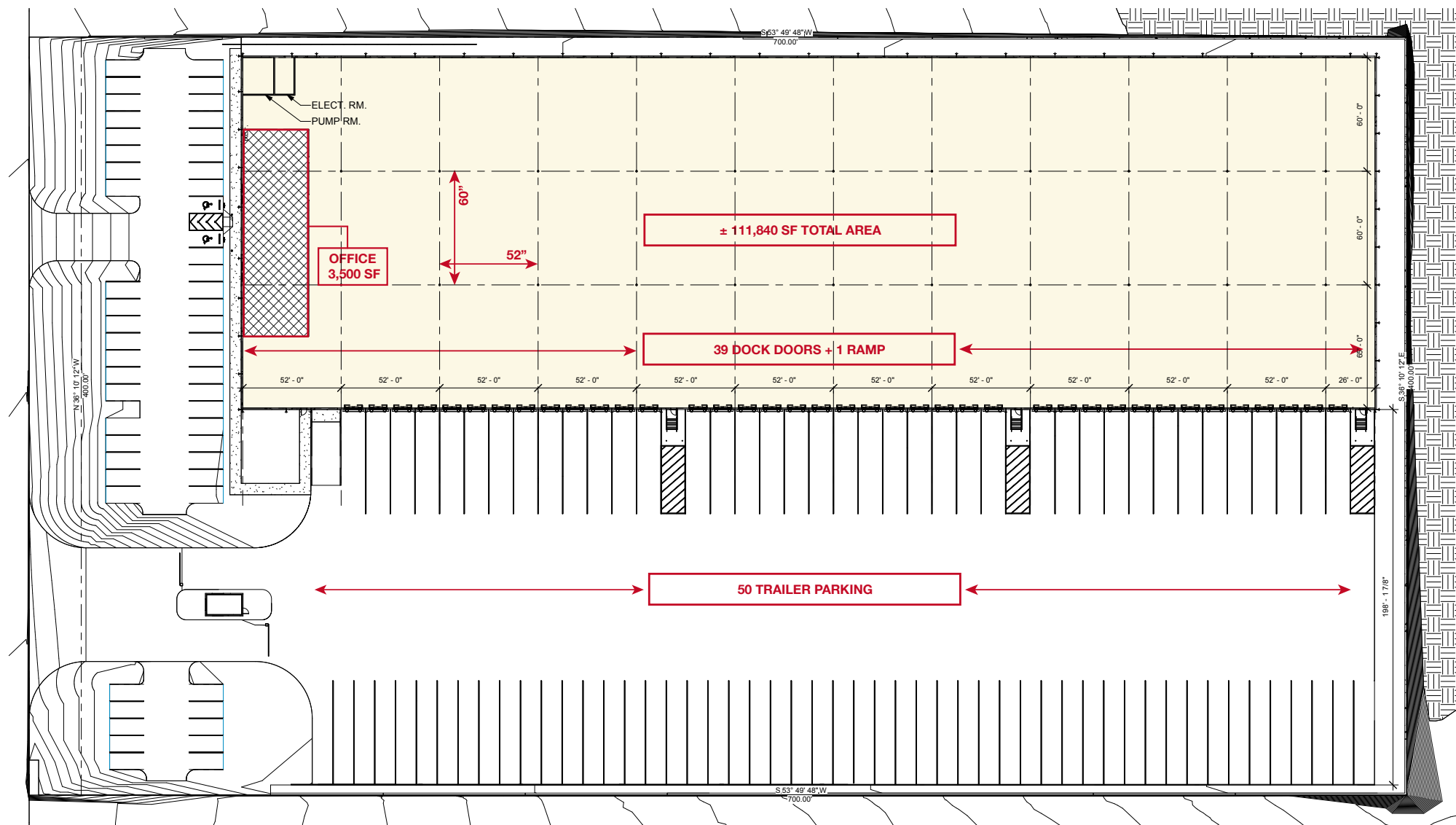


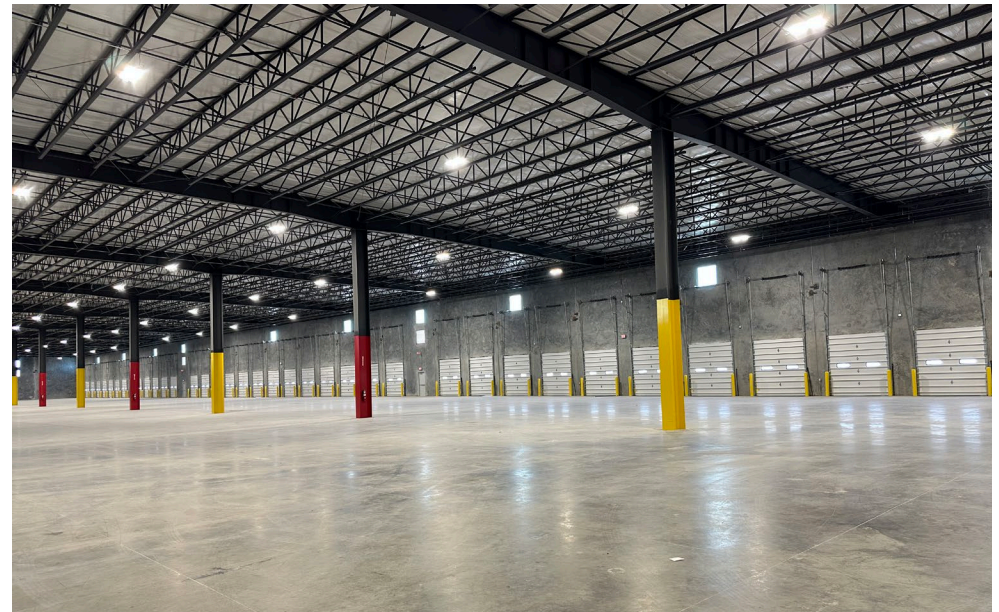
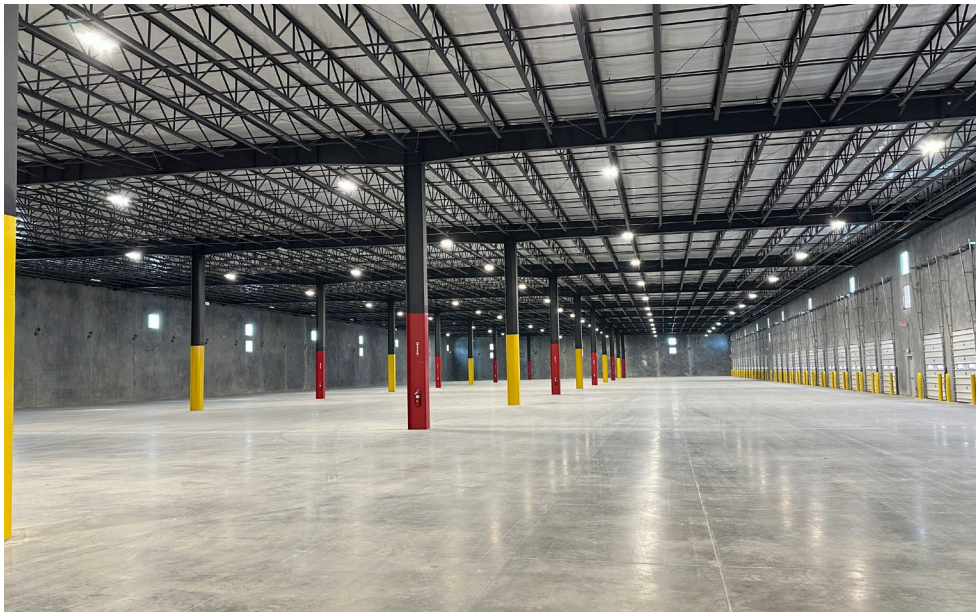


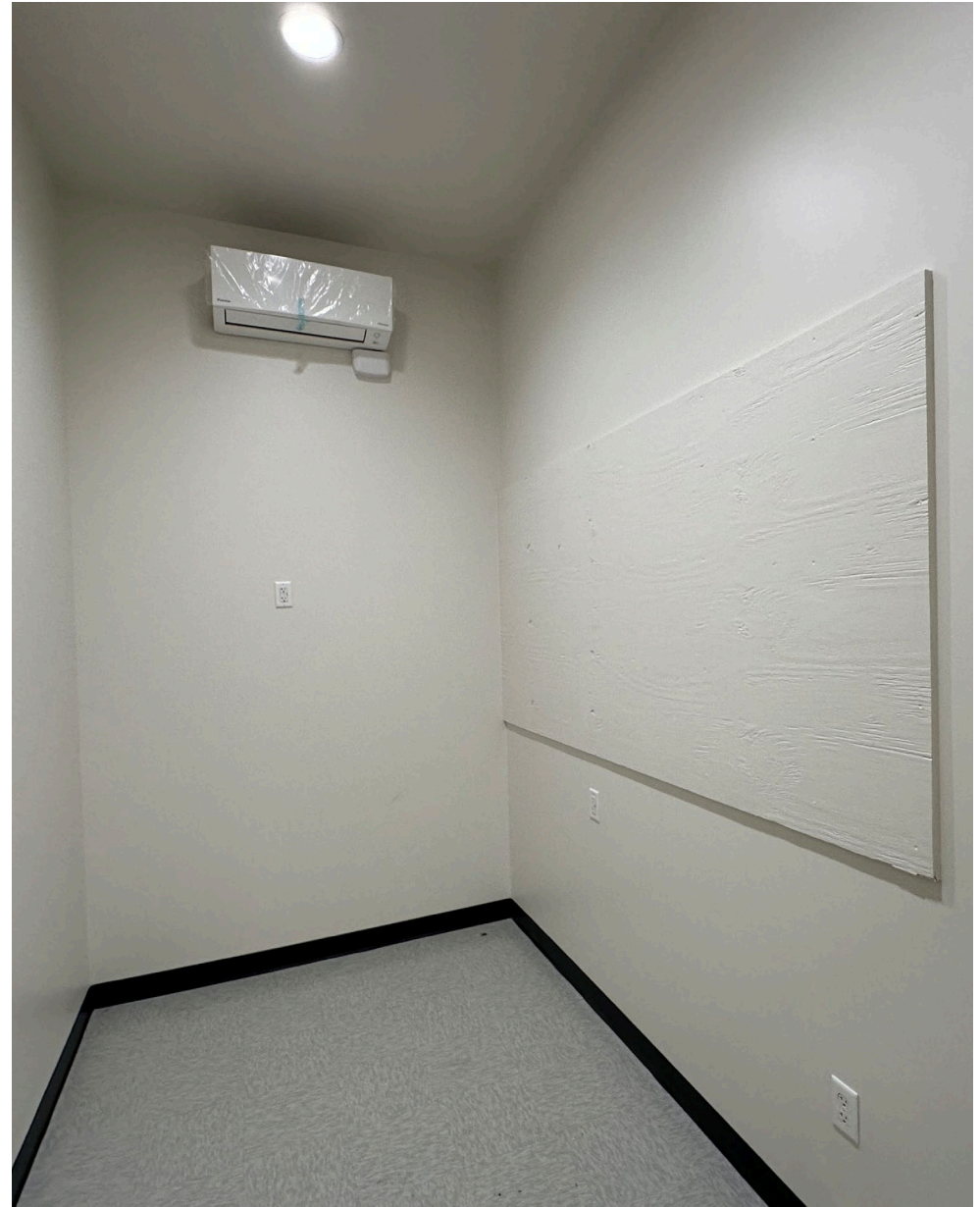
BUILDING SPECIFICATIONS

Building Size :	± 111,840 SF
Available :	± 111,840 SF
Office Space :	± 4,082 SF
Lot Size :	±6.43 AC
Clear Height :	30'
Dock Doors :	39
Forklift Ramps :	1

Trailer Parking :	50 Trailer Parking
Car Parking :	58 Spaces
Sprinkler :	Wet System
Roof :	Standing Seam Metal
Electric :	400A; each space will be individually metered
Lighting :	LED High Efficient Lighting
Slab:	6", Reinforced









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