

901 NICOLAS D HACHAR RD | LAREDO, TX 78045



WAREHOUSE SPACE AVAILABLE FOR SUB-LEASE



FOR MORE PROPERTY INFORMATION AND SITE TOURS, PLEASE CONTACT:

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PROPERTY FEATURES



Year Built:	2023
Lot Size:	5.27 AC
Building Size (SF):	83,885 SF
Available Size (SF):	83,885 SF
Clear Height:	30'
Office Space:	4,410 SF
Sprinkler System:	ESFR
Dock Doors:	21 OHD
Ramps:	2
Trailer Parking	72
Car Parking:	78
Zoning:	M-1 (Industrial District)



- Installation of 4-tier racks for approximately 1,000 pallets
- End sections installed (full installation negotiable upon complete lease)
- Fire alarm system in place
- No additional construction required for sprinkler reserve
- Office and break area structure
- Two-story office layout
- Separate break room for workers on the first floor
- Spacious yard area
- Yard space is large compared to the center area
- Enhanced summer working conditions
- Big Ass Fan installed for improved worker comfort and easier staffing during hot seasons
- Network and WMS system ready
- Both closed and open network options available
- Access points (AP) installed
- Open-type WMS system allows immediate use of PDA and line operations
- Bonded warehouse
- No additional construction required for bonded setup
- CCTV installation completed
- Full coverage of the interior and yard area



PROPERTY SUMMARY

901 Nicolas D. Hachar Rd is strategically positioned in North Laredo’s Pinnacle Industry Center, just minutes from the World Trade Bridge and major international trade corridors. This prime location offers seamless access to U.S.–Mexico cross-border commerce, making it ideal for distributors, manufacturers, and logistics operators seeking modern industrial space with proximity to key highways, customs facilities, and regional distribution hubs.

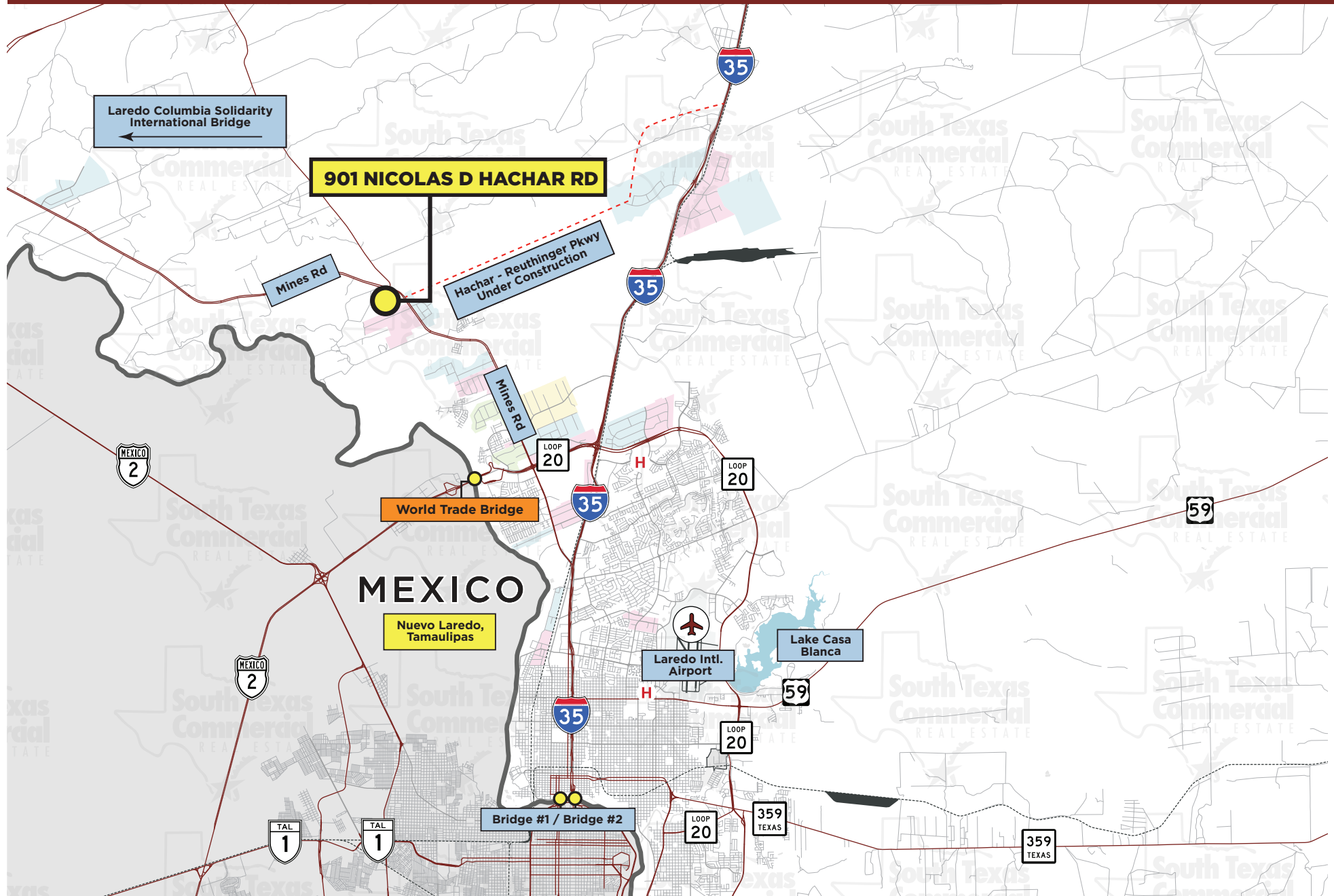
DISTANCE

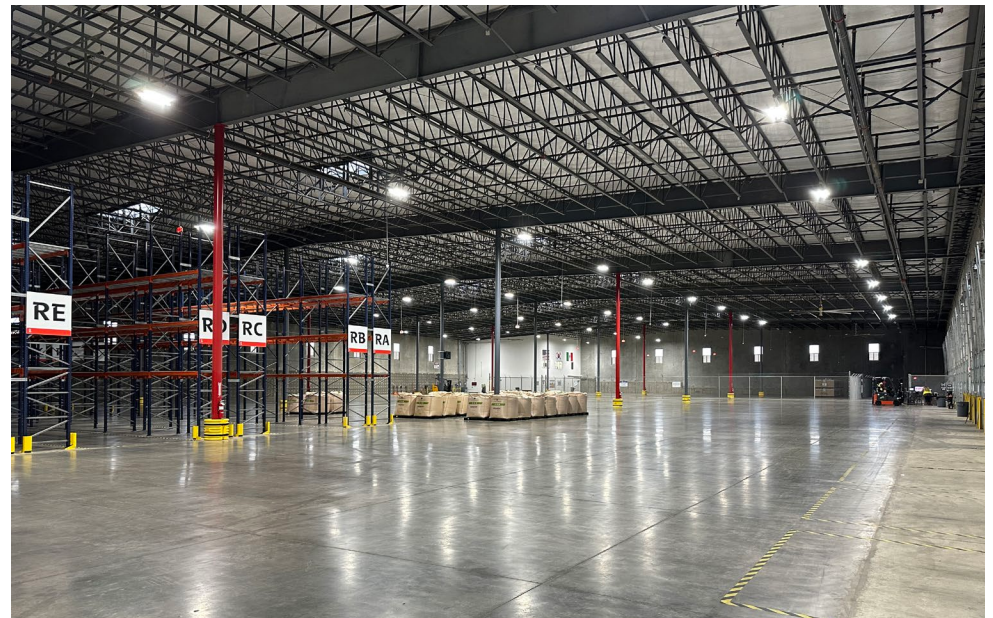
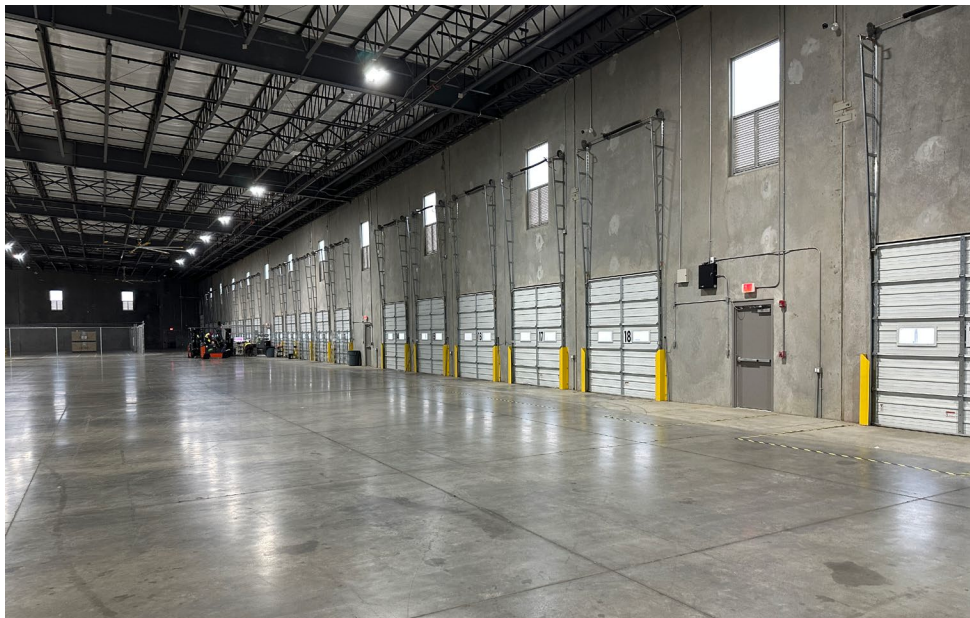
US/Mexico Border	6.5 Miles
World Trade Bridge	6.8 Miles
Columbia Bridge	13.3 Miles
Bridge #1 & 2	14.2 Miles
Laredo International Airport	14.9 Miles



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LOCATION MAP









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