

INDUSTRIAL FOR LEASE

QUIRIVA

QUIVIRA DRIVE, LAREDO, TX 78045



INDUSTRIAL FOR LEASE

KW COMMERCIAL
6910 McPherson Ste 3
Laredo, TX 78041



Each Office Independently Owned and Operated

PRESENTED BY:

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4001 QUIVIRA DRIVE



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EXECUTIVE SUMMARY

4001 QUIVIRA DRIVE



OFFERING SUMMARY

LEASE RATE:	.76 NNN
WAREHOUSE SF:	60,000
AVAILABLE SF:	60,000
OFFICE SPACE:	2,500
LEASE TERM:	5 Years
CLEAR HEIGHT:	32
DOCK DOORS:	12
POWER:	Solar Panel
TRAILER PARKING:	60

PROPERTY OVERVIEW

Coming soon for lease is this 60,000sqf warehouse in The Port of Laredo. Available in the summer of 2023, this spacious warehouse is perfect for those who need both the space for their business to operate, as well as a great location. According to the U.S. Census Bureau data analyzed by World City, The Port of Laredo is the number one inland port along the US-Mexico border with an estimated \$248.5 billion in total trade with the world in 2021, making this warehouse an opportunity not to be missed. The space is ideal for distribution centers, fulfillment facilities, cross-docks and warehouses alike. It will also have plenty of parking available and be a LEED certified warehouse with solar panels for reduced energy bills. The ideal location places you around a host of established businesses and major roads, plus it is situated just three miles away from the World Trade Bridge and to the south of Columbia Bridge.

PROPERTY PHOTOS

4001 QUIVIRA DRIVE



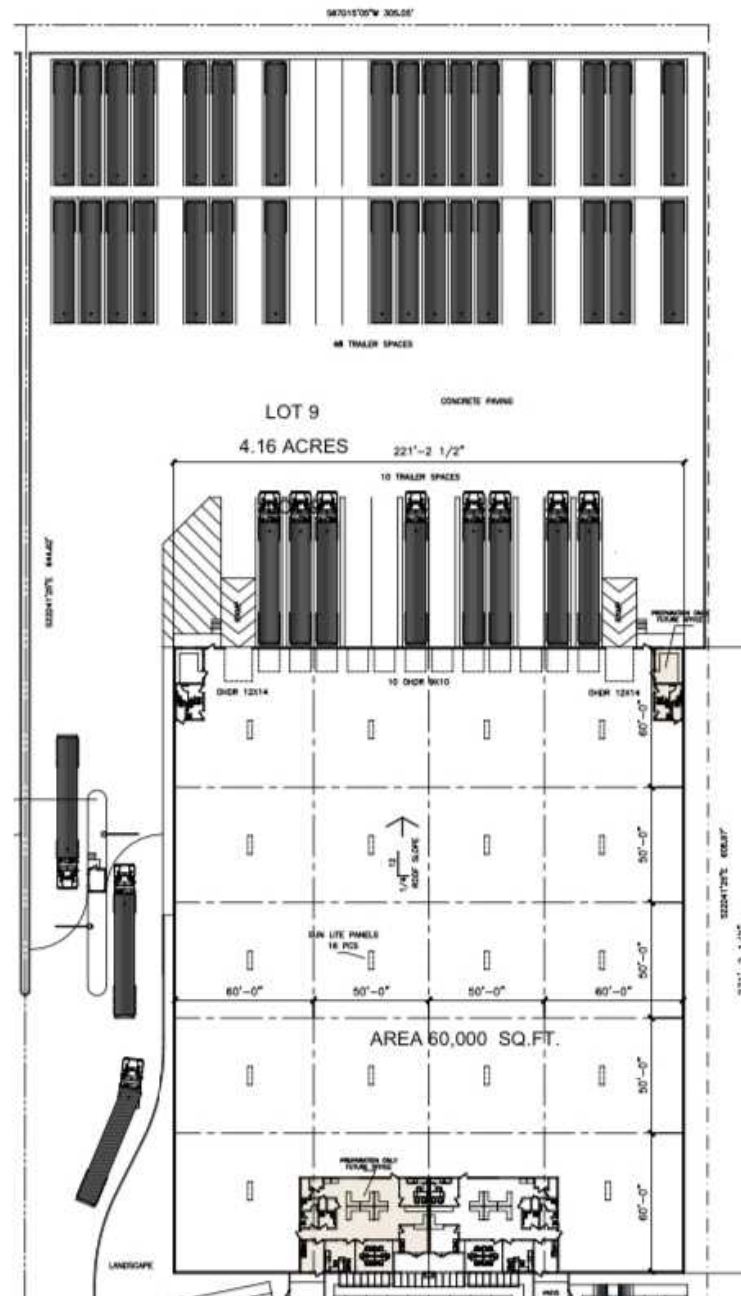
PROPERTY PHOTOS

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BUSINESS MAP

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AERIAL MAP

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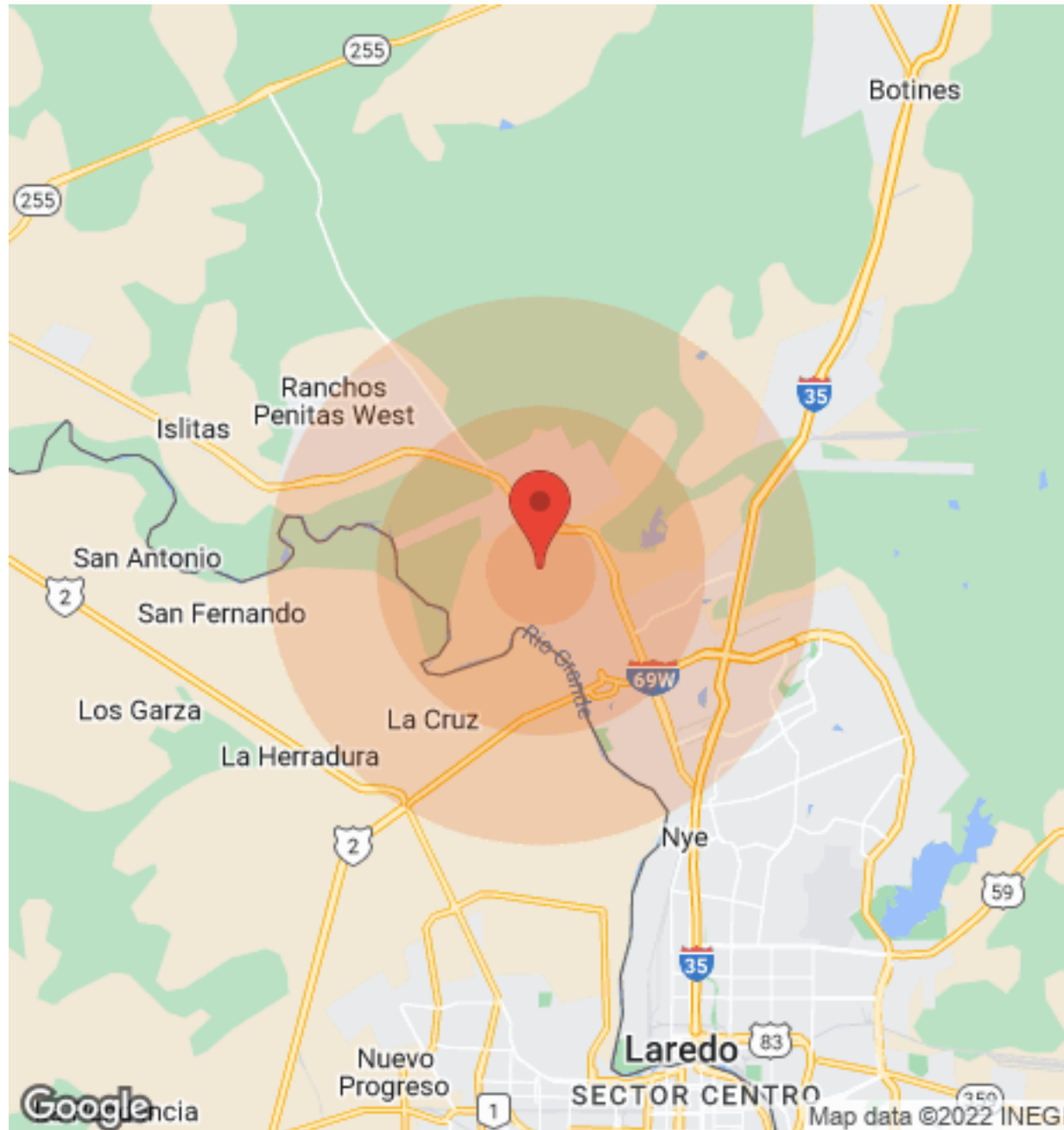


Google

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,995	16,340
Female	N/A	5,879	16,239
Total Population	N/A	11,874	32,579

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,770	9,961
Ages 15-24	N/A	2,104	5,389
Ages 55-64	N/A	886	2,621
Ages 65+	N/A	801	1,878

Race	1 Mile	3 Miles	5 Miles
White	N/A	10,522	28,984
Black	N/A	26	69
Am In/AK Nat	N/A	8	44
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	10,509	29,263
Multi-Racial	N/A	2,604	6,782

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$54,588	\$54,537
< \$15,000	N/A	232	551
\$15,000-\$24,999	N/A	191	700
\$25,000-\$34,999	N/A	434	1,125
\$35,000-\$49,999	N/A	617	1,971
\$50,000-\$74,999	N/A	678	2,078
\$75,000-\$99,999	N/A	594	1,221
\$10,000-\$149,999	N/A	251	863
\$150,000-\$199,999	N/A	54	129
> \$200,000	N/A	20	157

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,030	8,681
Occupied	N/A	2,870	8,208
Owner Occupied	N/A	2,272	6,004
Renter Occupied	N/A	598	2,204
Vacant	N/A	160	473