



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



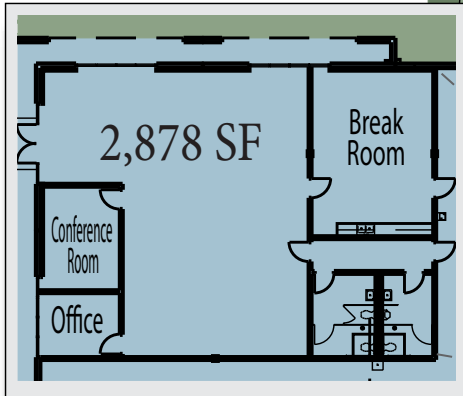


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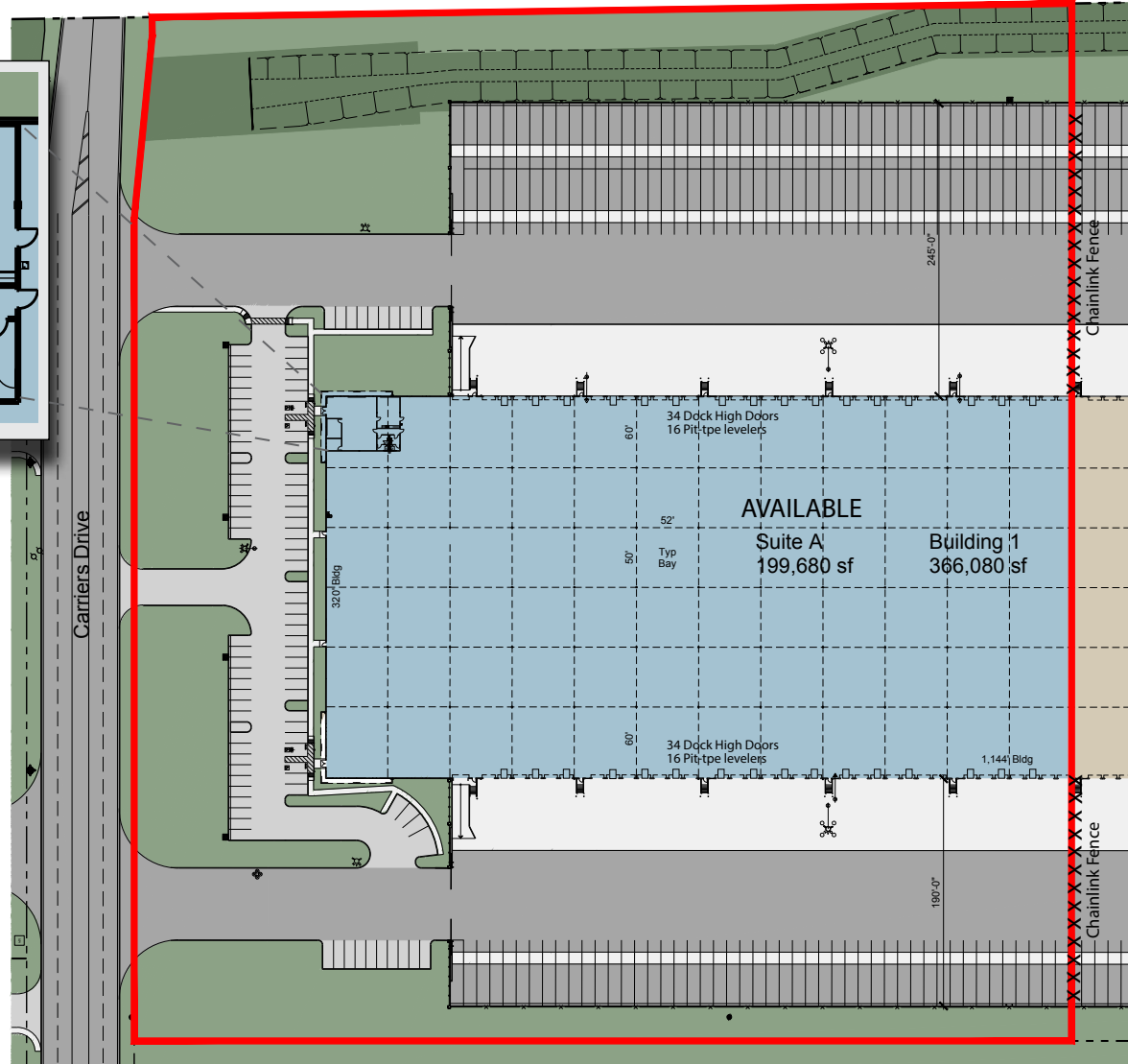
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OFFICE PLAN



SITE PLAN



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FOR ADDITIONAL INFORMATION:

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FORUM 
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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.