

# FOR LEASE | 72,868 SF INDUSTRIAL SPACE

OWNED AND MANAGED BY:

FRONTIER  
REAL ESTATE PARTNERS

11018 DELTA DRIVE, LAREDO, TX 78045

RENOVATIONS UNDERWAY!

\*NEW TPO ROOF\*

DELTA DRIVE

HALLMARK DRIVE

AVAILABLE FOR IMMEDIATE OCCUPANCY!



CARLO MOLANO, SIOR  
[CARLOM@FORUMCRE.COM](mailto:CARLOM@FORUMCRE.COM)  
956.523.9403

MIKE RODRIGUEZ, SIOR  
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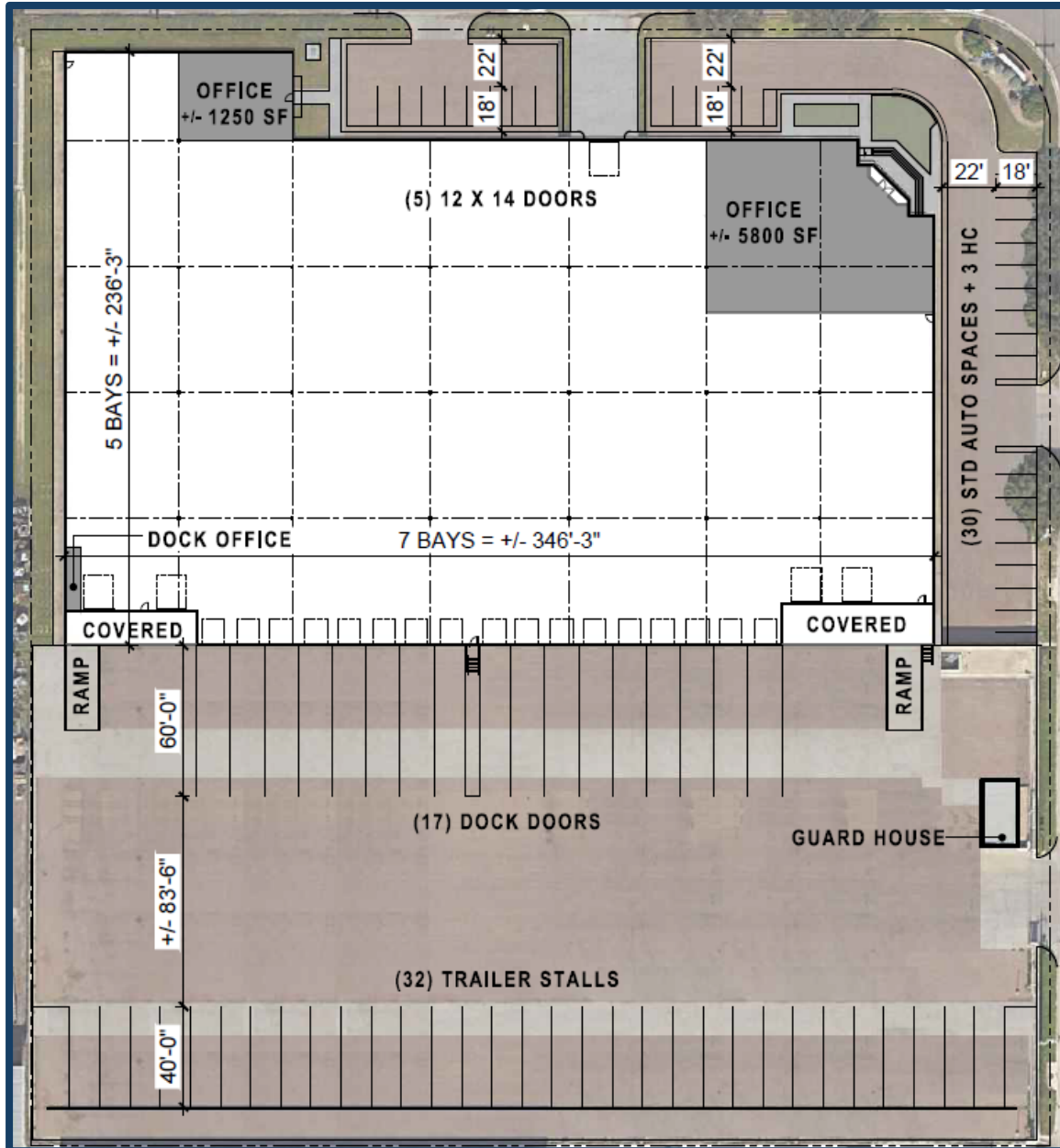
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SITE PLAN



## PROPERTY SPECIFICATIONS\*:

- AVAILABLE DECEMBER 1, 2024
- 72,868 SF (4.01 ACRES)
- CONCRETE TILT WALL
- BUILT 2001
- NEW TPO ROOF
- 24' – 27' CLEAR HEIGHT
- 7,050 SF OFFICE
- 17 OH DOORS
- 2 RAMPS
- 32 TRAILER STALLS
- 30 AUTO PARKING SPACES
- 400 SF GUARD SHACK
- 2,200-AMPS, 480V, 3-PHASE
- LED LIGHTING
- STANDARD WET FIRE SPRINKLER
- M-1 ZONING
- EOD LEVELERS

\*The information contained herein has been obtained from sources believed to be reliable but is not guaranteed. All information should be verified prior to lease.

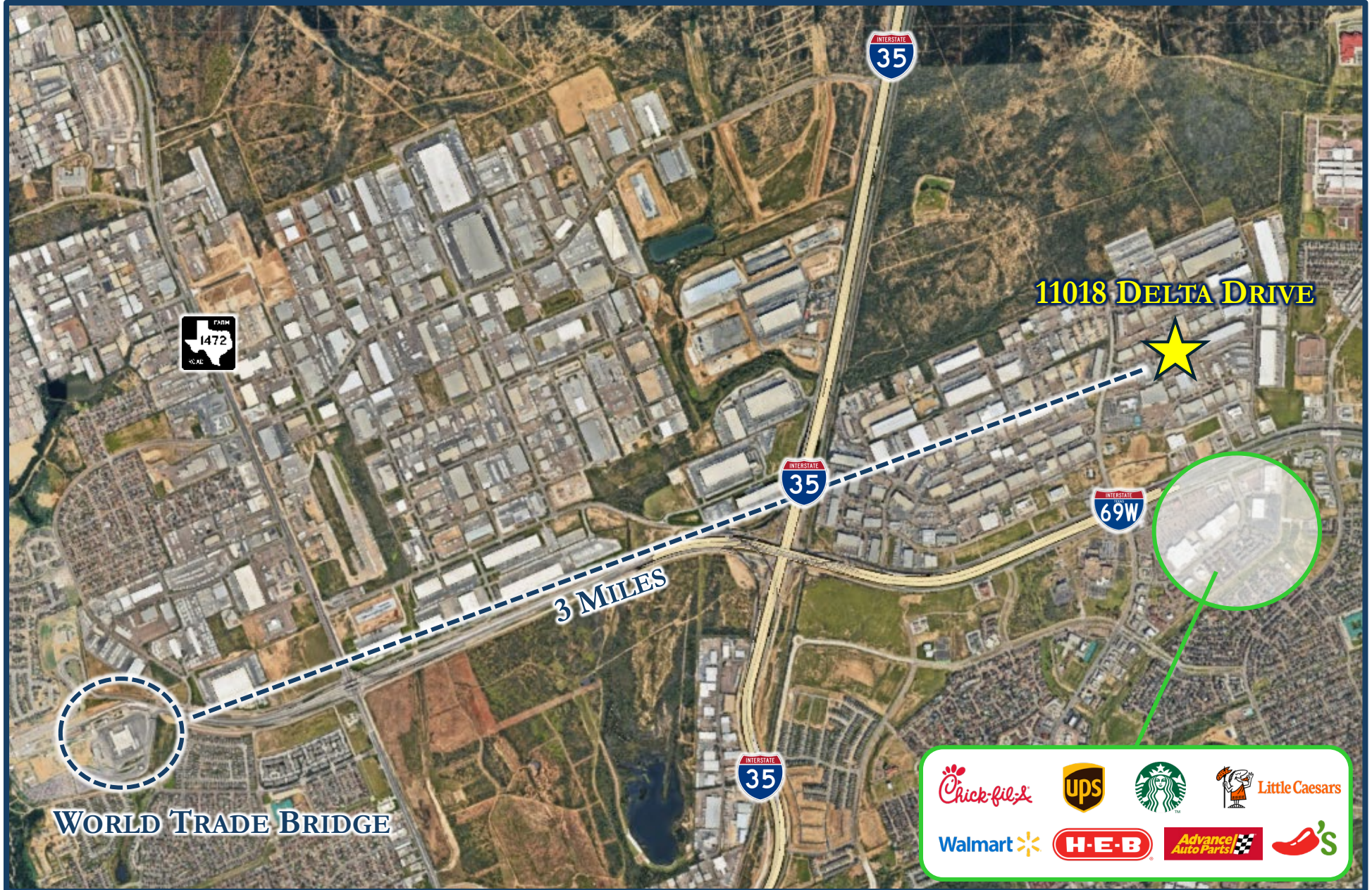
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LOCATION AERIAL



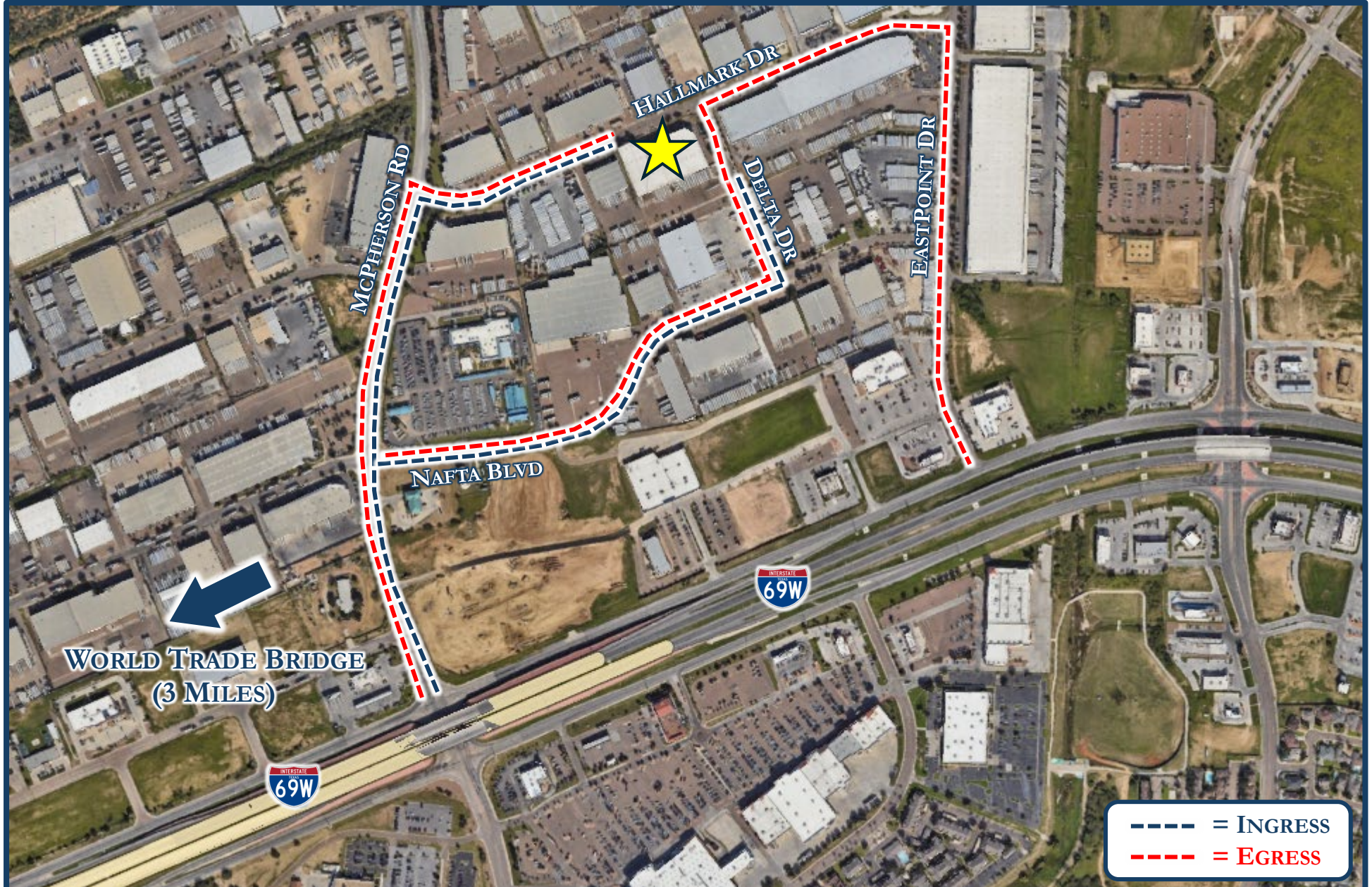
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INGRESS / EGRESS



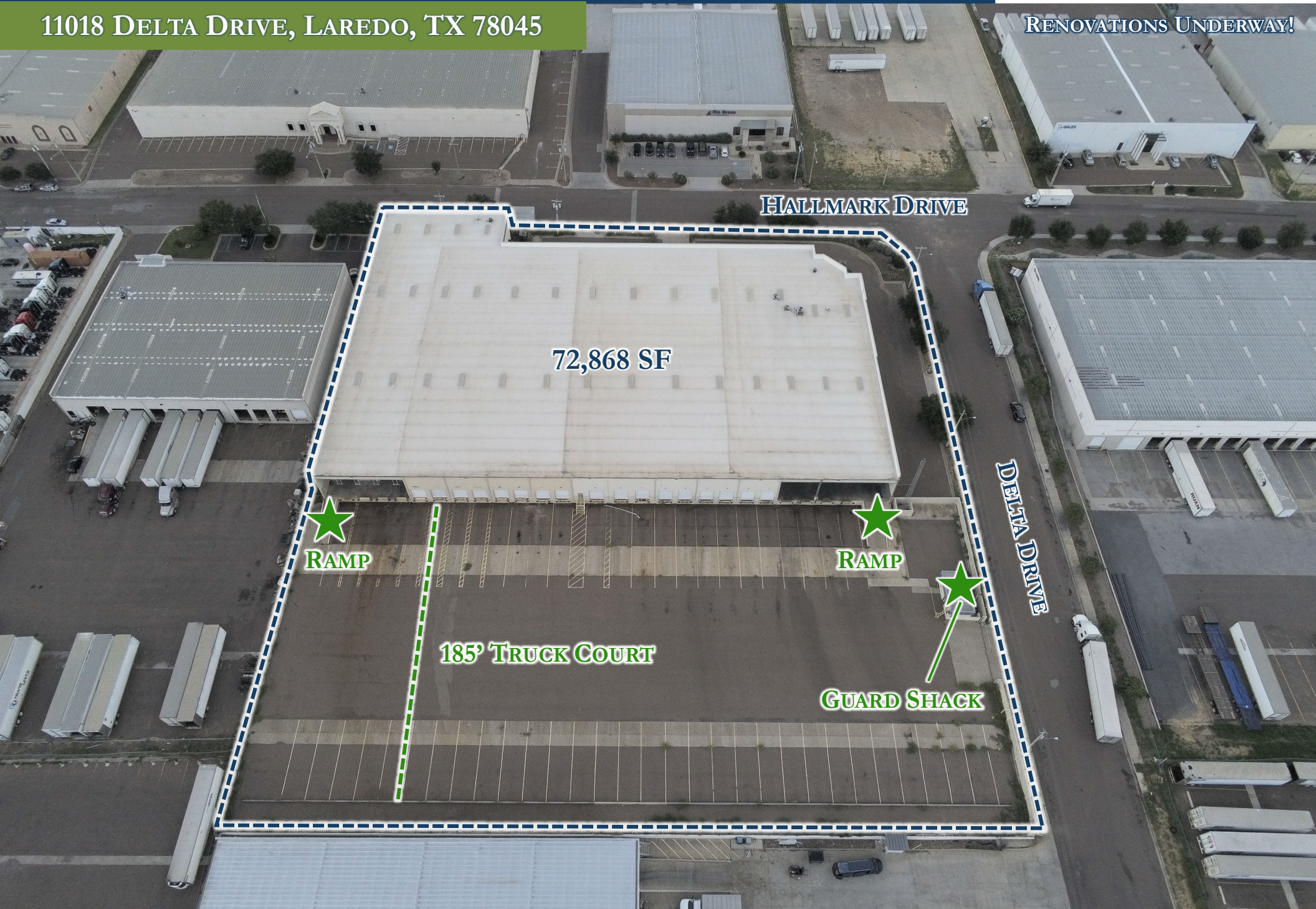
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72,868 SF

HALLMARK DRIVE

DELTA DRIVE

RAMP

RAMP

GUARD SHACK

185' TRUCK COURT

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