

AVAILABLE JUNE 2021

MAJESTIC LAREDO BUSINESS PARK

60-Acre Master-Planned Business Park



Building 1 - 500,000 SF

8702 Killam Industrial Blvd., Laredo, TX



#1 Inland Port



Abundant, productive and bilingual work force

#2

U.S. Trade Port



Laredo leads the nation in Export of Vehicle Parts



Over 650 rail crossings each day



Over 14,000 commercial crossings each day



7th Largest Foreign Trade Zone in the U.S. based on value of Exports



Goods shipped through Laredo travel to more than 60 countries



Home to 510 freight forwarders, 210 trucking companies & 105 U.S. Customs Brokers



Infrastructure for trade: 4 international trade bridges, Laredo International Airport and the South most start of the I-35



LOCATION FEATURES

- Direct access via I-35W and Killam Industrial
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

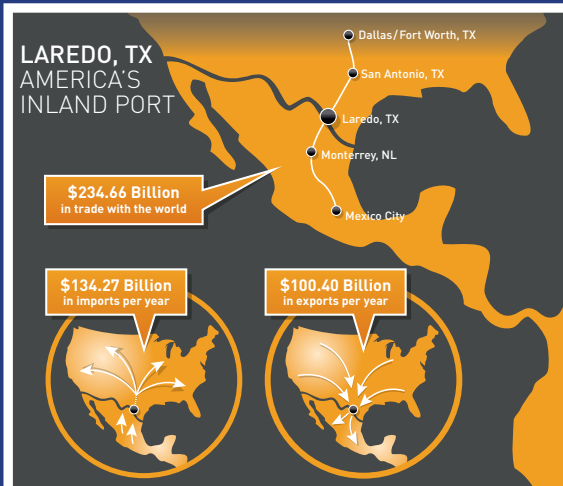
CONTACT US

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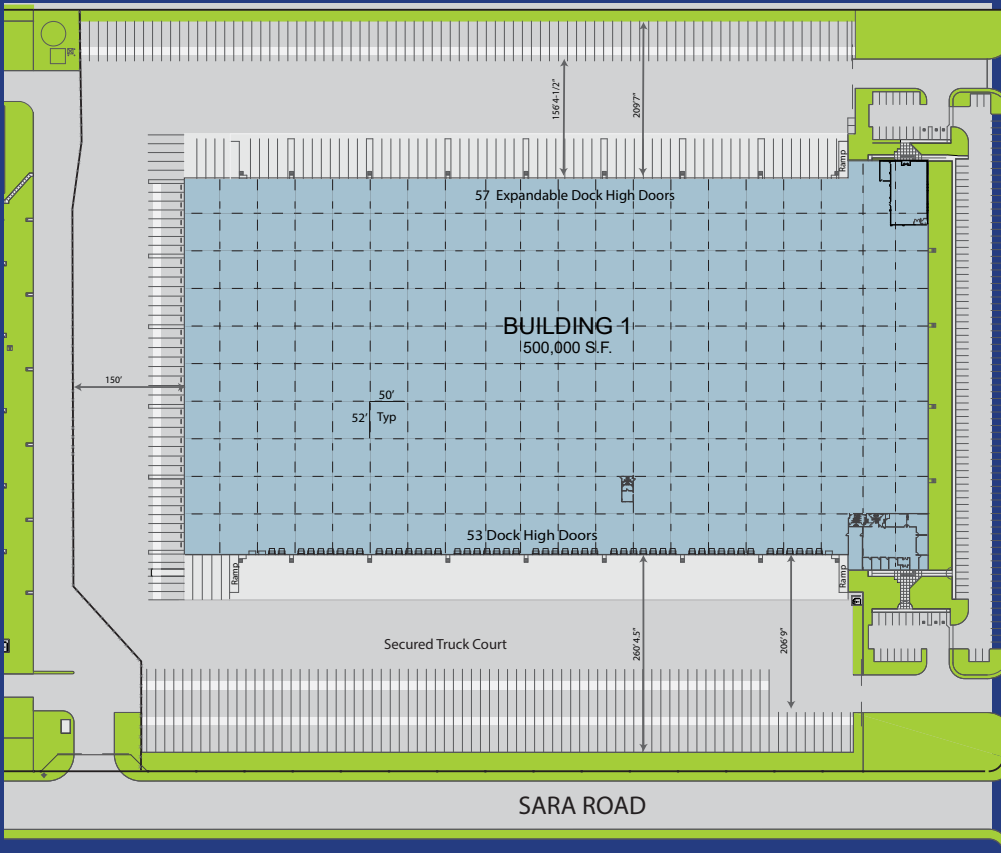


MAJESTIC
REALTY CO.

www.MajesticRealty.com
1309 Carriers Dr., Laredo, TX 78045



MAJESTIC LAREDO BUSINESS PARK



BUILDING 1 SPECIFICATIONS

- **Clear Height:** 30'
- **Bay Spacing:** 50' X 52' (typical)
- **Auto Parking:** 181
- **Trailer Parking:** 342
- **Fire Sprinkler System:** ESFR
- **Loading:** Full Cross-Dock Facility
 - 53 Dock High Loading Doors
 - All Equipped w/Mechanical Dock Levelers, Dock Seals and Back-Up Lights
 - 4 Ground Level Ramps
- **Electrical:** 1-3,000 amp, 277/480v, 3 Phase Panel
- **Lighting:** 400 Watt Metal Halide

ABOUT MAJESTIC REALTY CO.

- 87M SF Portfolio that includes industrial, Office, Retail and Resorts
- 2019 LEDC Development of the Year
- Largest Privately Owned Industrial Developer in the U.S.

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