

## Client Detail

**4501 Modern Ln**

**Laredo**

**RENTAL APPLICATION REC'D**



Asking Price: **\$12,180**  
 Original Price: **\$12,180**  
 Sold Price:  
 MLS #: **20212909**  
 Type: **Warehouse**  
 City: **Laredo**  
 County: **Webb**  
 Zone: **01 Western Division - S of Markley St. and Canal, W of Zacate Creek.**

**Quick Links:**

- Listing History
- Documents (if available)
- Zoning Class **M-1**



**Report Prepared By:**

**Mario A Zaragoza**  
**Exclusive Broker & Realty, LLC**  
**Cell: 956-282-9675**

Address 2

[Schedule a Showing](#)

Address 2

**General**

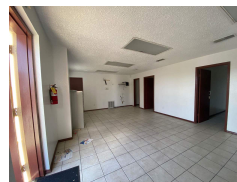
Unit/Suite #	Industrial Park <b>Modern Industrial Park</b>	# of Doors <b>2</b>
Trailer Parking <b>11-20</b>	APN-GEO ID# <b>924-01007-050</b>	Clear Height <b>25</b>
Parking <b>11-20</b>	Lot Size Square Feet <b>47,480</b>	# of Bays <b>7</b>
# of Buildings <b>1-5</b>	Lot Size SQFT Source <b>Webb CAD</b>	Age of Roof <b>24</b>
# of Offices <b>1-5</b>	Lot Dimensions	Water Heater
# of Restrooms <b>2</b>	Sq Ft Office Area <b>118</b>	Fire Suppression Y/N
Approx Age <b>24</b>	Sq Ft Warehouse <b>20,300</b>	HVAC <b>N</b>
Year Built <b>1997</b>	Sq Ft Display Area	Directions <b>From Santa Maria St turn west on Markley Lane.</b>
Actual Y/N <b>Yes</b>	Sq Ft Manufacturing	Virtual Tour
Source of Year Built <b>Webb CAD</b>	Total Building Est Sq Ft <b>50064</b>	Financing Info
Legal <b>LOT 5 BLK 1007 MODERN IND PARK</b>	Total Available Estimate SqFt <b>50064</b>	

**Features**

TYPE OF PROPERTY **Warehouse**  
 CONSTRUCTION **Steel Metal Frame**  
 HEATING SYSTEM **Central Electric**  
 AIR CONDITIONING **Central Electric**  
 WATER **Public Water Available**  
 SEWER **Sewer Connection**  
 UTILITIES **Electric**  
 FLOORS **Concrete, Tile**  
 ROOF SYSTEM **Steel Joist, Steel Deck**  
 LOCATION DESCRIPTION **Industrial Park**  
 PARKING **On-Site, Paved**  
 ACCESS **City Street, Paved Road**  
 DOCUMENTS ON FILE **Legal Descriptions**  
 SALE INCLUDES **Building Only**  
 TERMS OF SALE **Cash**  
 POSSESSION **At Closing & Upon Funding**  
 MISC. SEARCH **Restroom-Private**

**Misc. Info / Additional Photos**

Days On Market **7**  
 CAM Amount  
 CAM Description  
 Triple Net Amount\$ **0**  
 Triple Net Includes



**Remarks**

Warehouse For Lease M-1 Zone. Gross Building Area: 50,064 sqft. The Main Area: 20,300 sqft. Rent Price is .60 cents per square feet of warehouse-size (\$12,180 monthly). Bills Not Included. Property is move-in ready. Schedule an appointment.

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This information is deemed reliable, but not guaranteed.