

187,650 SF DRY & COLD STORAGE

# CROSS-BORDER LOGISTICS PROPERTY FOR LEASE

8510 EL GATO RD | LAREDO, TEXAS



## AVAILABLE AREA

Total Area (SF):	187,650 SF
Dry Warehouse Area (SF):	109,184 SF
	71,736 SF
Total Cold Warehouse Area (SF):	*including 11,858 SF of Freezer *including 3,542 SF Electrical Room
Office Area (SF):	5,083 SF (Office A) 1,647 SF (Office B)
Land Area (Acres):	25.7 Acres
Expansion Potential:	Expandable by 60,000 SF

## BUILDING SPECIFICATIONS

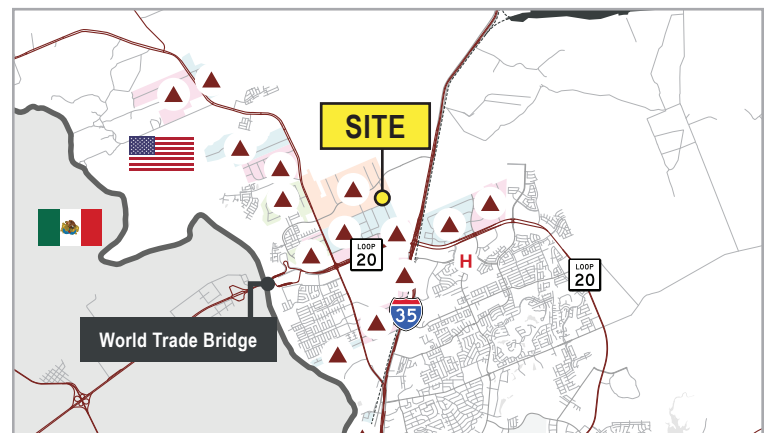
Building Construction Type:	Pre-engineered metal
Roof System:	Metal standing seam
Year Built	1999 / 2002 / 2012
Fire Protection System:	ESFR / Dry System in Cold Dock
HVAC System & Areas:	Office only
Interior Lighting:	LED + Skylights Throughout
Dock Doors:	78 (4.2 per 10k SF) – Ability to add doors
Trailer Parking:	+/- 220 Spaces
Car Parking:	+/- 231 Spaces
Clear Height:	24' – 28'

PROPERTY OWNED AND MANAGED BY:



## PROPERTY LOCATION

8510 El Gato Rd is located in the heart of the industrial market known as the "Mile 8" industrial area. It is located just west of Interstate 35 and North of Loop 20 and only 3 miles from the World Trade Bridge. The property is surrounded by other logistics and trucking operators and is located in an industrial park that has been well planned and developed with restrictive covenants. Proximity to major thoroughfares, housing, and other businesses/retail make the location of the facility a great attribute.



FOR INFORMATION & SITE TOURS,  
PLEASE CONTACT:

**Edward Villareal, SIOR**  
South Texas Commercial  
Principal/Real Estate Broker  
Tel: 956.712.8022  
Email: edward@stxcre.com

# PROPERTY DESCRIPTION



## Building Dimensions:

Overall: 250' (Deep) X 724' (Long)

Dry Area: 250' (Deep) X 435' (Long)

Cooler Area: 250' (Deep) X 288' (Long)

Column Spacing: 48' X 54' (at Docks) and 48' X 71' (Interior)

Ceiling Height: **COLD AREA & DRY AREA: 28'**

**FREEZER: 24'**

Warehouse Lighting: LED (Retrofit)

Warehouse Ventilation: Extractors/Fans Throughout Dry Area

Dock Doors: 78 Total (4.2 per 10K SF) – Ability to add doors

**COLD AREA: 22 Dock High Doors**

**DRY AREA: 56 Dock High Doors**

Grade Level Access: 1 Door with Ramp

Dock Equipment: Pit Levelers, Dock Locks and Dock Seals

Bug Screens on Selected Doors

Trailer Parking: +/- 220 Spaces (10.6 per 10K SF)

Truck Court: 100% Concrete Paved

Fenced and Secured

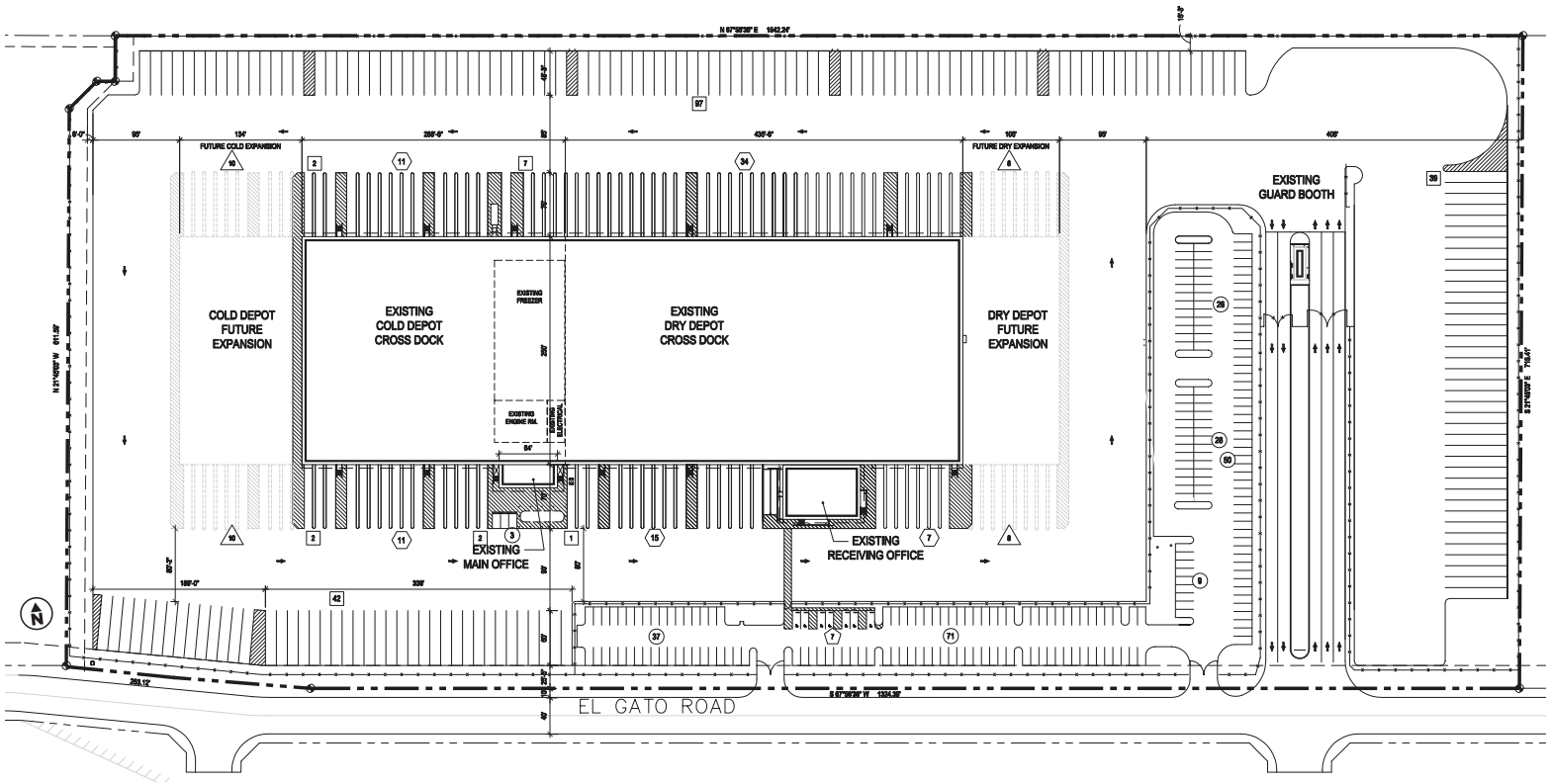
Guardhouse with Restroom

Car Parking: 231 Total Spaces  
(Secured Lot/Separate From Truck Access)

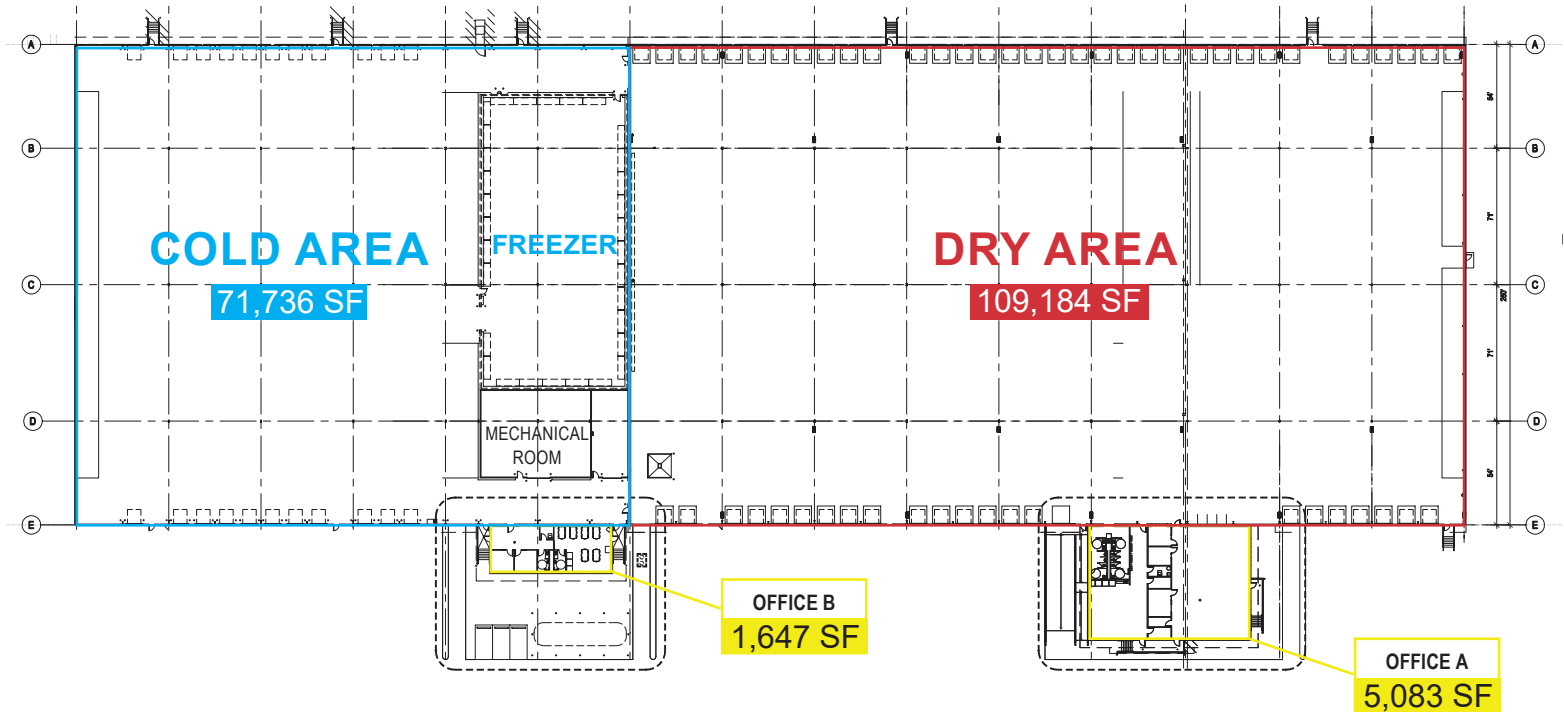
Zoning: M1 Light Industrial



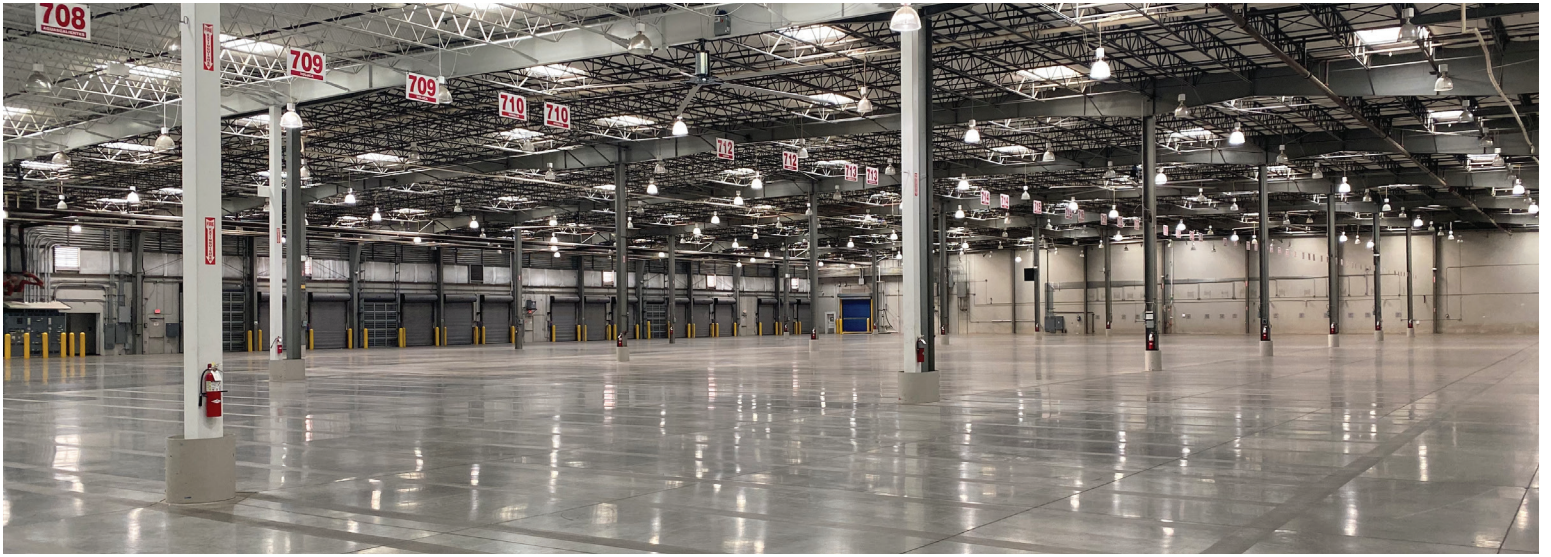
# SITE PLAN



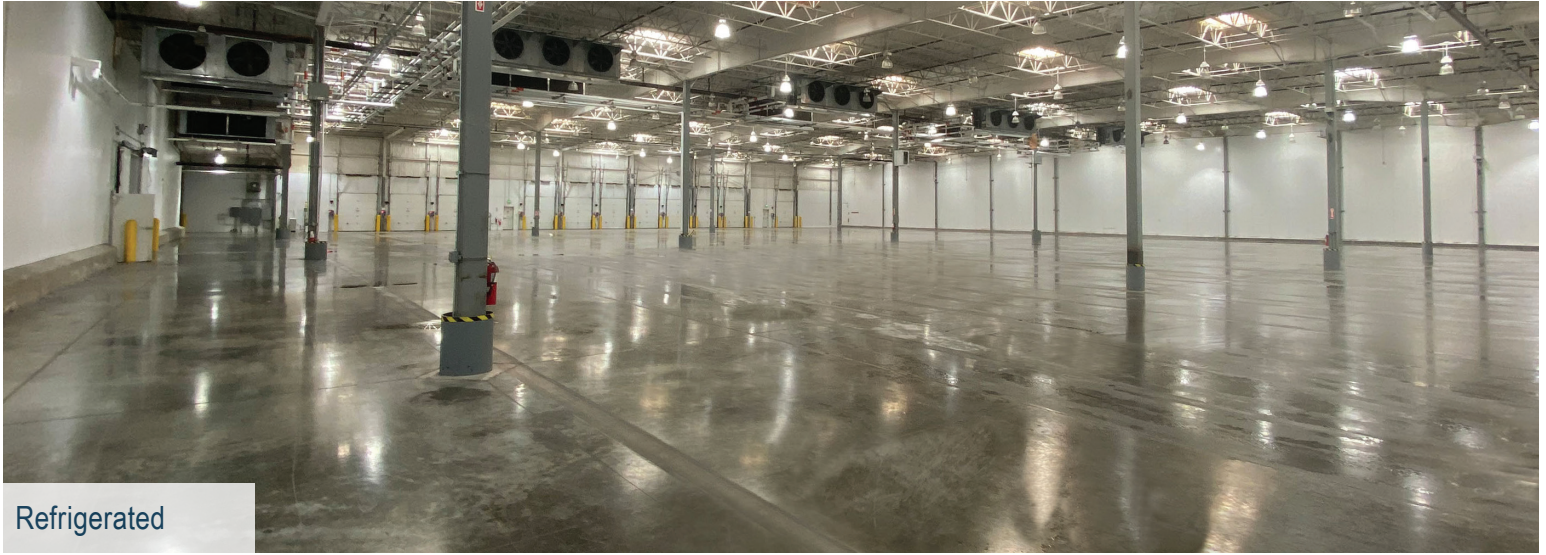
# FLOOR PLAN



# Building – DRY AREA



# Building – COLD AREA



Refrigerated



Refrigerated



Freezer





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

South Texas Commercial Real Estate	9003917	evillareal@stxcre.com	956-682-4242
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone

Edward J. Villareal	467182	evillareal@stxcre.com	956-682-4242
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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