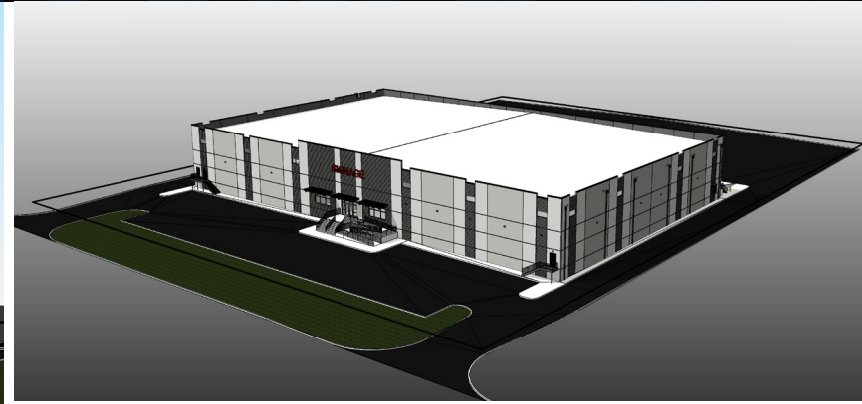


47,229 Sq. Ft. FOR LEASE

Colombia Bridge Industrial Warehouse

1106 Camino Colombia Rd. Laredo, TX 78041

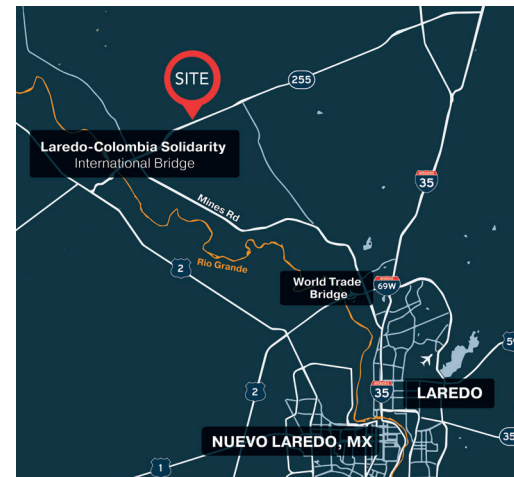


PROPERTY HIGHLIGHTS

- 47,229 SF Rear - Load
- Space Improvements Include:
 - +2,017 SF Expandable Office
 - LED Warehouse Lighting
- 28' Clear Height
- 40' X 45' Column Spacing
- ESFR Fire Protection
- Clerestory Windows for Natural Lighting
- 125' Truck Court + 60' for trailer parking or storage
- 16 Dock Doors with Edge of Dock Levelers and 2 Drive-in Ramps
- 25 Trailer Parking Spaces
- 45 Parking Spaces with Dedicated Entrances
- Power: 277/480 Volt, 3 Phase, 600 Amps

LEASE RATE

Contact Broker



Carlos Marquez, SIOR

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210 896 2525
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partnersrealestate.com

Gustavo Torres

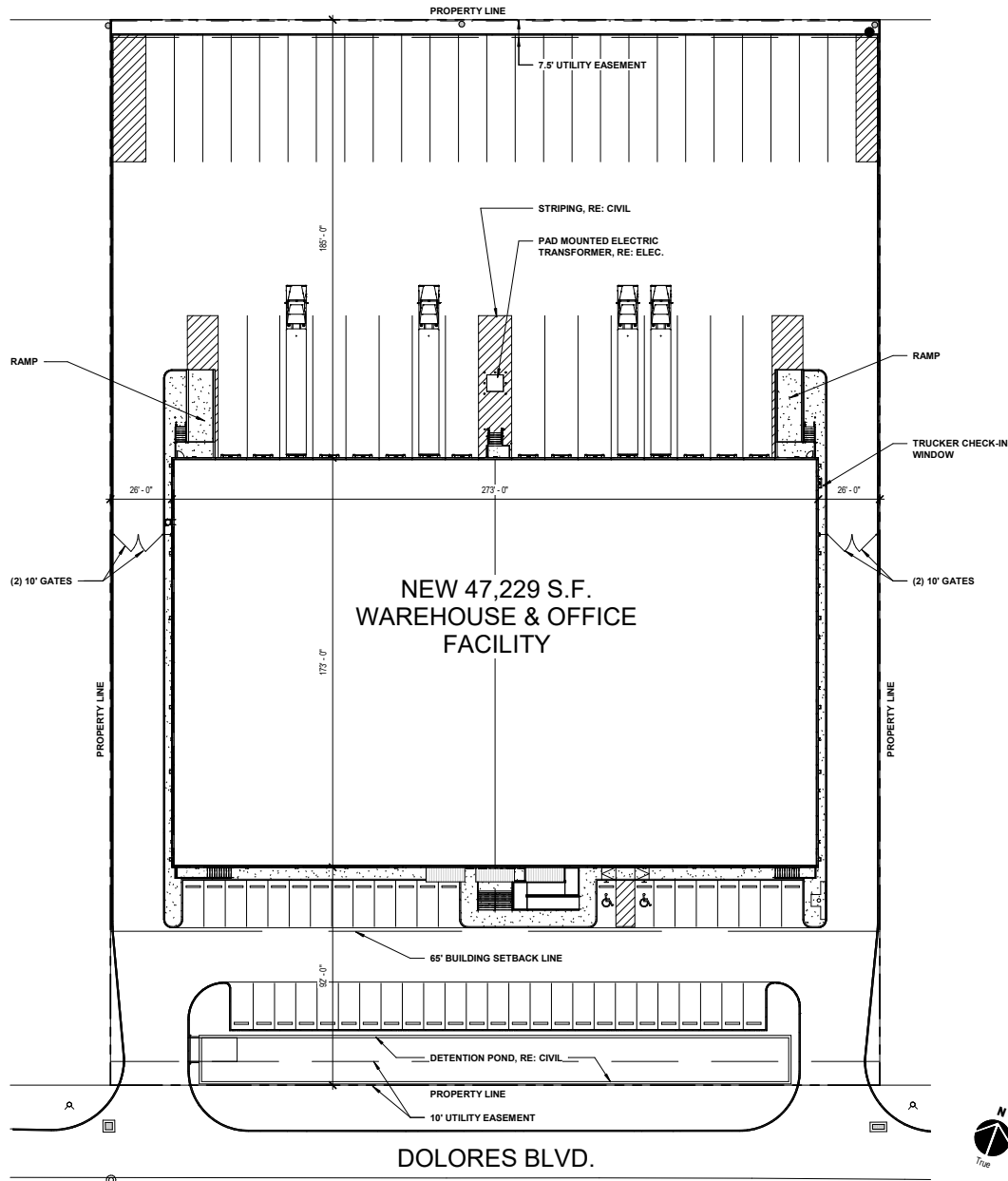
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Laredo – Colombia Solidarity International Bridge is the only port of entry from the Mexican state of Nuevo Leon and connects to State Highway 1 in Nuevo Leon providing direct access to Monterrey located 160 miles south. This port of entry strategically connects Tesla's Gigafactory in Austin, Texas to Tesla's new gigafactory under construction in Nuevo Leon, Mexico.



Texas Department of Transportation
Inspection Facility

LAREDO-COLOMBIA SOLIDARITY
International Bridge

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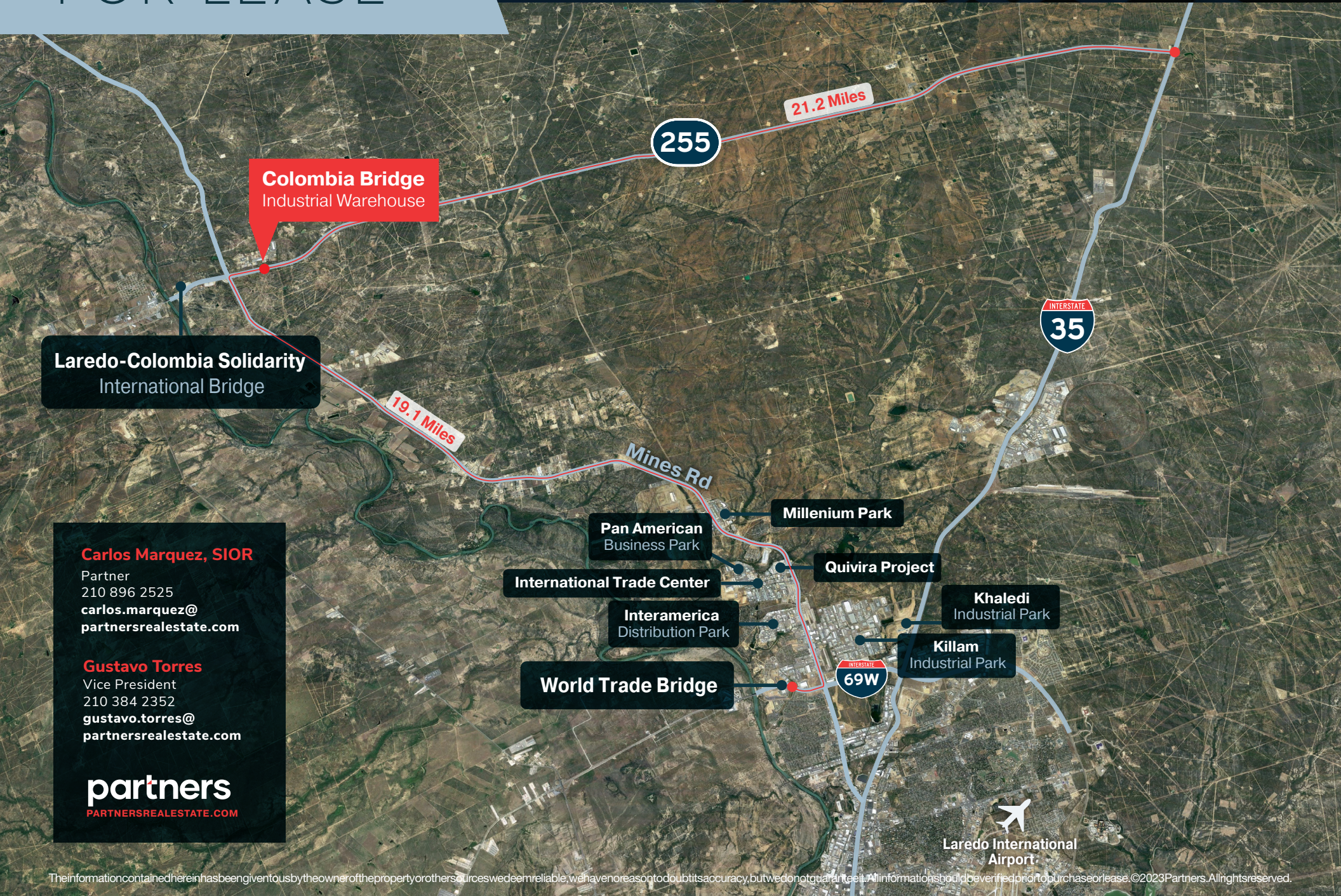
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Colombia Bridge
Industrial Warehouse

Laredo-Colombia Solidarity
International Bridge

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Colombia Bridge
Industrial Warehouse

Colombia Bridge Industrial Warehouse is located 240 miles to Tesla Giga Texas and 180 miles to Tesla's new Mexico factory

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LAREDO INDUSTRIAL MARKET

OVERVIEW

Laredo's robust ascend into the nation's top producing land port and logistics powerhouse is largely because of the city's strategic location and infrastructure. Located just 140 miles north of industrial giant Monterrey, with a direct connection to major distribution hub Dallas-Fort Worth, the city has become a facilitator for trade between the 2 nations. The port handles trade in goods worth \$299 billion in value annually. The World Trade Bridge and Laredo-Colombia International Bridge supports 14,000 commercial truck crossings per day. This impressive figure, along with over 264 thousand railcar crossings, highlights Laredo's robust logistics capacity. Imported and exported goods include motor vehicle parts, heavy machinery, electronics, and industrial plastics, among other goods.

METRO HIGHLIGHTS

INDUSTRIAL SECTOR

Nearly every major logistics firm in the world has a footprint in Laredo: C.H Robinson, DHL, XPO Logistics, Kuehne & Nagel, Expeditors, Transplace, Medline Industries, Mission Produce, FedEx and UPS

ACCESS TO WORLD MARKETS

The Laredo International Airport handles an excess of 522 million pounds of cargo and ships to and from 60 different countries worldwide.

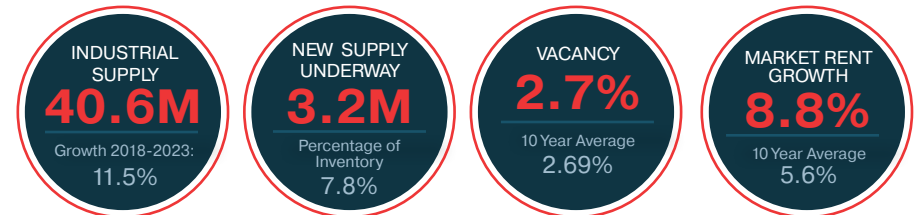
POSITIVE MARKET OUTLOOK AFTER USMCA AGREEMENT

The United States Mexico Canada trade agreement positions the U.S to gain manufacturing market share and border communities such as Laredo are well suited for this opportunity in a level playing field.

ECONOMY

- Laredo is a freight-forwarding, warehousing, and customs brokerage juggernaut with a healthy unemployment rate of only 3.7%, not including thousands of workers living in Mexico that cross the border daily for work.
- The 3 largest employment sectors include trade transportation and logistics, government and education and health services.

METRICS



Driving Distance - Subject Property

	Miles
Laredo - Colombia Solidarity International Bridge	1.7 miles
Laredo International Airport	26.4 miles
Nuevo Laredo International Bridge III	21.7 miles
Nuevo Laredo, Tamaulipas, Mexico	25.9 miles
Laredo	26.3 miles
Monterrey, Nuevo Leon, Mexico	160 miles
San Antonio	154 miles
Austin	233 miles
Houston	348 miles
DFW	427 miles



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.

11-2-2015



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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Carlos Marquez	521174	carlos.marquez@partnersrealestate.com	(210) 892-1413
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0