



CONTACT: Wayne Uhlir, Broker
Arizona Industrial Advisors, Inc.
602-432-0112

FOR SALE / LEASE

10 Acres of Commercial Property

Laredo, Texas
14210 Distribution Ave – 78045

PROPERTY DATA

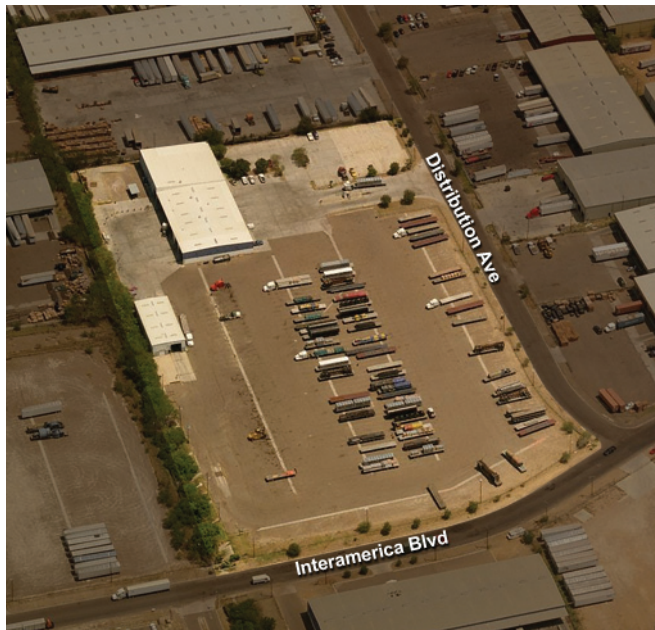
Building Size: 25,039 SF

Property Type: Industrial

Property Sub-type: Truck
Terminal / Hub / Transit

Property Use Type:
Vacant/Owner-User

*No. of Drive-In / Grade-
Level Doors:* 6



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FEATURES

Fenced Yard

Trailer Parking

Electricity/Power

DESCRIPTION

10 acres, paved, fenced, 210 trailer parking spaces, 40 tractor spaces, 50 employee parking spaces.

25,039 square feet building with 10,333 office which includes shower rooms, 6 bunk rooms, and 2 large office areas including shop office.

Shop area: 10,106 SF with 2 tractor bays (1 service pit), 2 trailer bays, 2 inspection/fuel bays.

Wash bay: 4,600 sf w/Whiting truck wash Supra Smart Wash high pressure machine (Aladin) 2,000 PSI, 2 large water softeners, water recyclers, 2-1,000 gal. tanks and recycler and 5 hp compressor/50 gallons.

3,000 sf freestanding dock hi loading platform.

Fuel: 2-20,000 gal. tanks, 1-8,000 gal. new oil tank, 1-2,000 gal. used oil tank, 1,000 gal propane tank, Gasboy fuel monitoring system, Grabaco tank monitoring system.

Located on the corner of Distribution Ave. and Interamerican Blvd.