

**Bank Owned
Truck Terminal For Sale
Leased Investment**

Laredo, Texas



PROPERTY FEATURES:

- ★ 30 acres of prime industrial land
- ★ Zoned M-1 (Industrial)
- ★ Currently serves as high volume truck terminal site
- ★ Site is completely fenced / secured
- ★ Onsite concrete/asphalt improvements
- ★ Approximately 25,000 SF of existing buildings onsite
 - Administration building, ~ 6,970 SF
 - Inspection building, ~ 7,400 SF
 - Maintenance building / office, ~ 11,180 SF
- ★ Great site visibility and exposure
- ★ Median break with dedicated turning lane off of Mines Road
- ★ 2.5 miles to the World Trade Bridge
- ★ 2 miles to Loop 20 (Bob Bullock Loop)
- ★ 3.5 miles to Interstate 35

SELLER FINANCING AVAILABLE

For Information and Site tours, please contact:

Edward Villareal, Agent
South Texas Commercial
Broker - W. R. Wendt
2 Lindenwood Ave.
Laredo, Texas 78045

(956) 682-4242 - office
(956) 337-6800 - mobile
edward@stxcre.com



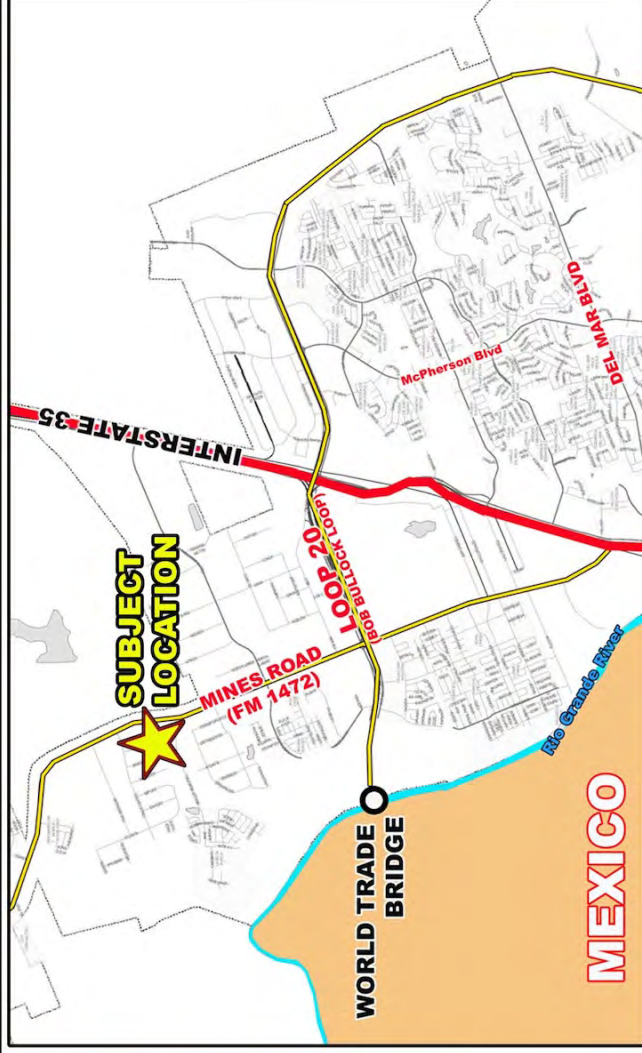
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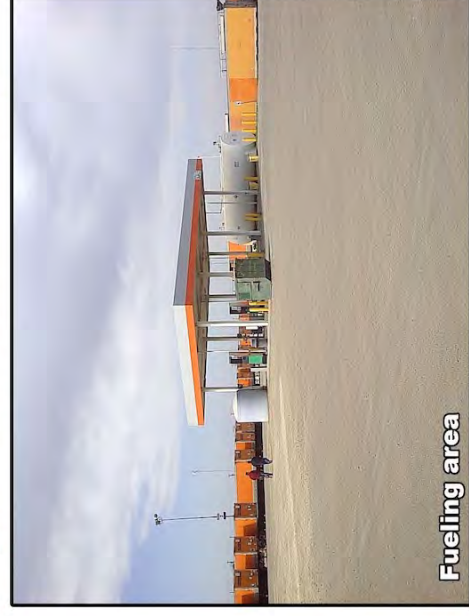
Offices/ Main Entrance



Check in / Service Facility



Service Bay



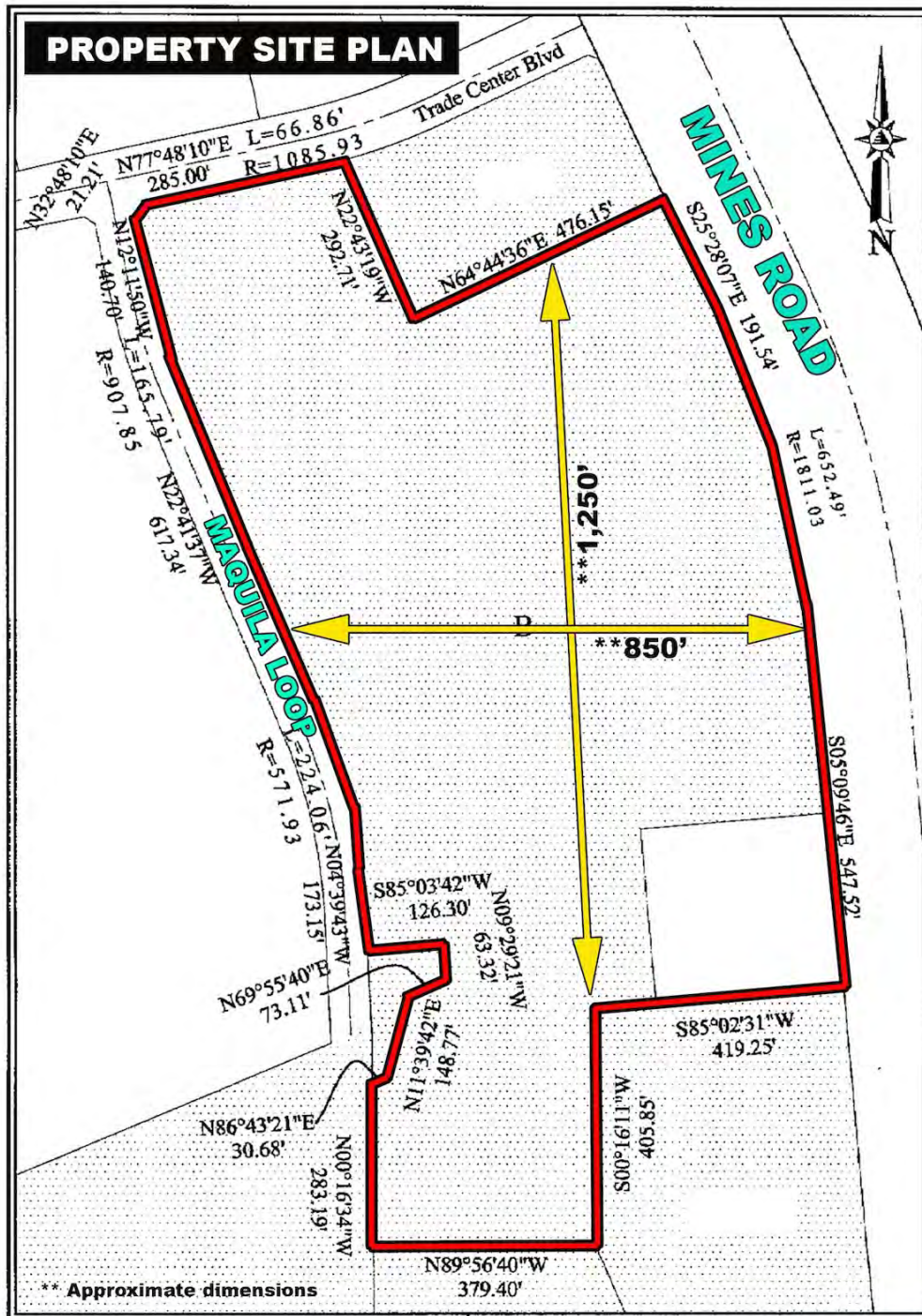
Fueling area

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