

Tailwind I

Class A Industrial Development Located
at Interstate 35 & Beltway Parkway

I-35 & Beltway Pkwy
Laredo, TX 78045
www.cbre.com/sanantonio

±131,718 SF Available For Lease



Tailwind I

Interstate 35 & Beltway Parkway | Laredo, TX 78045

For Lease



Tailwind I

Property Overview

Located at the intersection of Beltway Parkway and Interstate 35, Laredo, TX, this Class A industrial warehouse development boasts a strategic position in one of the fastest-growing logistics hubs in the U.S. This building is situated near the Laredo International Bridge, facilitating efficient cross-border trade and enabling quick transport of goods, and direct access to Interstate 35 provides seamless connectivity to major markets in the U.S. & Mexico. Tailwind I is a side and rear load facility built to to Class A specifications, featuring high ceilings and equipped with multiple dock-high and drive-in loading doors to accommodate varied shipping needs.

36'

Clear Height

131K

(±) Total SF Available

2019

Year Built

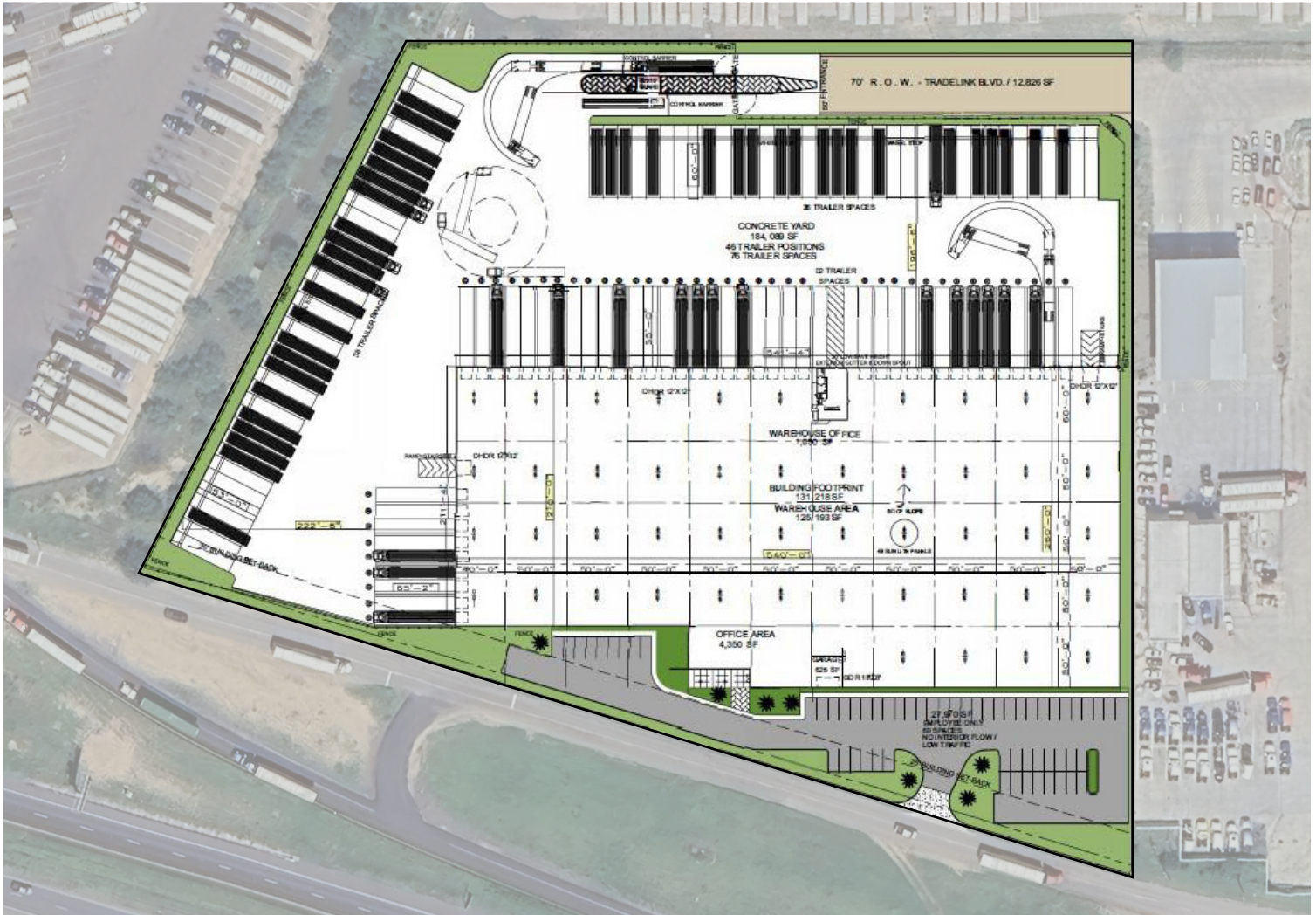
Building Details

Location Highlights

- + Great visibility/frontage and access to Interstate 35
- + Est. 25 miles from Colombia Bridge & 13 miles from World Trade Bridge
- + Excellent location at mile marker 13
- + Good ingress/egress into the project

Building Specifications

- + ±131,718 Total SF Available
- + ±2,255 SF Ground Floor Office
- + ±1,000 SF 2nd-Story WH Office
- + 36' Clear Height
- + 46 Dock High Doors
- + 2 Drive-in Ramps
- + Side & Rear Load Configuration
- + ESFR Fire Protection
- + LED Warehouse Lighting
- + Concrete Tilt-Wall Construction
- + Metal Roof with 25-Year Warranty
- + 76 Trailer Parking Spaces
- + 60 Employee Parking Spaces
- + Contact Broker for Pricing



Building Photos

Exterior



Building Photos

Interior



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Location

Aerial Map



Contact Us

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

