

PINNACLE ONE

OFFERING MEMORANDUM



1401 Nicholas D. Hachar Rd
Laredo, TX 78045



421,182 SF CLASS-A INDUSTRIAL | 2024 CONSTRUCTION

100% LEASED TO SOURCE LOGISTICS | 3.8 YEAR WALT | STRATEGIC LAREDO LOCATION

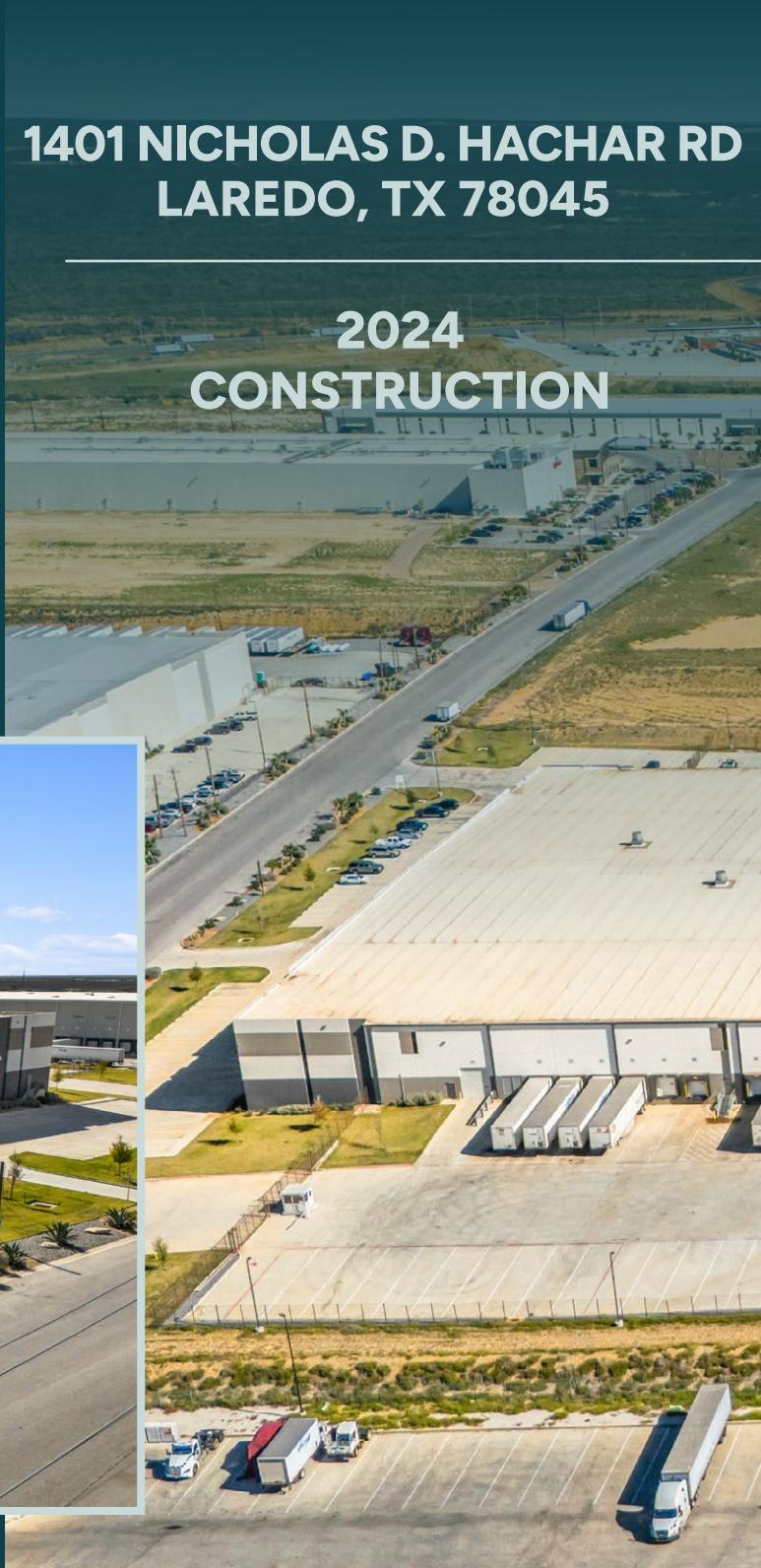
EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) has been exclusively retained by ownership to offer qualified investors the opportunity to acquire Pinnacle One (the “Property”), a 421,182 square foot distribution center located in Laredo, TX. The Property is situated within Pinnacle Industry Center, a 1,349-acre master-planned business park located between the Colombia Bridge and the World Trade Bridge border crossings and near the future intersection of Hachar-Reuthinger Rd. and Mines Rd. This ideal logistics location is 6 miles north of the World Trade Bridge, 18 miles south of the Colombia Bridge and 7 miles from Interstate 35. The building has 173 trailer stalls, 32' clear heights, 109 dock doors and 2 ramped loading doors.

Pinnacle One presents investors with the opportunity to acquire a Class A+ asset with stabilized cash flow and contractual NOI growth via 4% annual rent escalations, located in one of the fastest emerging industrial markets in the country.

**1401 NICHOLAS D. HACHAR RD
LAREDO, TX 78045**

**2024
CONSTRUCTION**



421,182
SF

25.82
ACRES

100%
OCCUPANCY

3.8 YEARS
WALT

32' CLEAR
HEIGHT

113 DOOR
POSITIONS

173 TRAILER
STALLS



INVESTMENT HIGHLIGHTS



BRAND NEW, CLASS A+ CONSTRUCTION

The Property was delivered in 2024 and presents investors with the opportunity to acquire a recently delivered, Class A+ distribution center with little immediate or medium-term capital needs. Pinnacle One is a purpose-built logistics project, providing all of the amenities and building characteristics that sophisticated tenants have come to expect in modern distribution warehouses in Laredo, Texas.





PROXIMITY TO US-MEXICO BORDER

The Property is strategically positioned adjacent to Mines Road (FM 1472), less than 2 miles from the Rio Grande River and US-Mexico Border, and 14 miles from Downtown Laredo. Additionally, the Property sits just 6 miles and 12 minutes from the World Trade International Bridge (Laredo International Bridge 4), the primary commercial traffic bridge in Laredo and the only border crossing that does not allow pedestrians or noncommercial vehicles. Its location is ideal for quick transportation to and from the border without encumbrance of daily Laredo traffic as well as non-commercial travelers. Additionally, the Property is 14 miles south of the Colombia Bridge and 7 miles from Interstate 35, providing excellent connectivity to major Texas metropolitan areas including San Antonio, El Paso, Houston, and the Dallas-Fort Worth metroplex, while also providing direct access to Mexico.

TOP-TIER LOGISTICS LOCATION FOR LOCAL, REGIONAL, AND NATIONAL DISTRIBUTION

Situated in the bustling border city of Laredo, Texas, this industrial building occupies a prime location that serves as a gateway to both domestic and international markets. Its strategic position offers excellent connectivity to approximately 50% of the Texas population via Interstate 35, which further extends north to within 200 miles of the Canadian border. Laredo's status as one of the busiest land ports in the United States, coupled with the property's proximity to key thoroughfares, makes it an ideal location for Source Logistics, a 3-PL cross-border logistics tenant, to reside.



SOURCE LOGISTICS

Source Logistics Corp. is a private logistics and supply chain management company founded in 1999 and headquartered in The Woodlands, Texas. The company provides comprehensive logistics solutions including warehousing, distribution, fulfillment, transportation, and technology-driven services to clients across multiple industries. At Pinnacle One, Source operates its warehouse activities under a Foreign Trade Zone (FTZ) designation.



CORE SERVICES

WAREHOUSING & DISTRIBUTION:
Omni-channel distribution for retail and e-commerce

FULFILLMENT SERVICES:
Pick-pack handling, kitting, labeling, assembly, heat tunnel processing

TRANSPORTATION & LOGISTICS:
Parcel to truckload shipments, drayage, consolidation, brokerage

TECHNOLOGY SOLUTIONS:
Cloud-based WMS with real-time inventory tracking, ERP integration, EDI support

VALUE-ADDED SERVICES:
Product inspections, compliance management, lot and expiration data management



CROSSING TRADE VOLUME IN 2025

BOOMING LAREDO LOCATION

Situated on a major trade route, Laredo serves as a crucial gateway for goods flowing between the US and Mexico and is well positioned as a distribution hub with the ability to ship to the larger US markets to the North, East, and West within 2-3 days. The market is seeing a surge in activity, driven by increased cross-border trade, strong demand for logistics and warehousing facilities, the growth of e-commerce, and nearshoring.

PORT LAREDO

#1 PORT IN UNITED STATES

**2.9 MILLION TRUCK BORDER
CROSSINGS (TTM NOV '25)**

**\$350B IN TRADE VOLUME
(TTM OCT '25)**

44% OF US-MEXICO BORDER



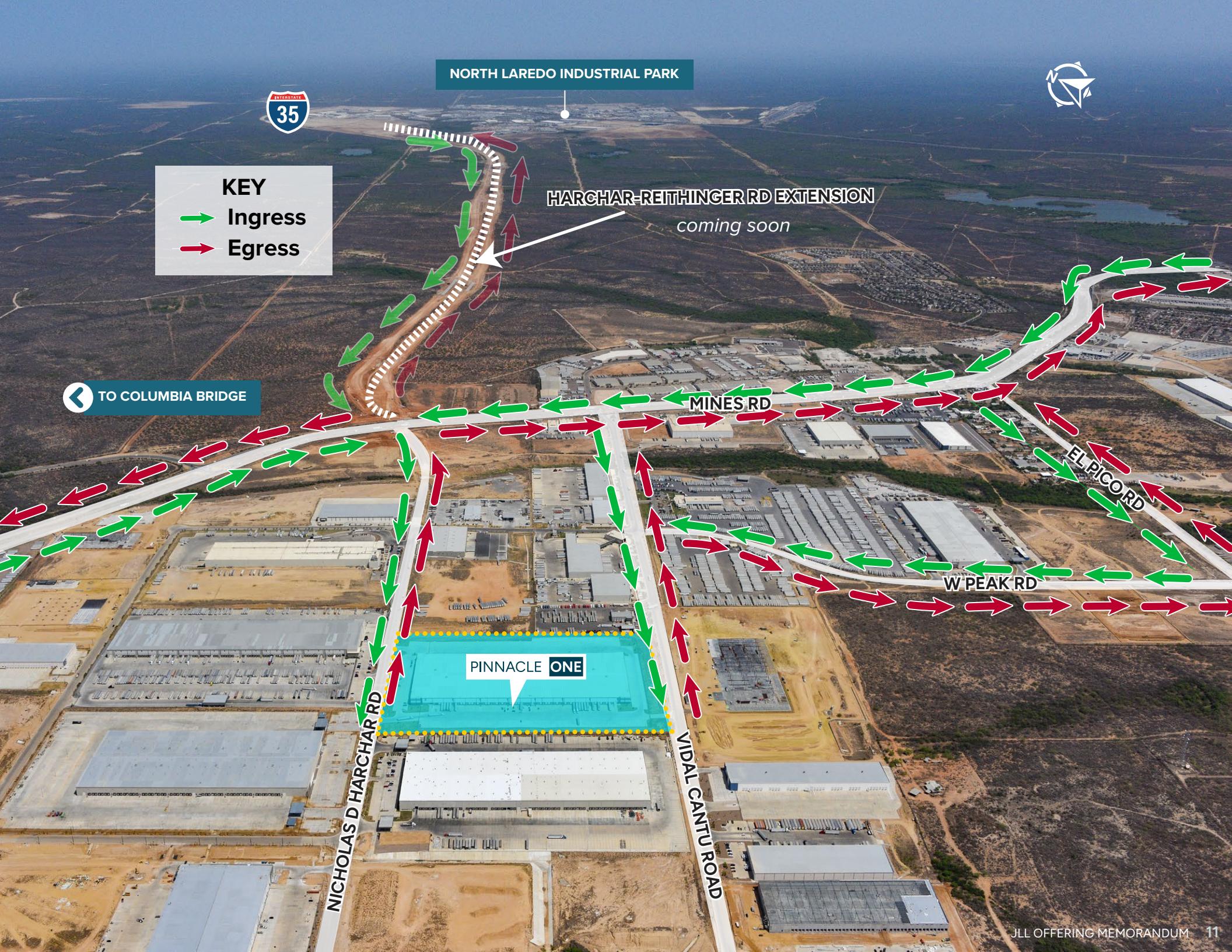




IDEAL CROSS BORDER LOGISTICS LOCATION

The Laredo industrial market is experiencing a significant boom due to its strategic location along the US-Mexico border. Pinnacle One is positioned with immediate access to Port Laredo and its various points of entry, providing essential trade and travel links between the United States and Mexico. Laredo's location as a critical distribution node between Monterrey, San Antonio, Austin, and Dallas-Fort Worth is enticing to tenants looking to leverage Mexico and its revitalized manufacturing and distribution endeavors, serving as a 'first stop' for products crossing the border.

The Property benefits from immediate access to major transportation thoroughfares, providing seamless connectivity to several major distribution hubs within the Texas Triangle. This advantageous location grants the property direct access to a population of over 25 million people within a 7-hour drive.





CORPORATE LOCATION

Strategically positioned along the Mines Road corridor, the 1,349-acre, master-planned Pinnacle Industry Center is a strategic industrial park optimal for logistics and distribution warehouses, trailer yards, cross-dock facilities, and food and produce distribution centers. The site is accessible for U.S.-bound trucks originating from key Mexican industrial hubs, primarily Monterrey, just 160 miles to the south, and at the future intersection of Hachar-Reuthinger Rd. and Mines Rd. Pinnacle Industry Center is a major hub for institutional owners and tenants.



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