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Standard Real Estate Investments Partners with Brennan Investment Group on Industrial Facility Development in Laredo, TX

*New 433,000-Square-Foot Facility will Deliver State-of-the-Art Option for
Single- or Multi-Tenant Use*

Laredo, TX – (February 18, 2025) – [Standard Real Estate Investments, LP](#) (Standard) and Brennan Investment Group have formed a joint venture partnership to develop a state of the art Class-A industrial cross dock building in Laredo, TX. The Laredo Pinnacle Development II facility will be located adjacent to Mines Road in the Pinnacle Business Park.



“The positive market dynamics in Laredo and the potential for continued nearshoring-driven growth make this an extremely attractive project,” said Lindsay Louie of Standard. “We are excited to tap into the industrial and logistics expertise of the Brennan team and work together to create a state-of-the-art facility in this expanding and strategically significant transportation hub.”

Located in the Pinnacle Business Park, the 433,000-square-foot facility will feature a functional, and flexible build out allowing for single- or multi-tenant use with 144 parking spaces, 156 dock doors and 4 drive in doors and ESFR sprinkler systems. Two truck courts, including one with a 185’ depth and the other with a 240’ depth for 197 trailer parking spots, will accommodate the large volume of trucks traveling between Mexico and the US. The ample on-site trailer storage at Laredo Pinnacle Development II will facilitate fast and efficient deliveries and shipments.

“Brennan is gratified to partner with Standard Real Estate Investments to develop in the Pinnacle Business Park in Laredo, TX. The Laredo ‘Inland Port Market’ represents a historic evolution in the North American supply chain for a multitude of international companies,” observed Michael Brennan, Co-

founder and Chairman of Brennan Investment Group. “The Laredo market will benefit significantly from the nearshoring phenomenon for decades to come.”

As the leading inland port in the United States, situated at a significant border crossing with Mexico, Laredo sees 6.3 percent of the United States’ total trade traffic. Mines Road is the major thoroughfare through Northwest Laredo that intersects with Highway 59 to Houston, I-35 to San Antonio, Austin, Dallas, and Highway 255, which provides connectivity to the Laredo International Bridge. Nearby, the I-35 connects Laredo with a 1,500-mile swath of land traversing six Midwest states. Two Class I railroads serve the region and provide rail access to and from Mexico further increasing supply chain efficiencies.

“Laredo is an incredibly significant border location representing one of the most important staging areas for goods arriving from Mexico,” continued Lindsay Louie of Standard. “Laredo Pinnacle Development II will deliver a critical infrastructure element designed to accommodate the ever-evolving needs of logistics users while supporting continued growth in the region.”

About Standard Real Estate Investments

Standard Real Estate Investments (Standard) is a minority-owned and controlled real estate firm that invests in development projects. The company operates across property sectors with a focus on the development of industrial facilities, the development of market-rate attainable housing, and improving capital access to diverse development partners and diverse communities. Standard allocates capital to local developers nationwide and develops real estate directly in the Mid-Atlantic. Standard maintains offices in Los Angeles, California and Washington, D.C. The leadership team at Standard has invested in assets valued at over \$8 billion in total. For more information, visit www.standardrei.com.

About Brennan Investment Group

Brennan Investment Group, a Chicago-based private real estate investment firm, acquires, develops, and operates industrial properties in select major metropolitan markets throughout the United States. Since 2010, Brennan Investment Group has acquired or developed \$6.5 billion in industrial real estate in 30 states. The company’s current portfolio spans 29 states and encompasses approximately 56 million square feet.

Brennan Investment Group co-invests with private and institutional capital to achieve outstanding risk-adjusted returns. The company has 18 regional offices throughout the United States, and the firm’s management team is among the most accomplished in its industry, having invested in over 5,000 properties covering more than 60 cities throughout the United States, Canada, and Europe.

For more information on Brennan Investment Group, go to brennanllc.com.

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