

For Lease

New Construction
Delivery Date – 3rd Quarter 2026



302 Blue Ridge Parkway, Laredo, TX 78045

149,341 SF Warehouse in Sapphire Industrial Park

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

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302 Blue Ridge Parkway Property Details



Property Features

302 Blue Ridge Parkway is a prime industrial property available for lease in Laredo, Texas. The property is ideally located in the city's growing north side corridor, offering excellent visibility and quick access from major roads. This location is well-suited for an investor or an owner-user seeking exposure in one of Laredo's busiest industrial neighborhoods.

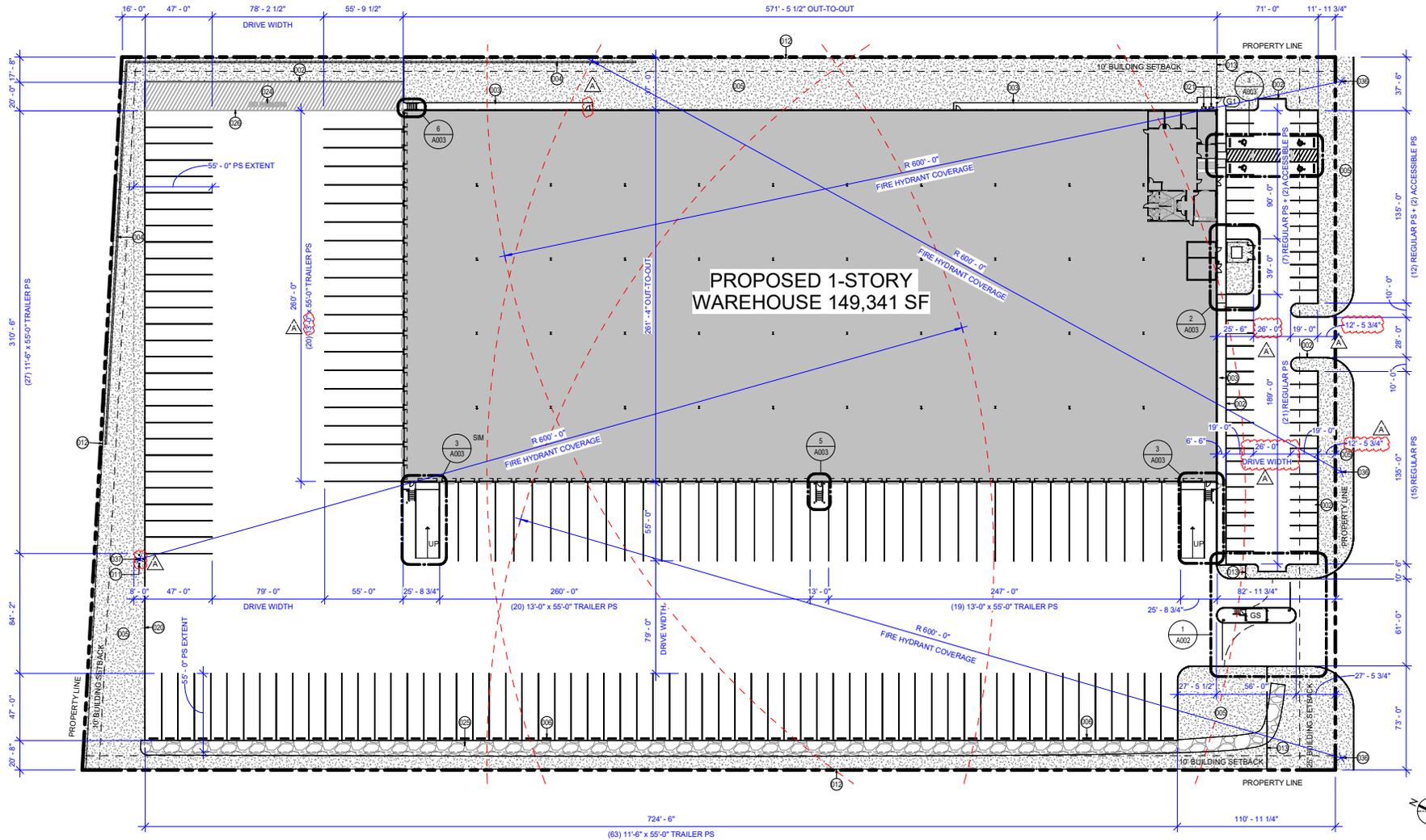
The site features versatile suite layouts, abundant on-site parking, and proximity to established retailers, restaurants, and residential areas. Its position in Sapphire Industrial Park along Blue Ridge Parkway provides easy access to IH-35, Loop 20, and key destinations across Laredo. This opportunity offers accessibility, exposure, and practicality for businesses looking to expand or establish a presence in Laredo's vibrant market.

Property Facts

| | |
|--------------------------------------|---|
| Address: | 302 Blue Ridge Parkway, Laredo, TX 78045 |
| Delivery Date: | 3rd Quarter 2026 |
| GEO ID: | 972-23001-110 |
| Lot Size: | 9.94 Acres |
| Zoning: | M-1 |
| Building Size: | 149,341 SF |
| Office Space: | 3,374 SF |
| Riser & Electrical Room: | 517 SF |
| Warehouse Space: | 145,450 SF |
| Doors: | 59 |
| Clear Height: | 32" |
| Column Spacing: | 51' x 52' and 52' x 52' |
| Building Dimensions: | 261' 4" x 571' 5/12" |
| Trailer Parking: | 90 |
| Ramps: | 2 |
| Construction: | Concrete Tilt-up Wall |
| Power: | To be determined |
| Fire Protection: | ESFR |
| Employee and Visitor Parking: | 59 with 4 ADA |

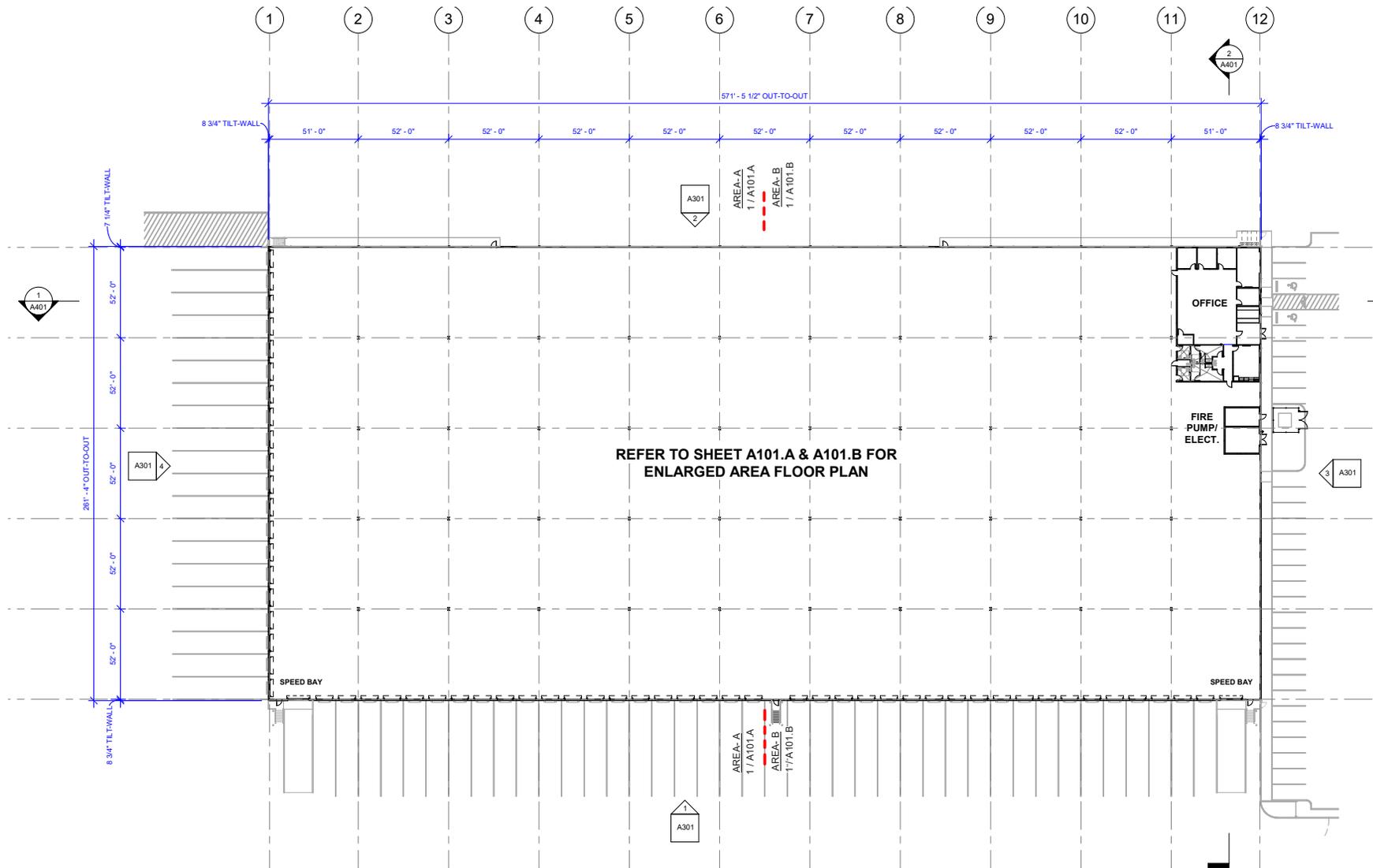


302 Blue Ridge Parkway Site Plan

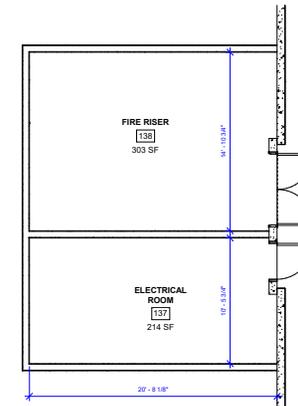
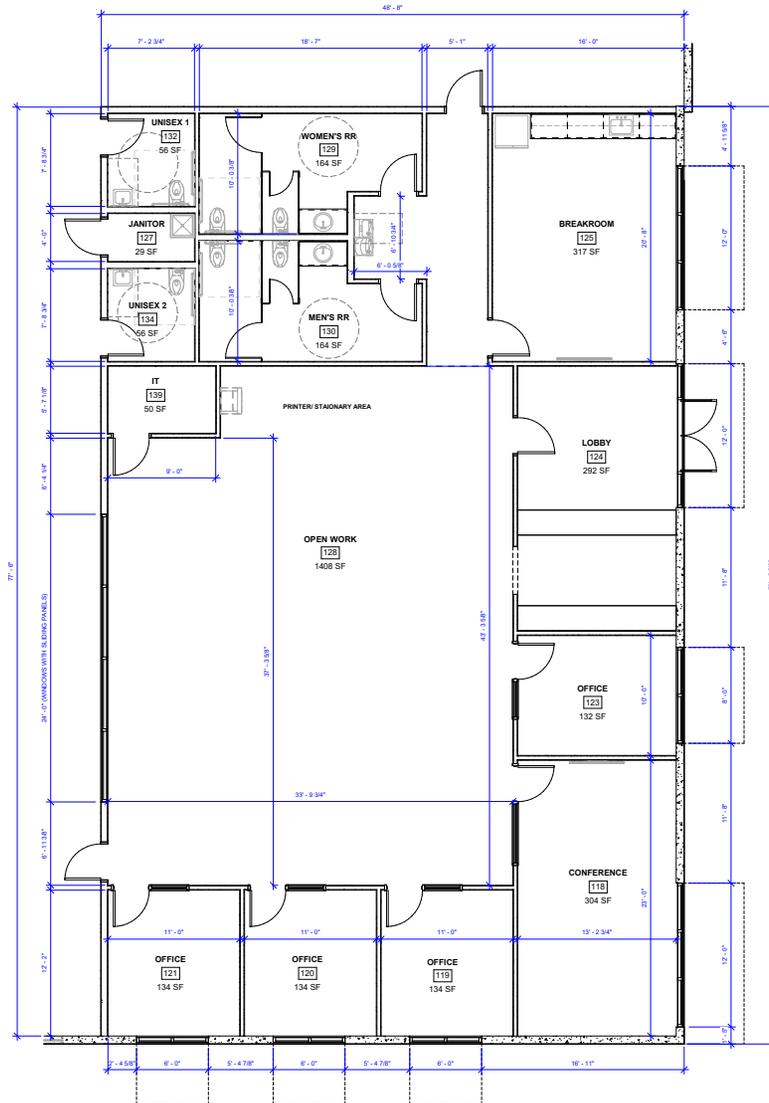


BLUE RIDGE PKWY

302 Blue Ridge Parkway Warehouse Floor Plan



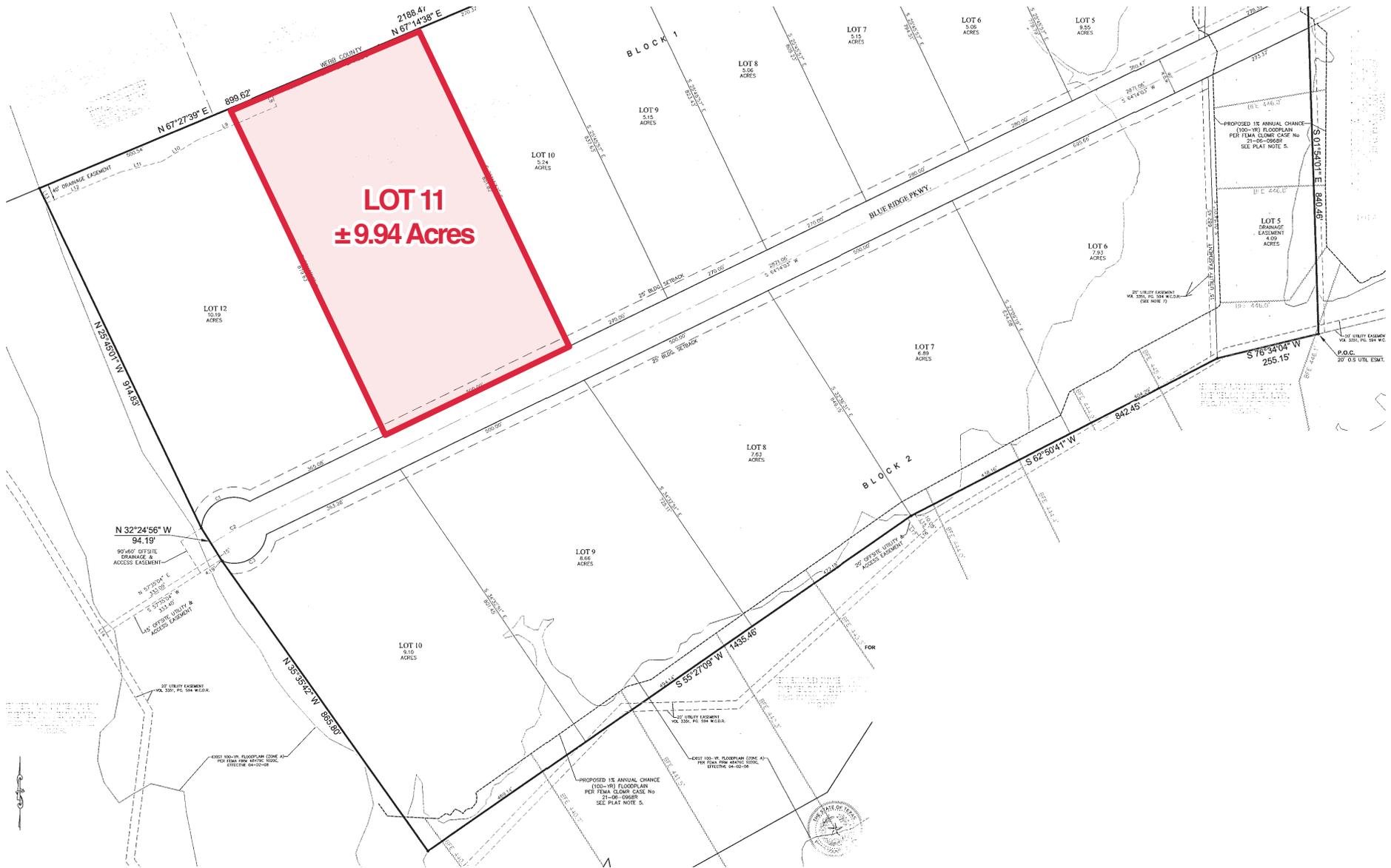
302 Blue Ridge Parkway Office Floor Plan



1 ENLARGED PLAN - OFFICE
SCALE: 1/8" = 1'-0"

2 ENLARGED PLAN - FIRE RISER/ ELECTRICAL
SCALE: 1/8" = 1'-0"

302 Blue Ridge Parkway Site Plat



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302 Blue Ridge Parkway Location Map

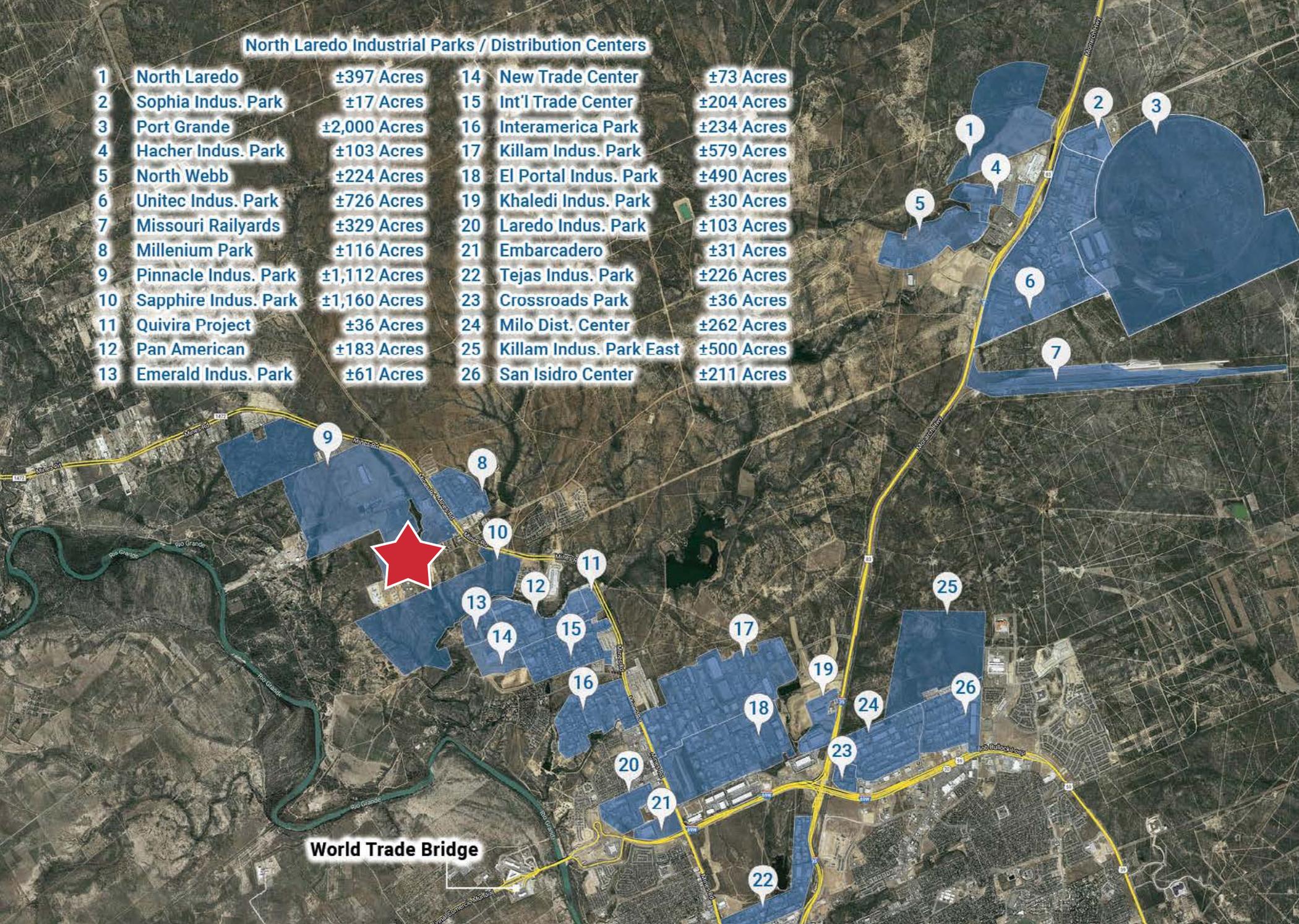
**Pinnacle
Industrial Park**
World Trade Bridge 5 Miles
Columbia Bridge 13 Miles



**Millenium Park
±116 Acres**

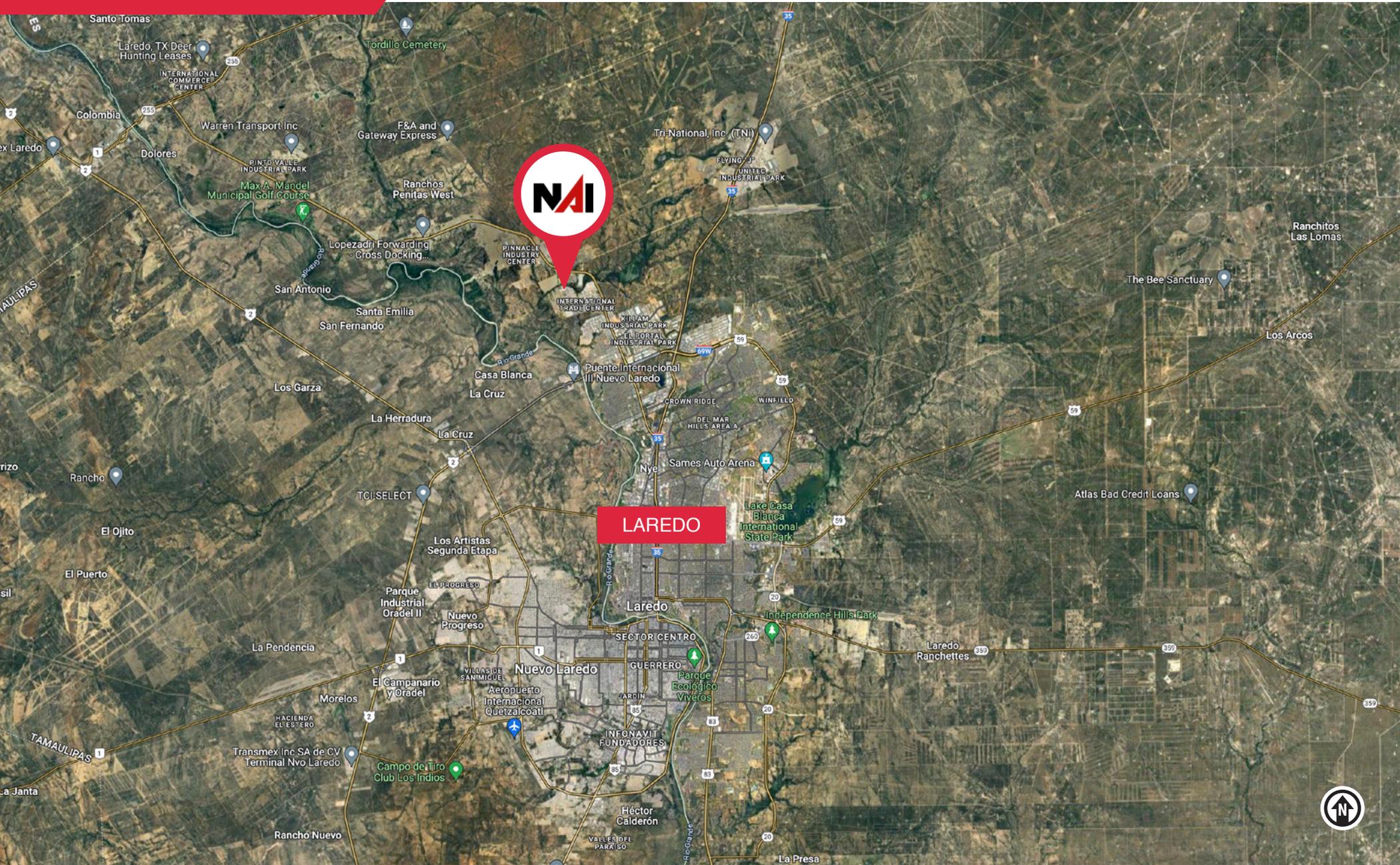
North Laredo Industrial Parks / Distribution Centers

| | | | | | |
|----|----------------------|--------------|----|-------------------------|------------|
| 1 | North Laredo | ±397 Acres | 14 | New Trade Center | ±73 Acres |
| 2 | Sophia Indus. Park | ±17 Acres | 15 | Int'l Trade Center | ±204 Acres |
| 3 | Port Grande | ±2,000 Acres | 16 | Interamerica Park | ±234 Acres |
| 4 | Hacher Indus. Park | ±103 Acres | 17 | Killam Indus. Park | ±579 Acres |
| 5 | North Webb | ±224 Acres | 18 | El Portal Indus. Park | ±490 Acres |
| 6 | Unitec Indus. Park | ±726 Acres | 19 | Khaledi Indus. Park | ±30 Acres |
| 7 | Missouri Railyards | ±329 Acres | 20 | Laredo Indus. Park | ±103 Acres |
| 8 | Millenium Park | ±116 Acres | 21 | Embarcadero | ±31 Acres |
| 9 | Pinnacle Indus. Park | ±1,112 Acres | 22 | Tejas Indus. Park | ±226 Acres |
| 10 | Sapphire Indus. Park | ±1,160 Acres | 23 | Crossroads Park | ±36 Acres |
| 11 | Quivira Project | ±36 Acres | 24 | Milo Dist. Center | ±262 Acres |
| 12 | Pan American | ±183 Acres | 25 | Killam Indus. Park East | ±500 Acres |
| 13 | Emerald Indus. Park | ±61 Acres | 26 | San Isidro Center | ±211 Acres |



World Trade Bridge

302 Blue Ridge Parkway Regional Map



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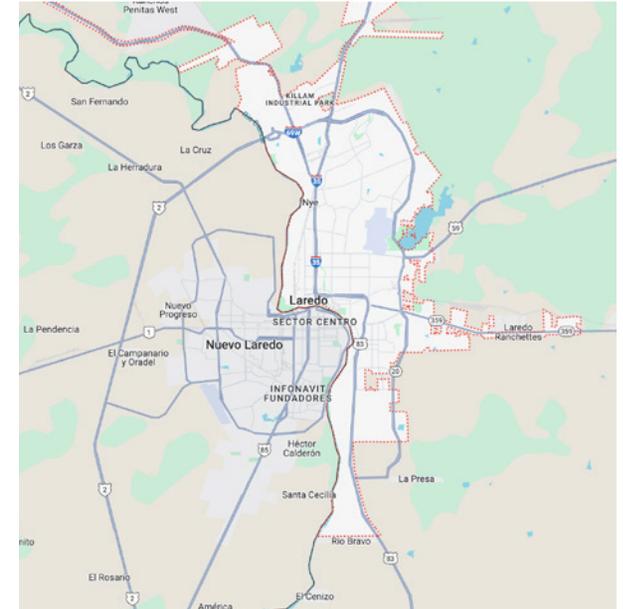
Laredo, Texas

Laredo, Texas, stands as a beacon of economic vitality and opportunity in the heart of South Texas. With its strategic location along the US-Mexico border, Laredo has long been a hub of international trade and commerce. The city's economy thrives on its robust trade relationships, bolstered by its status as the largest inland port in the United States. As a result, Laredo enjoys a diverse and dynamic marketplace, attracting businesses and investors from across the globe.

The real estate sector in Laredo reflects this buoyant economy, with steady growth and demand across residential, commercial, and industrial properties. The city's favorable business climate, coupled with its proximity to major transportation routes, makes it an attractive destination for both local entrepreneurs and multinational corporations looking to establish or expand their operations. As a result, property values have appreciated steadily, presenting lucrative opportunities for investors and homeowners alike.

Laredo's retail landscape is equally vibrant, with a thriving mix of local boutiques, national chains, and specialty stores catering to diverse consumer preferences. The city's multicultural heritage adds to the richness of its retail offerings, with a wide array of authentic Mexican goods and cuisine contributing to the unique shopping experience. Additionally, Laredo benefits from a steady stream of cross-border shoppers from Mexico, further stimulating its retail sector and bolstering its reputation as a shopping destination.

Furthermore, Laredo's robust job market and low unemployment rate underscore its resilience and economic strength. The city's diverse economy, which encompasses sectors such as logistics, healthcare, education, and manufacturing, provides ample employment opportunities for residents and newcomers alike. With a skilled workforce and a supportive business environment, Laredo continues to attract talent and investment, positioning itself for sustained growth and prosperity in the years to come.



302 Blue Ridge Parkway
America's #1 Inland Port



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AMERICA'S INLAND PORT

#1 Inland Port in the U.S.

#3 Largest Customs District in the U.S.

12,000 Commercial crossings each day

over 650 Rail crossings each day

\$126B in exports per year

\$177.37B in imports per year

97% of US/Mexico Trade was handled in Laredo

\$25M Industrial/Warehouse Building Permits (1st Qtr 2019)

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Joey Ferguson is a powerhouse real estate professional with over 25 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a worldclass gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability. Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time,

Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

| | | | |
|---|------------------------------|---|-------------------------------|
| NAI Swisher & Martin Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 443600 License No. | cristy@swisher Realty.com Email | (956)725-3800 Phone |
| DSS Development Corporation Designated Broker of Firm | 443600 License No. | cristy@swisher Realty.com Email | (956)725-3800 Phone |
| Cristina Swisher Licensed Supervisor of Sales Agent/ Associate | 414292 License No. | cristy@swisher Realty.com Email | (956)725-3800 Phone |
| Joey Ferguson Sales Agent/Associate's Name | 492776 License No. | joeyferguson@outlook.com Email | 956.324.5639 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501