

5602 Bob Bullock Loop

For Lease

Laredo Texas, 78045



Contact Jimmy Escoto

(956) 206-5728

jimmy@swishermrealty.com

PROPERTY OVERVIEW

Explore an exceptional opportunity to lease fully air-conditioned, customizable & flexible warehouse/office space in north Laredo, Texas, located at 5602 Bob Bullock Loop.

This multi-flex facility offers a well-balanced layout opportunities featuring office, warehouse, and dock areas, designed to accommodate a wide range of business operations efficiently.

Spaces starting at 2,920 sqft plus an optional additional 400 sqft of elevated mezzanine office space. Upon availability, adjacent units can be combined for additional square footage.

Take advantage of this strategic location and adaptable space to elevate your business operations in one of the nation's most active trade gateways.



Jimmy J Escoto

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NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LOCATION OVERVIEW

This property is strategically positioned in the Laredo International Airport area, one of the city's most dynamic industrial and logistics hubs, delivering unparalleled access to global air freight and regional distribution routes. Offering direct access to Loop 20 (Bob Bullock Loop), it provides seamless connectivity to key transportation corridors and major commercial destinations.

Located just 4.5 miles from Interstate 35, the primary north-south trade route linking Mexico, Texas, and the U.S. Midwest, the site ensures efficient distribution and accessibility for cross-border and domestic operations. With its central location and excellent highway access, this property is ideally suited for logistics, warehousing, and distribution users looking to capitalize on Laredo's status as the nation's busiest inland port.

Located within the Foreign Free Trade Zone, tenants benefit from powerful cost saving incentives and Triple Freeport Tax Exemptions.



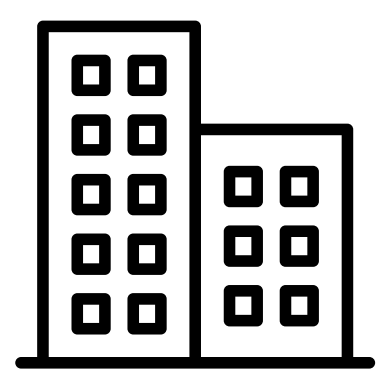
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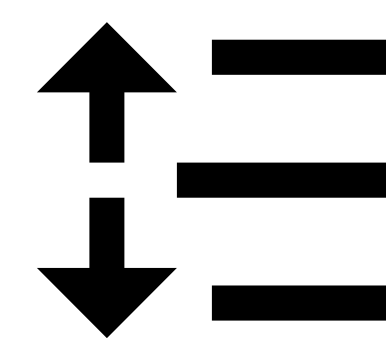
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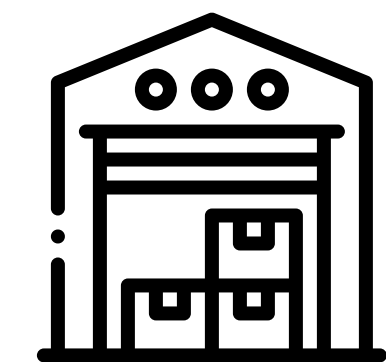
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BUILDING SIZE TOTAL Over 52,560 sqft.



CLEAR HEIGHT 24-26 ft.



WAREHOUSE Starting at 2,920 sqft.

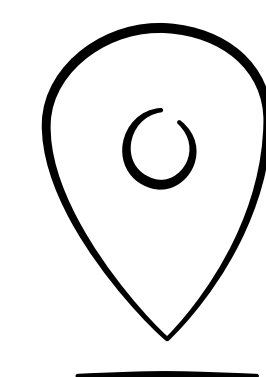


OFFICE 400sqft



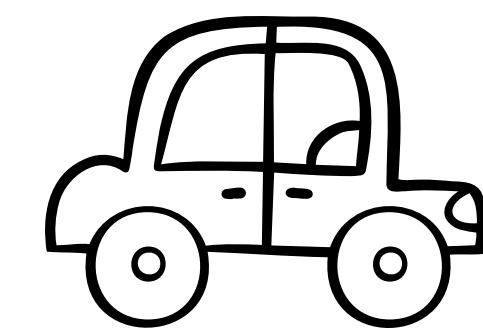
LOADING

Rear loading & grade level loading options for tenant efficiency.



ZONING

M-1



RESERVED SPOTS

2 + ample community pkg.

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Interior Suite Renders
Measurements & Design will vary
as units are customized

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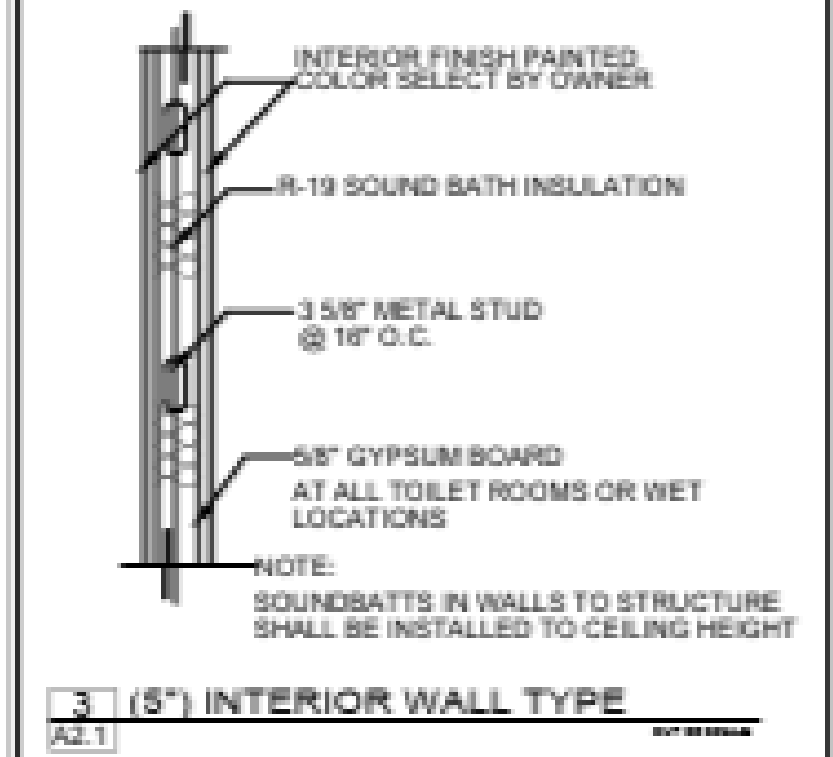
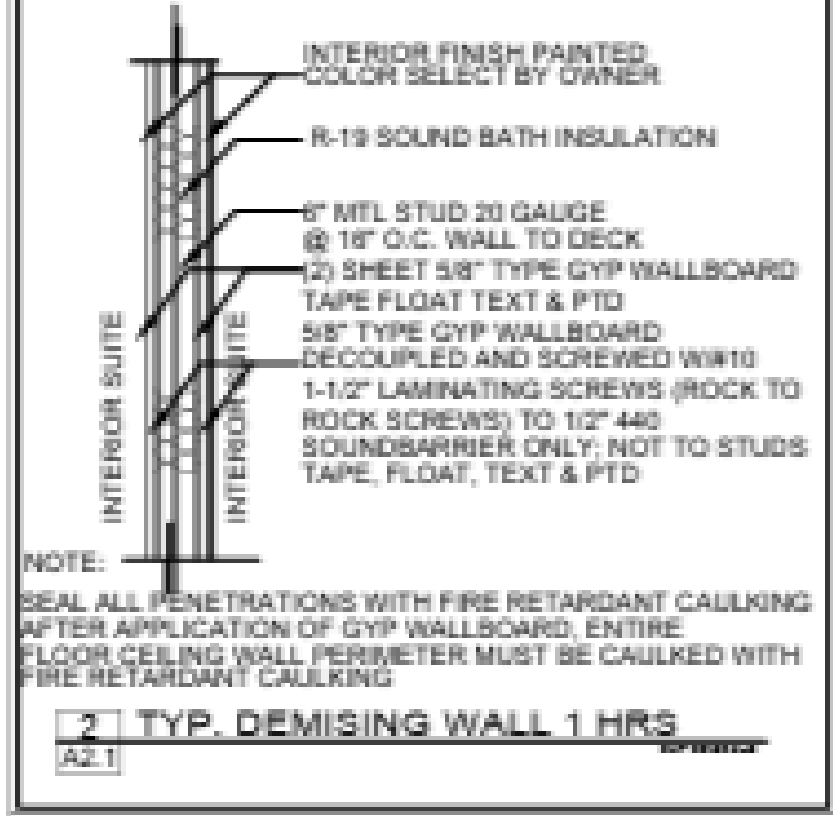
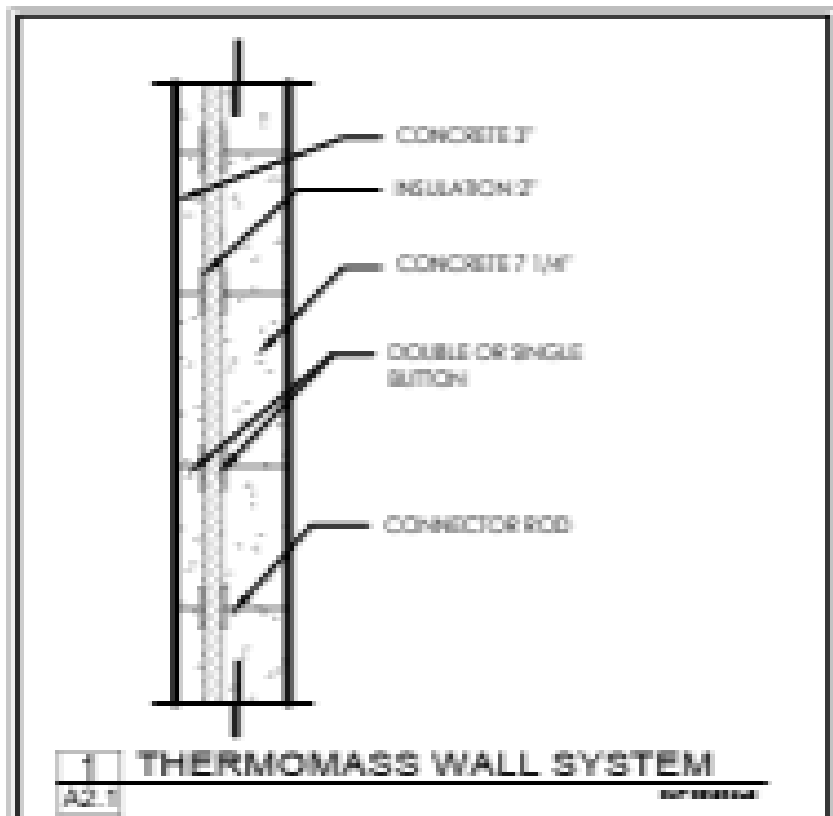
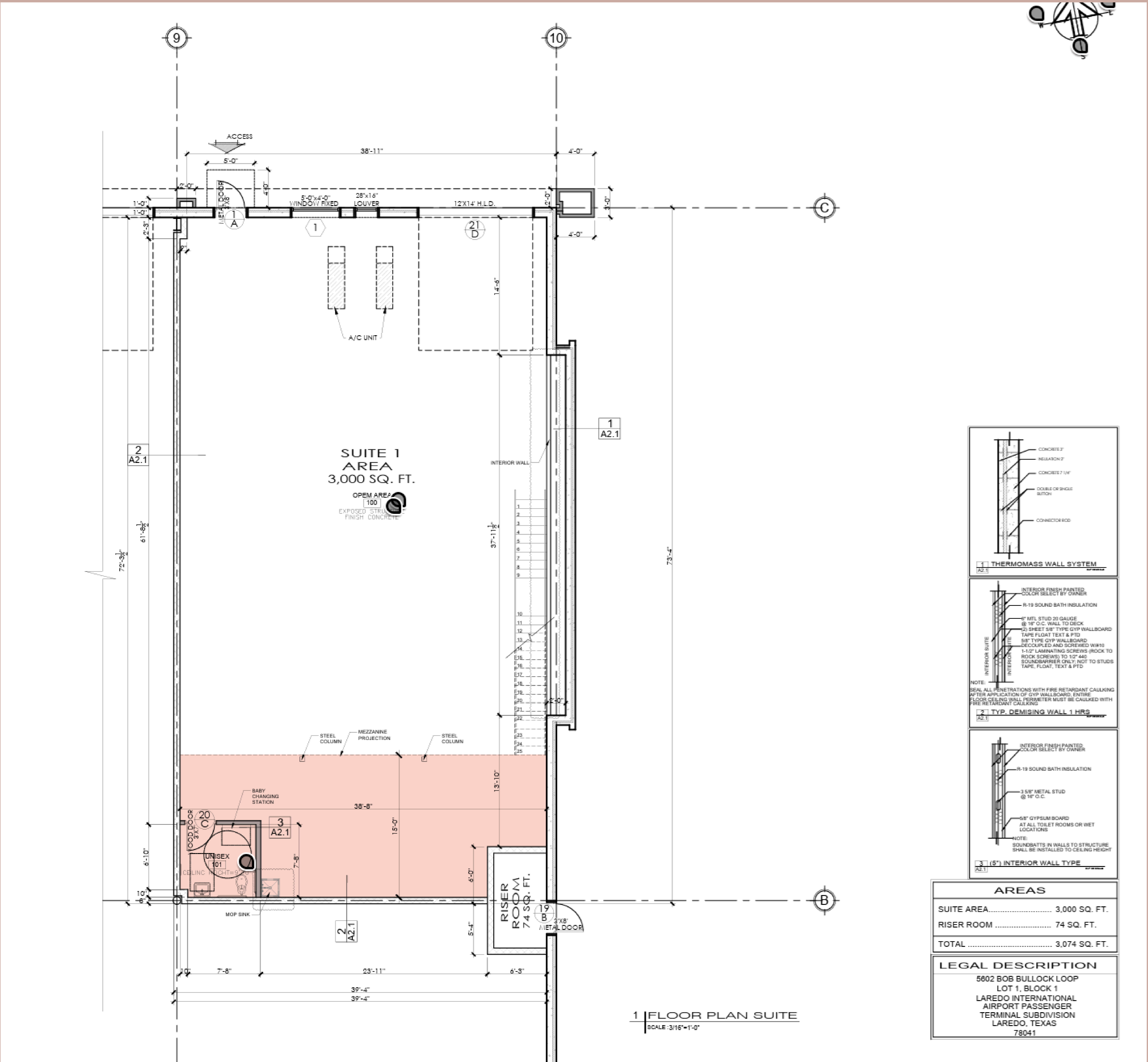
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AREAS	
SUITE AREA	3,000 SQ. FT.
RISEROOM	74 SQ. FT.
TOTAL	3,074 SQ. FT.

LEGAL DESCRIPTION	
5602 BOB BULLOCK LOOP	
LOT 1, BLOCK 1	
LAREDO INTERNATIONAL	
AIRPORT PASSENGER	
TERMINAL SUBDIVISION	
LAREDO, TEXAS	
78041	

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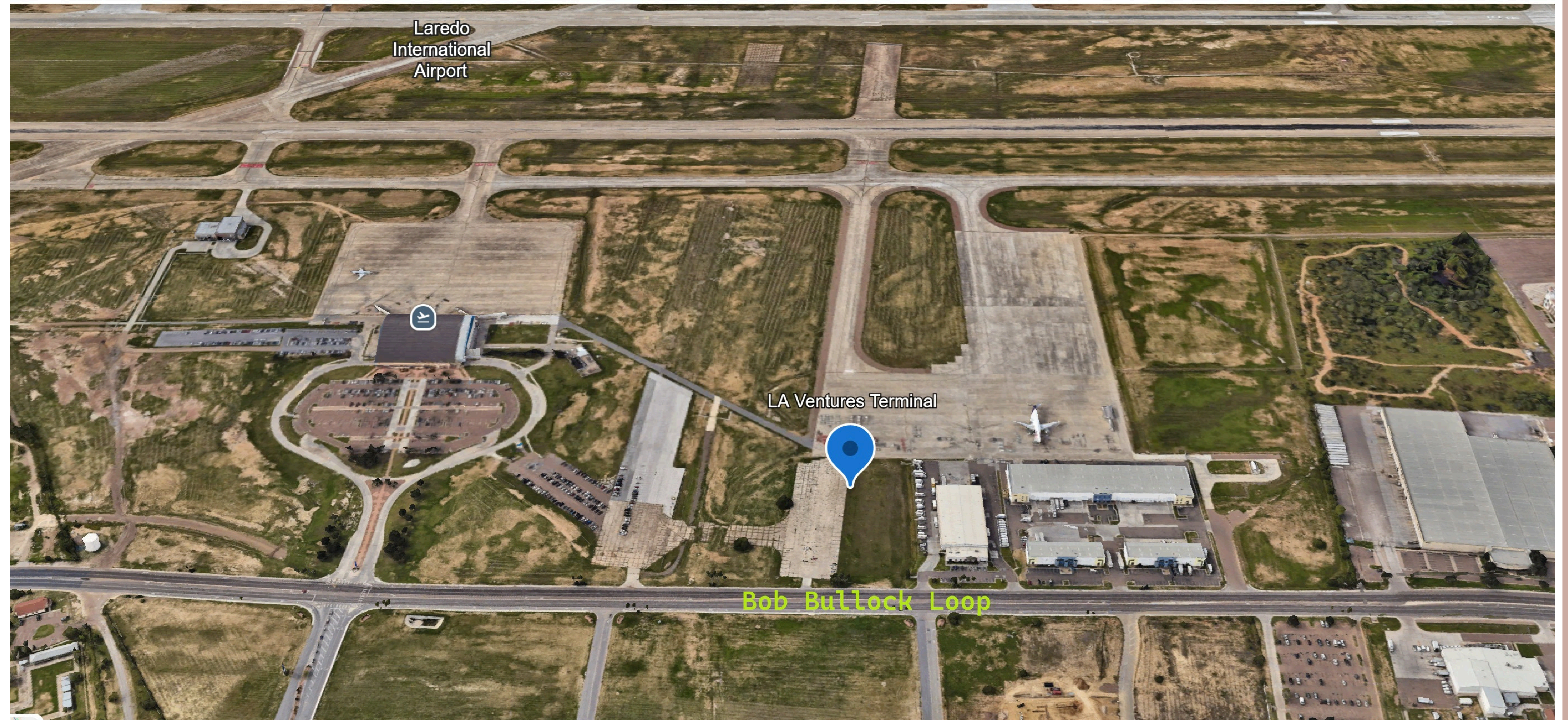


LOCATION ADVANTAGES

- Multiple ingress/egress paths
- Adjacent to Intl. airport & other ammenities

WITHIN 3 MILE

- Laredo International Airport
- Laredo Medical Center
- H-E-B
- Fedex
- Commerce Bank
- Gas Stations
- Restaurants
- Shops



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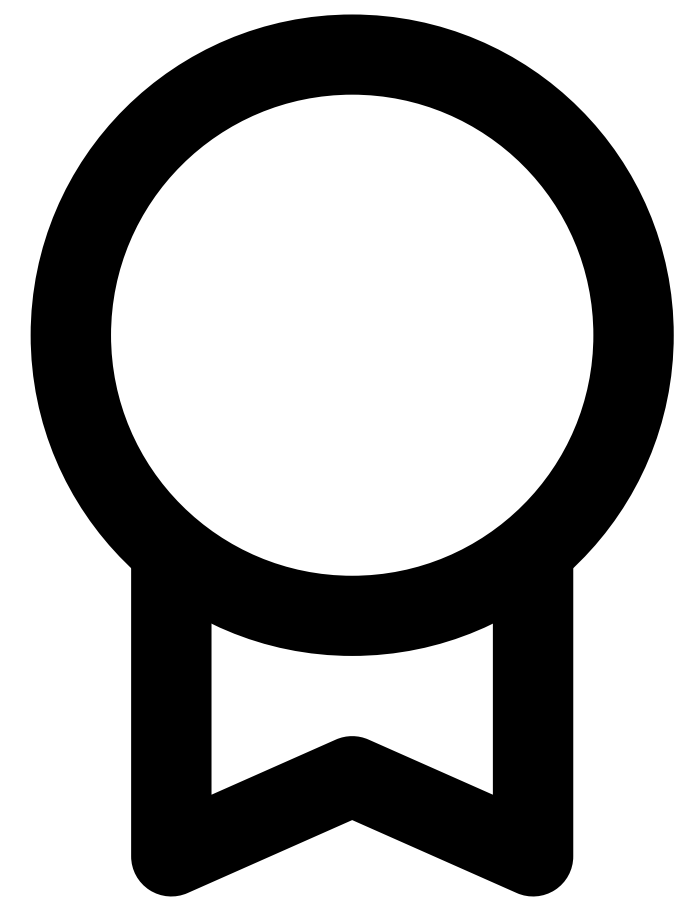
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NATL.CARGO FLIGHTS TO:

- DALLAS
- HOUSTON
- SAN ANTONIO
- AUSTIN
- EL PASO
- MCALLEN
- HARLINGEN
- CHICAGO
- DETROIT
- TOLEDO
- INDIANAPOLIS
- COLUMBUS
- DAYTON
- FORT WAYNE
- MILWAUKEE
- ATLANTA
- MIAMI
- OAKLAND
- NEW ORLEANS
- PHOENIX
- SALT LAKE CITY
- NASHVILLE
- KANSAS CITY
- RALEIGH
- GREENVILLE
- LITTLE ROCK
- CLEVELAND

RANKED AMONG THE
FASTEST GROWING CARGO
AIRPORTS IN TEXAS



WITH A ~\$20M RENOVATION
PROGRAM INCLUDING CARGO
APRON EXPANSION WAS
HIGHLIGHTED THIS YEAR

INTL. FLIGHTS TO:

- SALTILLO
- SAN LUIS POTOSI
- GUADALAJARA
- TOLUCA
- HERMOSILLO
- CHIHUAHUA
- QUERETARO
- GUANAJUATO