

4202 Airpark Dr.

For Lease

Laredo Texas, 78041



Contact Jimmy Escoto

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PROPERTY OVERVIEW

Explore an exceptional opportunity to lease versatile warehouse space in central Laredo, Texas, located at 4202 Airpark Dr.

This 14,791 SF facility offers a well-balanced layout featuring office, warehouse, and dock areas, designed to accommodate a wide range of business operations efficiently.

Positioned in a prime location within Laredo's thriving commercial hub, the property provides convenient access to major transportation corridors, ensuring seamless connectivity for distribution, logistics, and industrial users alike.

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

LOCATION OVERVIEW

This property is strategically positioned in the Laredo International Airport area, one of the city's most dynamic industrial and logistics hubs. 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. Its proximity to the Laredo International Airport further enhances its appeal for businesses requiring air freight and time-sensitive shipments.

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.

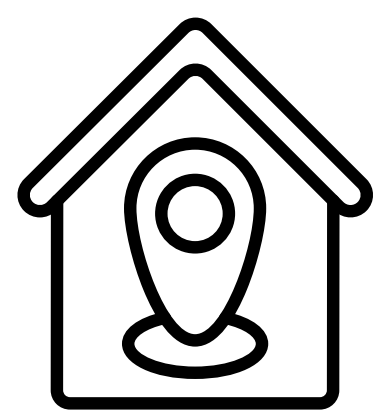


Jimmy J Escoto

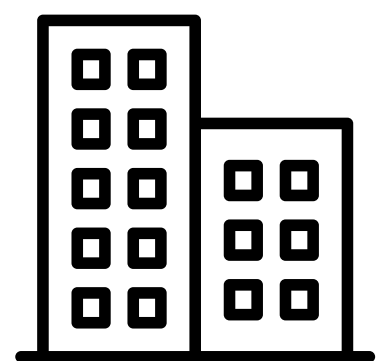
Main: (956) 725-3800

Mobile: (956) 206-5728

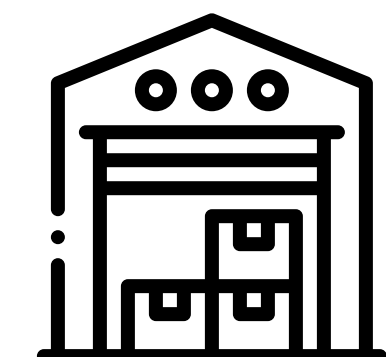
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SITE AREA 52,500 sqft



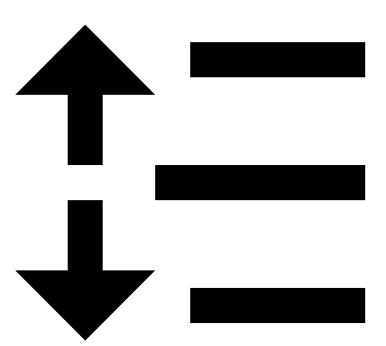
BUILDING SIZE TOTAL 14,791 sqft



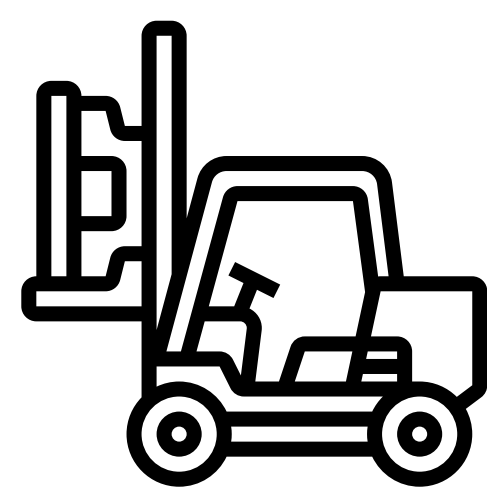
WAREHOUSE 12,253



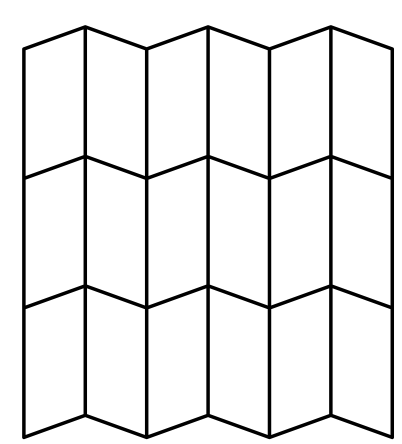
OFFICE ~2,538 sqft



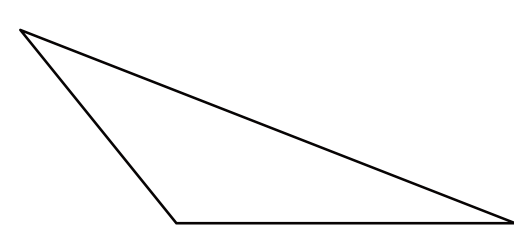
CLEAR HEIGHT 18 ft



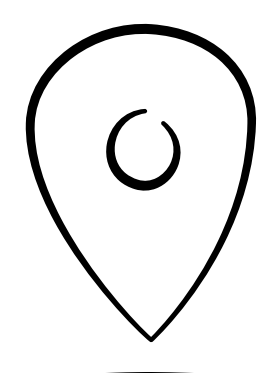
LOADING 4 Dock High Doors



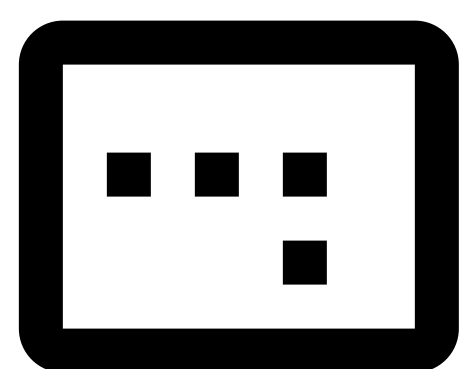
ROOF Metal Roof



RAMPS 1 Ramp



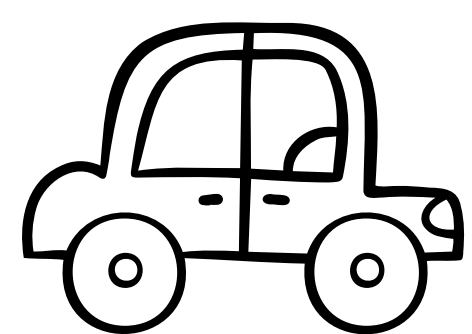
ZONING M-1



BAY SIZE 135 feet



TRAILER PKG. 3



CAR PKG. 9

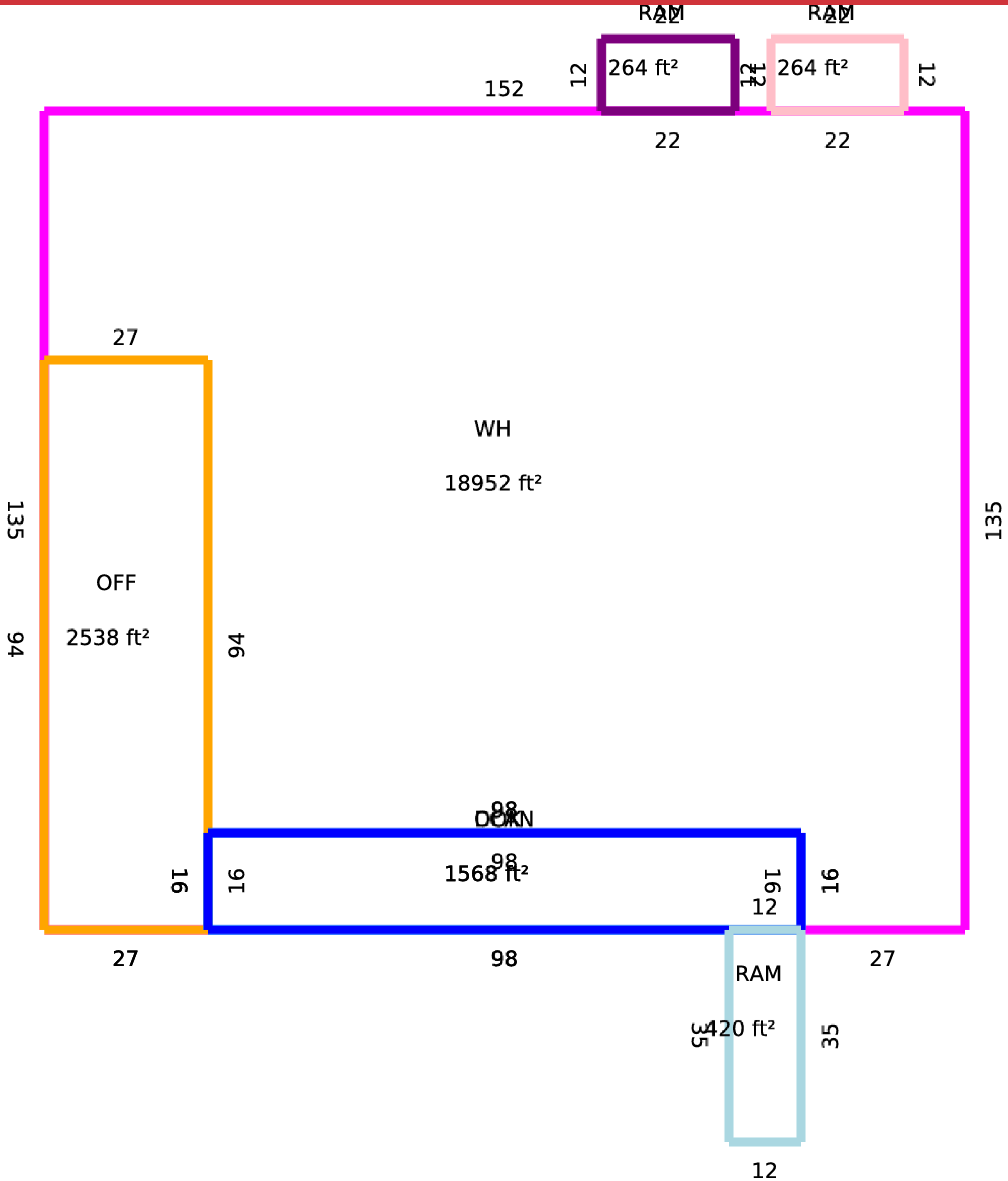


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LEASE RATE
\$ 0.75/SQFT



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LOCATION ADVANTAGES

- Multiple ingress/egress paths
- Close proximity to intl. airport, healthcare, bank, & other amenities

WITHIN 1 MILE

- Laredo International Airport
- Laredo Medical Center
- H-E-B
- Laredo Police Dept.
- US Postal Service
- Commerce Bank
- Starbucks
- Restaurants

