

For Lease



4410 Pan American Blvd.

30,696 SF Cross Dock with Office Available for Lease In Laredo, TX 78045

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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4410 Pan American Blvd. Contact Info

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4410 Pan American Blvd. Property Details

Property Features

4410 Pan American Blvd. in Laredo, TX 78045 is a prime industrial property offering substantial opportunities for businesses seeking a strategic location. Situated in a bustling industrial zone, this property boasts easy access to major transportation routes, including Interstate 35, facilitating efficient logistics and distribution. The expansive lot features ample space for both office and warehouse operations, with modern infrastructure designed to accommodate a variety of business needs.

The surrounding area of 4410 Pan American Blvd. is characterized by a vibrant business community, with numerous industrial and commercial establishments nearby, enhancing networking and collaboration prospects. The property's proximity to the Laredo International Airport further augments its appeal for businesses involved in international trade and freight forwarding. With a combination of strategic location, versatile infrastructure, and supportive amenities, 4410 Pan American Blvd. is ideal for companies looking to expand or establish a presence in one of Texas's key commercial hubs.



Property Facts

Address:	4410 Pan American Blvd. Laredo, TX 78045
Year Built:	1992
Building Size:	30,696 SF
Warehouse:	28,260 SF
Clear Height:	—
Trailer Parking:	Approximately 56 Spaces
Doors:	64 Dock High
Office Space:	2,436 SF
Employee and Visitor Parking:	Approximately 50
Zoning:	M-1
Lot Size:	7.1909 Acres, 313,245 SF

4410 Pan American Blvd. Property Photos

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4410 Pan American Blvd. Property Photos

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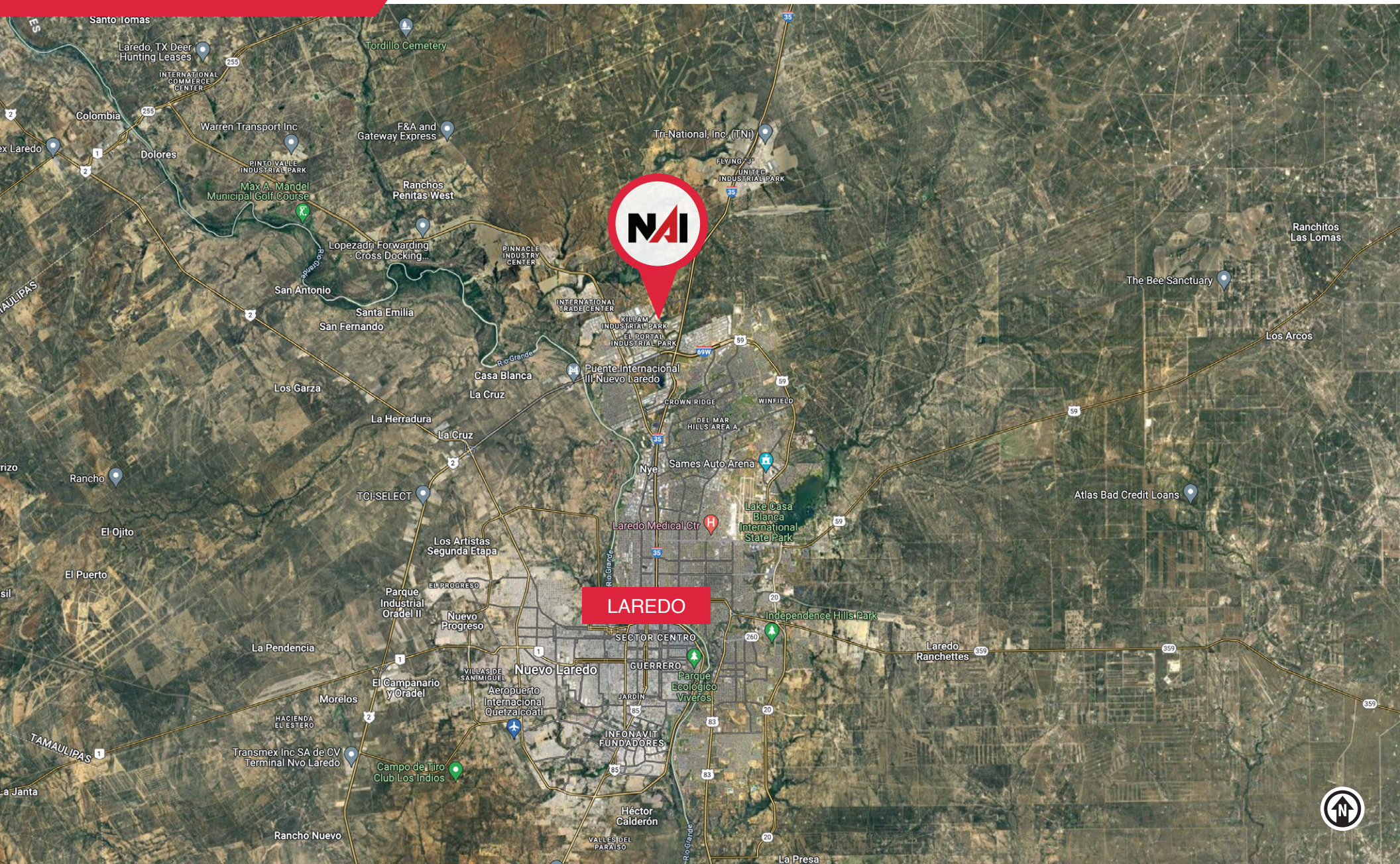
4410 Pan American Blvd. Location Map



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4410 Pan American Blvd. Regional Map



4410 Pan American Blvd.
Laredo, Texas



Laredo, Texas is the
Largest Inland Port on the US/Mexico Border

2 Railroads: Union Pacific
& Kansas City Southern

4 International
Bridges

2M Commercial truck
crossings yearly

40M Square Feet of
logistical space

\$326B Total trade with
the World in 2018

“

Booming energy exports and shifting patterns in international commerce have made the Port of Laredo the nation's top center for trade, supplanting the longtime leader, the Port of Los Angeles.

”



Well Positioned Industrial Property

Just off IH-69 with quick access to I-35 and close to the World Trade Bridge.



Part of San Isidro East Point Center

With Milo Industrial Park (267 Acres) and Crossroads Industrial Park (40 Acres) in the immediate trade area.

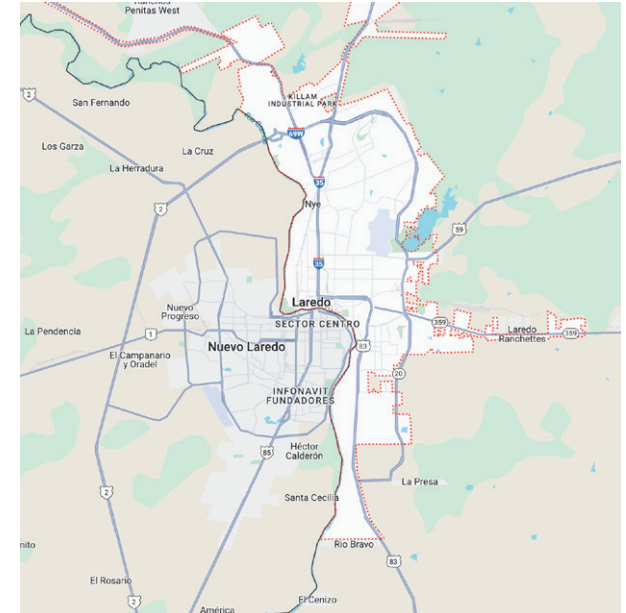
Laredo, Texas

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.



4410 Pan American Blvd. America's 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 15 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.