

FOR LEASE | INDUSTRIAL PROPERTY

1118 BELTWAY PKWY

LAREDO, TX 78045



FORUM
CRE



PROPERTY SPECIFICATIONS

Availability:	February 1st, 2025
Building Size:	31,518 SF
Lot Size:	6.541 Acres
Trailer Parking:	180
Auto Parking:	16
Year Built:	2018
Zoning:	M-1

PROPERTY OVERVIEW

31,518 SF warehouse building available for lease inside North Webb Industrial Park. Property specifications include 180 trailer parks on a 6.541 AC lot.

LOCATION OVERVIEW

This property is conveniently located on mile 13 inside North Webb Industrial Park with easy access to IH 35 and approximately 10 miles from the World Trade Bridge.

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FOR LEASE | INDUSTRIAL PROPERTY WITH EXCESS TRAILER PARKING

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MARKET OVERVIEW: PORT LAREDO



MARKET ACTIVITY (YTD 2024)



2.5 MM
TRUCK CROSSINGS



297 MM LBS
AIR CARGO



305,447
RAIL CARS

PORT LAREDO: TOP IMPORTS (YTD 2024)

RANK		YTD
1	Motor vehicle parts	\$11.32 B
2	Passenger vehicles	\$6.06 B
3	Commercial vehicles	\$4.32 B
4	Tractors	\$4.11 B
5	Computers	\$3.31 B
6	Insulated wire, cable	\$2.56 B
7	Cell phones, related equipment	\$2.33 B
8	Air-conditioning machines	\$2.31 B
9	Electrical boards, panles and swithces	\$1.78 B
10	Seats, excluding barber, dental	\$1.69 B

Source: US Trade Numbers

PORT LAREDO FACTS

- #1 Inland Port on the U.S. - Mexico Border
- #1 Railroad Interchange on the U.S. - Mexico Border
- #1 Port in the U.S. by value
- Serviced by Union Pacific Railroad and CPKC

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