

For Lease

MOSSA
Forwarding
LLC

Codex Warehouse

TP2 - Transplace

Khaledi Industrial
Park



Immediate Availability

- 16,945 square feet
- 1.54 acres
- 22 striped trailer stalls



Union Pacific Blvd.

310 Union Pacific Blvd.

16,945 SF Industrial Warehouse on 1.54 Acres for Lease in Laredo, TX 78045

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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310 Union Pacific Blvd. Property Details

Property Info

Availability:	IMMEDIATE
Address:	310 Union Pacific Blvd. Laredo, TX 78045
Built:	1994
Building Size:	16,945 SF
Office Space:	1,200 SF
Dock-High Doors (with Levelers):	9
Clear Height:	20'
Truck Court Depth:	180'
Ramps:	1
Trailer Parking:	22
Employee & Visitor Parking:	12
Lot Size:	1.54 Acres

“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 is the
Largest Inland Port on the US/Mexico Border

2 Railroads: Union Pacific
& Kansas City Southern

International **4**
Bridges

40M Square Feet of
logistical space

2M Commercial truck
crossings yearly

\$326B Total trade with
the World in 2018

310 Union Pacific Blvd. Recent Building Upgrades

310 Union Pacific has undergone major building upgrades and new ownership plans to enhance the property further. **Over \$450,000 will be spent to improve the building.**

\$300,000+ of Building Upgrades: *Completed*

- New office lobby, paint, flooring, ceiling tiles, electrical, lighting, windows and bathrooms
- New insulation throughout the warehouse
- New LED lighting
- New warehouse interior paint
- New warehouse bathroom
- New roll-up doors (10 total)

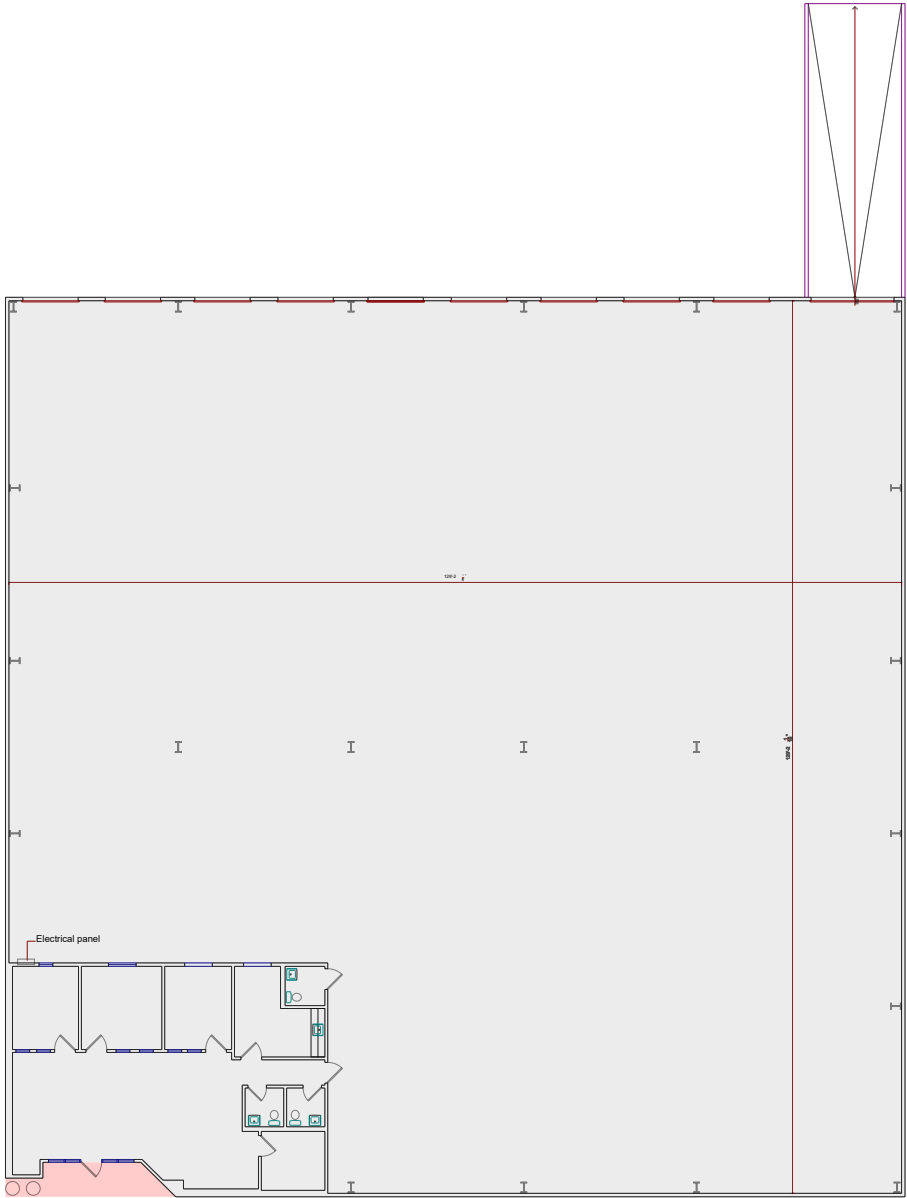


\$150,000+ Additional Upgrades: *In Progress*

- Install 9 dock levelers
- Employee parking: Sweep, seal, and stripe
- Truck Court/Yard: Sweep, seal, stripe, and patch repair
- New exterior paint
- New perimeter fencing
- Updated landscaping



310 Union Pacific Blvd.
Building Floor Plan



Building Info	
Total Rentable Area:	16,945 square feet
Office Space:	1,200 square feet

310 Union Pacific Blvd.
Building Features



World Trade Bridge



310 Union Pacific Blvd.
Property Photos





310 Union Pacific Blvd. Property Photos



310 Union Pacific Blvd. Property Photos



310 Union Pacific Blvd. Property Photos



310 Union Pacific Blvd. Location Map



Trade Area Industrial/Distribution Centers

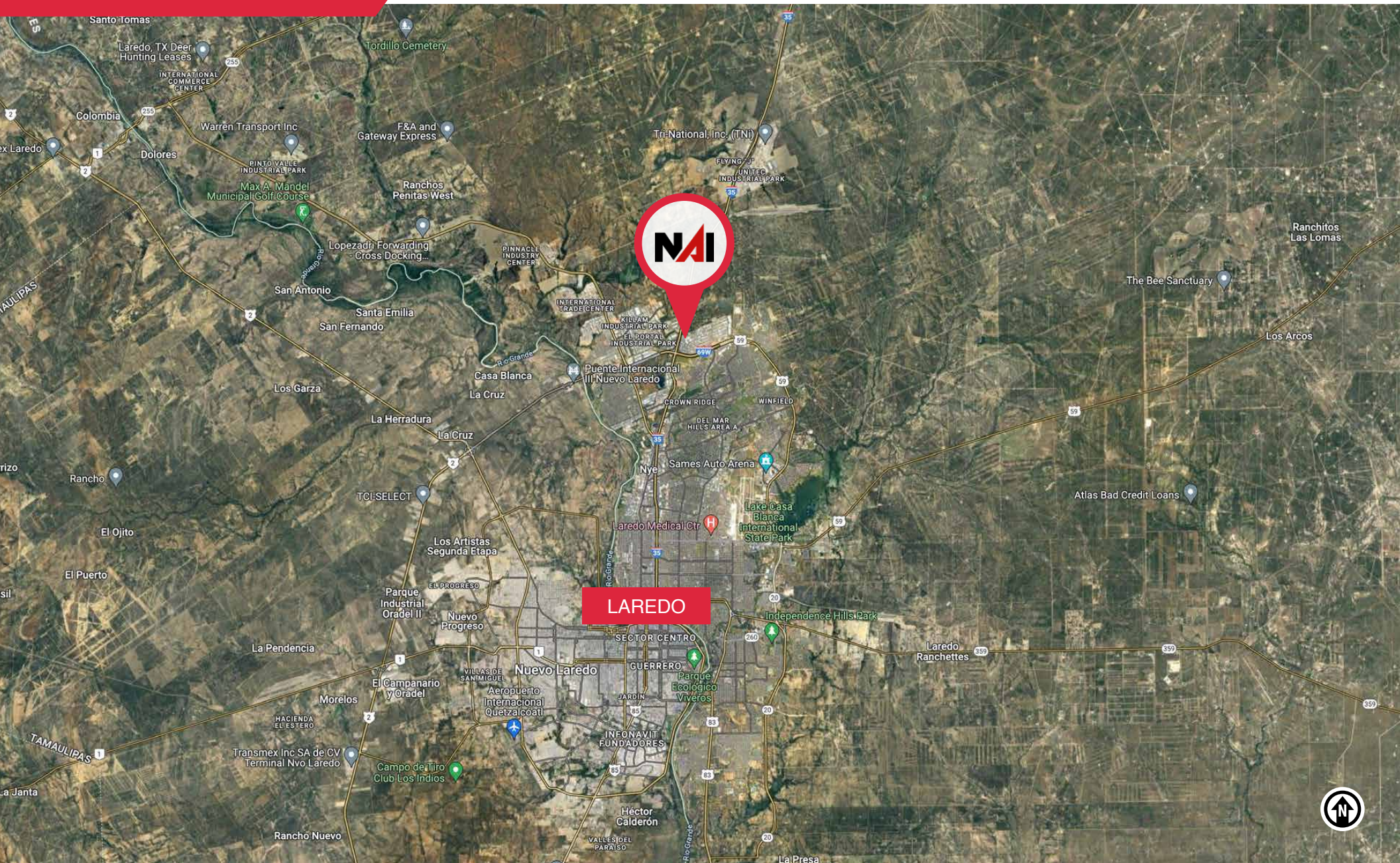
1	Sophia Industrial Park		11	Interamerica Center	305 Acres
2	Port Grande	2,000 Acres	12	Roadway Express	29 Acres
3	Unitec Industrial Park	754 Acres	13	El Portal Park	465 Acres
4	Missouri Railyards	330 Acres	14	Pellegrino Ind. Park	26 Acres
5	Millenium Park	105 Acres	15	Laredo Dist. Center	104 Acres
6	Pinnacle Industrial	700 Acres	16	Embarcadero	117 Acres
7	Quivira Project	29 Acres	17	Tijeras Ind. Park	296 Acres
8	Pan American	191 Acres	18	Crossroads	40 Acres
9	Int'l Trade Center	215 Acres	19	Milo Dist. Center	267 Acres
10	Killam Industrial Park	502 Acres	20	San Isidro EP Center	249 Acres



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310 Union Pacific Blvd. Regional Map



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.

