

**For Lease**

**Prime Laredo  
(PRIL22)**

**Sublease Available**

**Gerardo Arellano  
Forwarding**

**Alliance  
Shippers Inc**

**Exterior  
logistics**

**Unlimited  
Forwarding Inc.**

**D&G  
Forwarding, Inc**

**Bay Doors: 4**

**10,000 SF  
Space Available**

**Employee &  
Visitor  
Parking**

**Hallmark Drive**

**806 Hallmark Dr., Suite B, Laredo, TX 78045**

**10,000 SF Available for Sublease in a 27,540 SF Facility**

**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.

9114 McPherson Rd., Ste 2518, Laredo, TX 78045  
956.615.8888 | [joeyferguson@outlook.com](mailto:joeyferguson@outlook.com)



# 806 Hallmark Dr., Suite B Contact Info



9114 McPherson Rd., Ste 2518  
Laredo, TX 78045  
956.725.3800 | [joeyferguson.com](http://joeyferguson.com)

## Listed by

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# 806 Hallmark Dr., Suite B

## Property Details

### Property Features

This exceptional sublease opportunity offers 10,000 SF of versatile industrial space within a modern, 27,540 SF facility built in 2008. Situated in the thriving industrial hub of Laredo, this property is strategically located near major transportation routes, providing quick access to the U.S.–Mexico border and one of the busiest international trade gateways in the country. Its location is ideal for companies engaged in distribution, logistics, warehousing, or light manufacturing.

The space includes a well-appointed private office with direct access to the warehouse floor, creating a seamless flow between administrative and operational activities. The warehouse is equipped with four large bay doors for efficient loading and unloading, a convenient ramp for versatility in operations, and a generous 24-foot clear height to accommodate high-stacking and large equipment.

This property's combination of functional design, modern construction, and strategic positioning makes it an excellent choice for businesses looking to expand or establish a strong presence in the Laredo market. With immediate availability and flexible usage potential, 806 Hallmark Dr., Suite B is ready to support your operational growth and success.

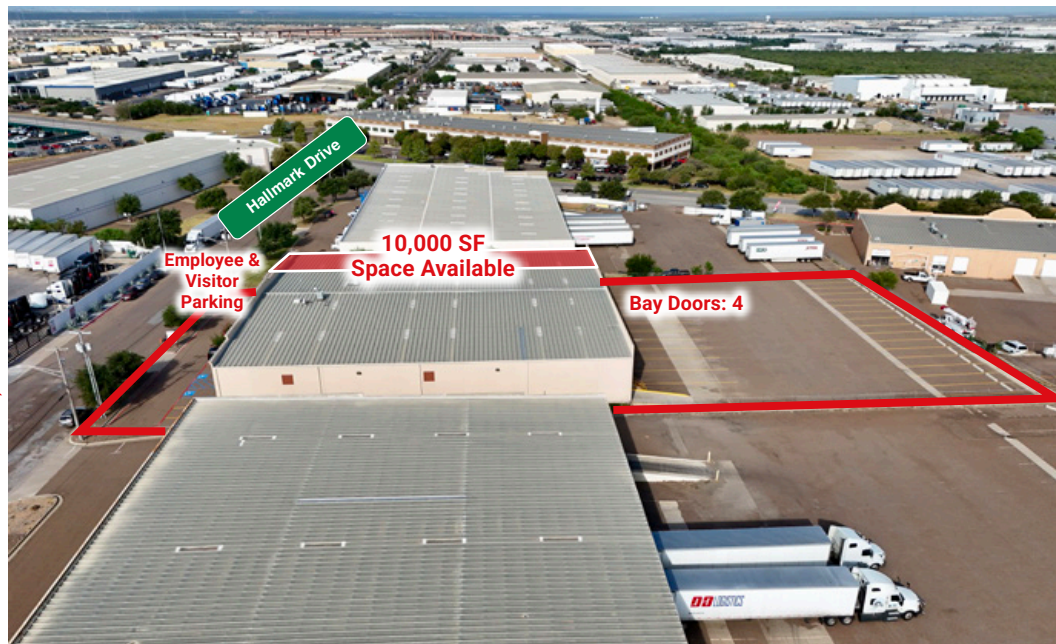
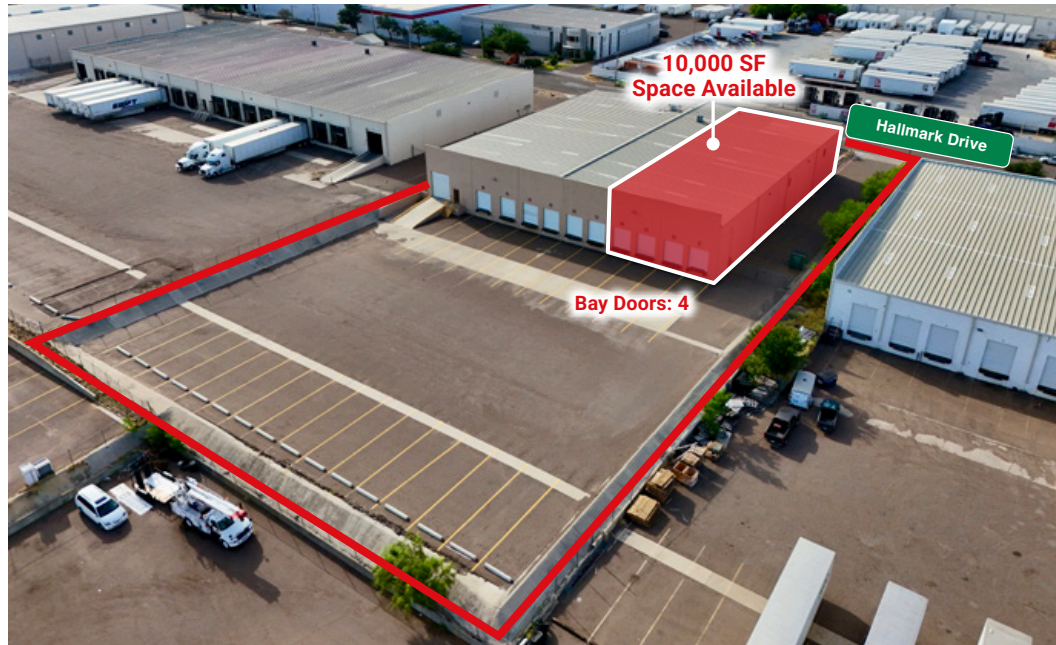


### Property Facts

<b>Address:</b>	806 Hallmark Dr., Suite B Laredo, TX 78045
<b>Built:</b>	2008
<b>Building Size:</b>	27,540 SF
<b>Space Available:</b>	10,000 SF
<b>Office Space:</b>	1 Private office with warehouse access
<b>Bay Doors:</b>	4
<b>Clear Height:</b>	24'
<b>Ramps:</b>	1
<b>Trailer Parking:</b>	4
<b>Employee &amp; Visitor Parking:</b>	4



# 806 Hallmark Dr., Suite B Property Photos





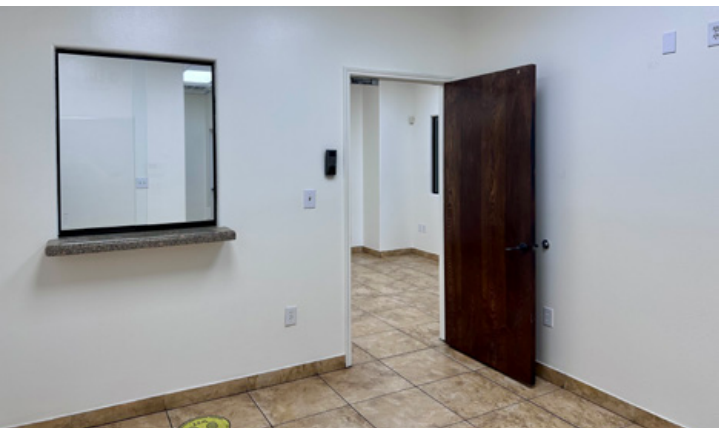
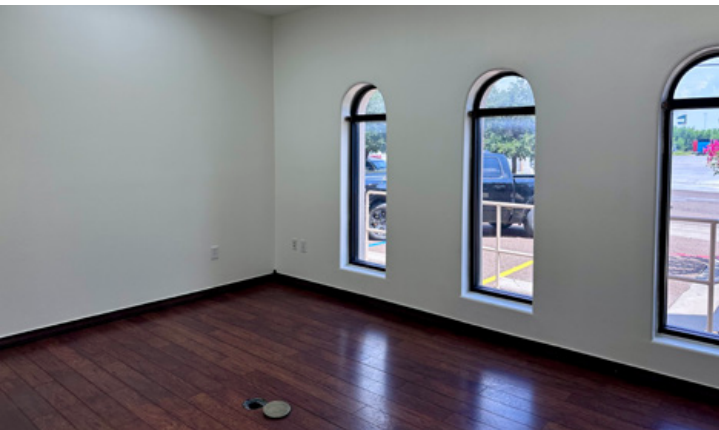
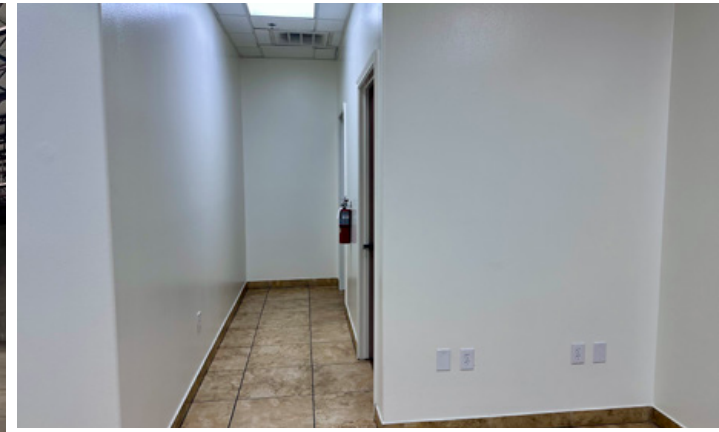
806 Hallmark Dr., Suite B  
Property Photos





# 806 Hallmark Dr., Suite B Property Photos

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# 806 Hallmark Dr., Suite B Location Map





806 Hallmark Dr., Suite B  
Laredo, Texas

**NAI** Swisher & Martin Realty  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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



**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.**



**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



### **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.

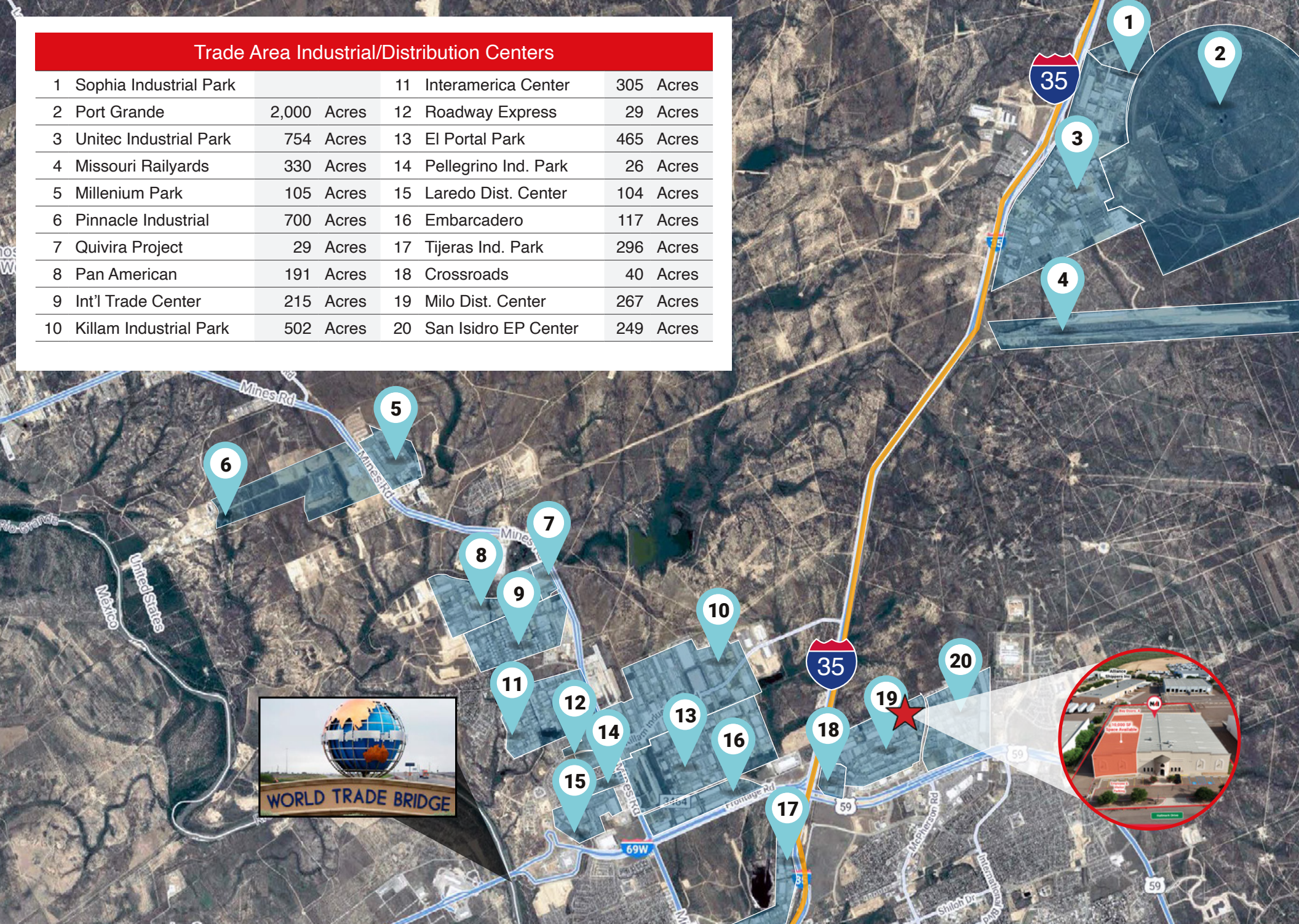
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## Trade Area Industrial/Distribution Centers

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

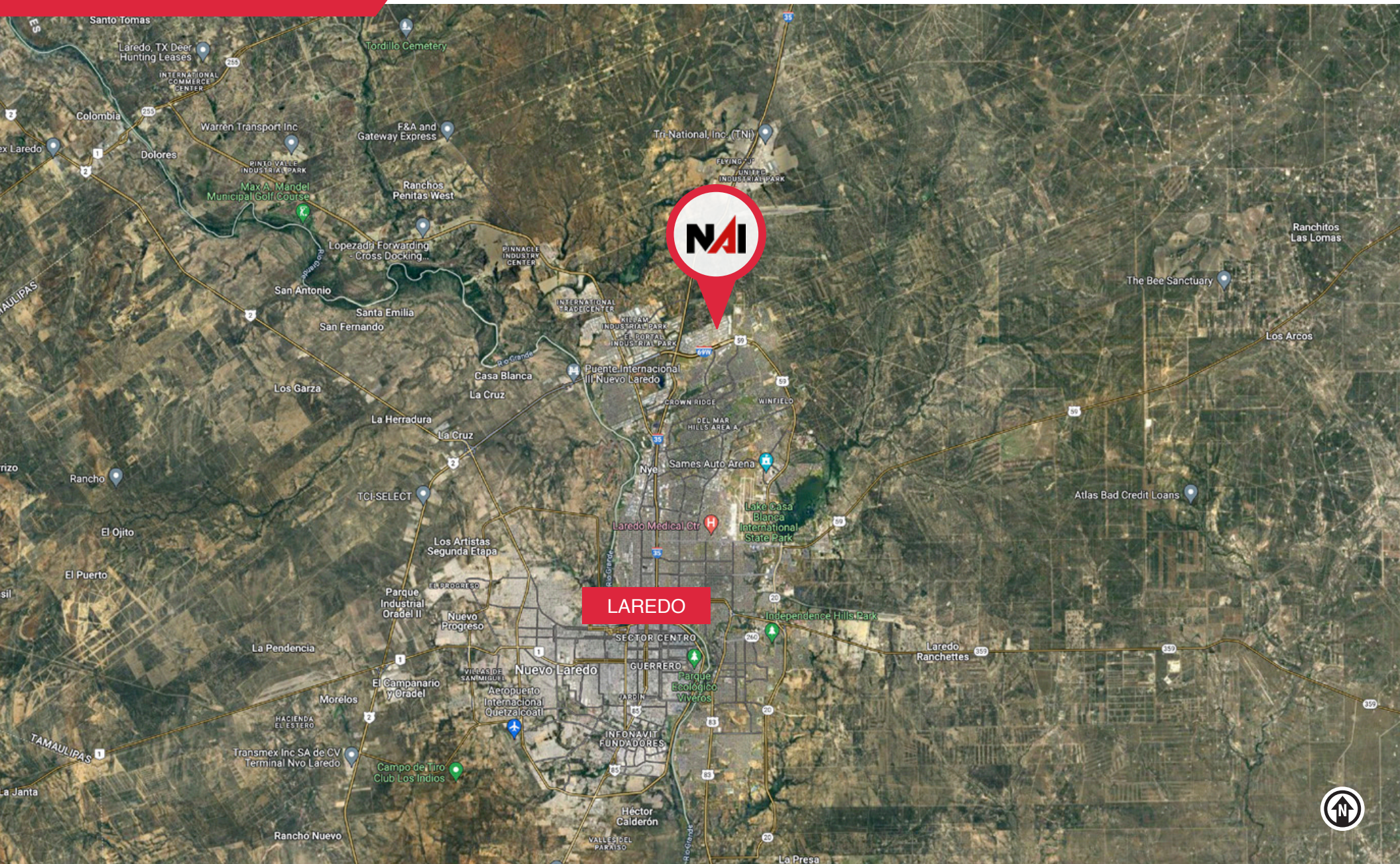


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# 806 Hallmark Dr., Suite B Regional Map





## 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.





# 806 Hallmark Dr., Suite B America's Inland Port



## 806 Hallmark Dr., Laredo, TX 78045

27,540 SF Warehouse / Office Space – 2,224 SF

**NAI** Swisher & Martin Realty  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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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## Presented by



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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.





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>NAI Swisher &amp; Martin Realty</b>	<b>443600</b>	<b>cristy@swishermrealty.com</b>	<b>(956)725-3800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>DSS Development Corporation</b>	<b>443600</b>	<b>cristy@swishermrealty.com</b>	<b>(956)725-3800</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cristina Swisher</b>	<b>414292</b>	<b>cristy@swishermrealty.com</b>	<b>(956)725-3800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Joey Ferguson</b>	<b>492776</b>	<b>joeyferguson@outlook.com</b>	<b>956.324.5639</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)