

Available – 2nd Quarter 2026



W. Peak Dr.

For Lease

18502 W. Peak Dr, Laredo TX 78045

± 80,039 SF Industrial/Warehouse in Pinnacle Industry Center

**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  
956.725.3800 | [swisherandmartinrealty.com](http://swisherandmartinrealty.com)

18502 WestPerak Dr.  
Contact Details

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## Listed by

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# 18502 West Peak Dr. Property Details

## Property Info

**Address:** 18502 W. Peak Dr, Laredo TX 78045

**Lot Size:** ± 5.45 Acres (± 237,746 SF)

**Zoning:** M-1

**Building Size:** ± 80,039 SF

**Main Office:** ± 3,000 SF

**Warehouse:** ± 77,039 SF

**Ceiling Height:** 24' Clear

**Column Spacing:** 50' x 50' (44'4" X 50' in middle bays)

**Building Depth:** 275' 6"

**Bays:** 6

**Ramps:** 1

**Dock Doors:** 21 (9x10) & 1 (12x16)

**Trailer Parking:** Approx. 49 (Approx. 71 including dock)

**Employee/  
Visitor Parking:** Approx. 40 with 4 ADA



### Well Positioned Industrial Property

Situated in the International Trade Center, the property benefits from immediate access to key logistics corridors, making it ideal for distribution, freight, and manufacturing operations requiring efficient cross-border connectivity.



### Part of Laredo International Trade Center

With Milo Industrial Park (267 Acres) and Pinnacle Industry Center (50+ Acres) in the surrounding trade area. Conveniently located near the World Trade Bridge and the I-35 corridor, offering unmatched access for companies involved in U.S.–Mexico trade and supply chain operations.



***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.***

*Click [here](#) for article*



*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

# 18502 West Peak Dr. Aerial Photo



W. Peak Dr.



**Pinnacle Industrial Park**

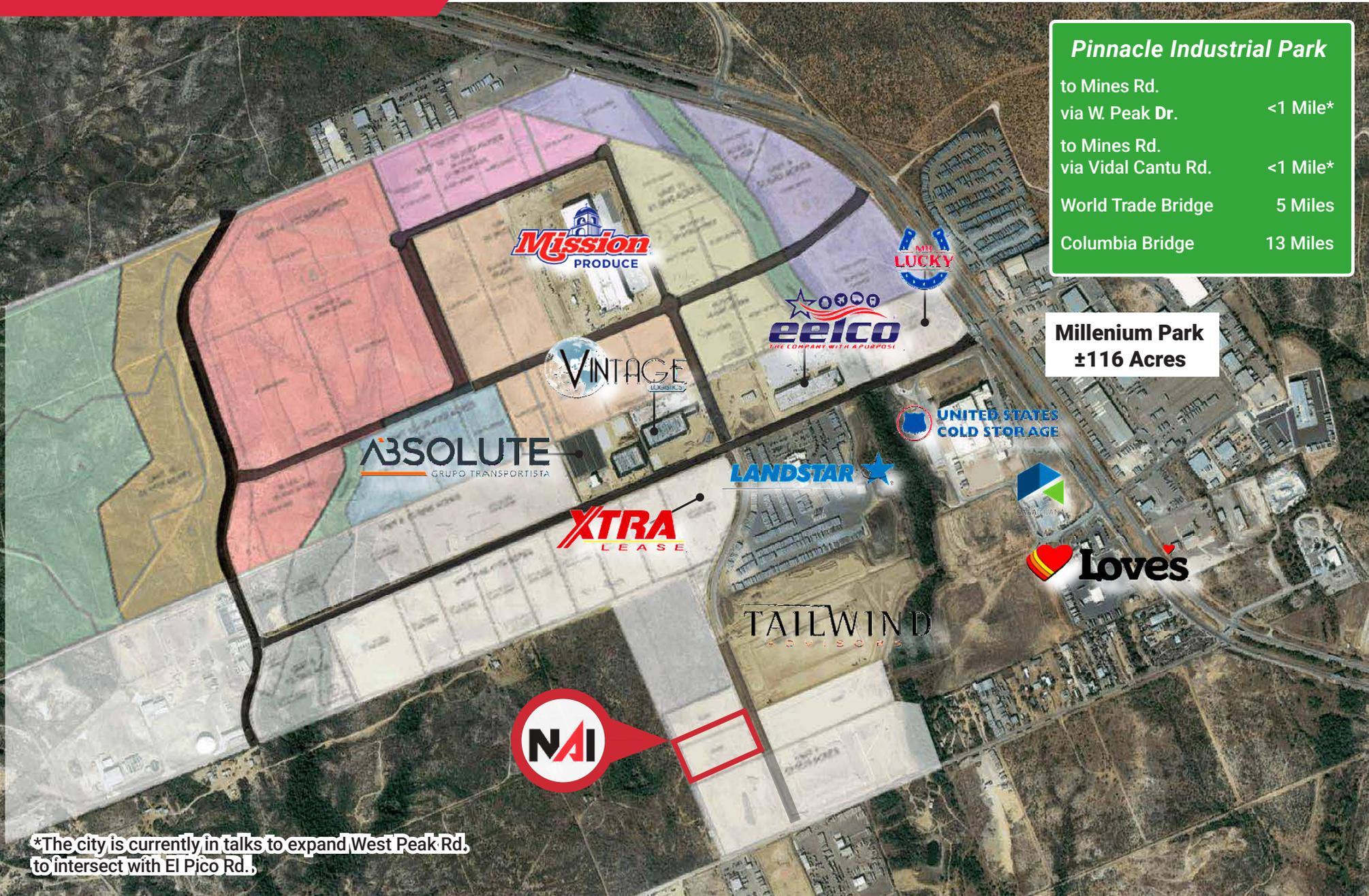
to Mines Rd. via W. Peak Dr.	<1 Mile*
to Mines Rd. via Vidal Cantu Rd.	<1 Mile*
World Trade Bridge	5 Miles
Columbia Bridge	13 Miles

18502 West Peak Dr.  
Aerial Photo





# 18502 West Peak Dr. Location Map



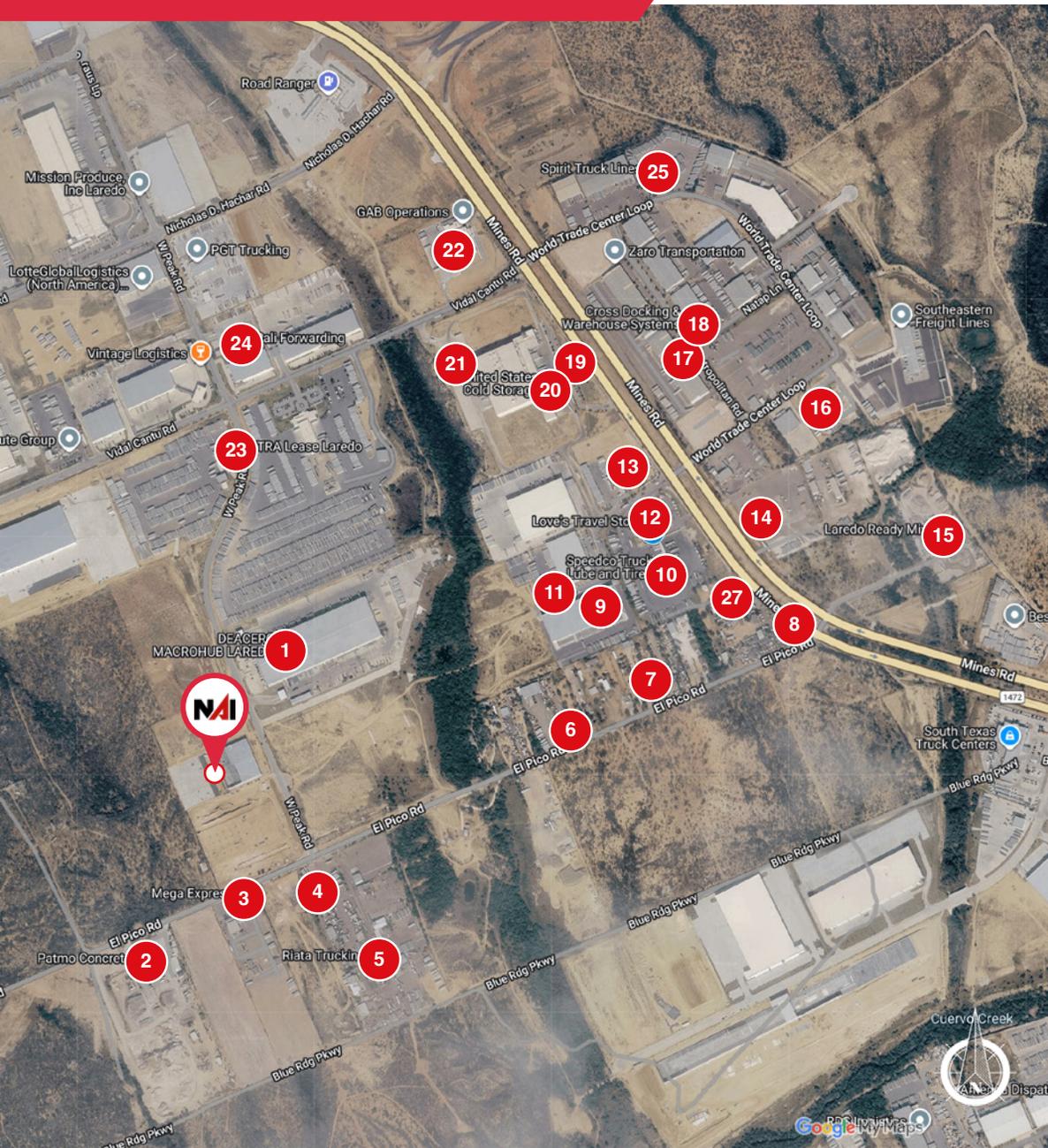
**Pinnacle Industrial Park**

to Mines Rd. via W. Peak Dr.	<1 Mile*
to Mines Rd. via Vidal Cantu Rd.	<1 Mile*
World Trade Bridge	5 Miles
Columbia Bridge	13 Miles

**Millenium Park**  
±116 Acres

**\*The city is currently in talks to expand West Peak Rd.  
to intersect with El Pico Rd.**

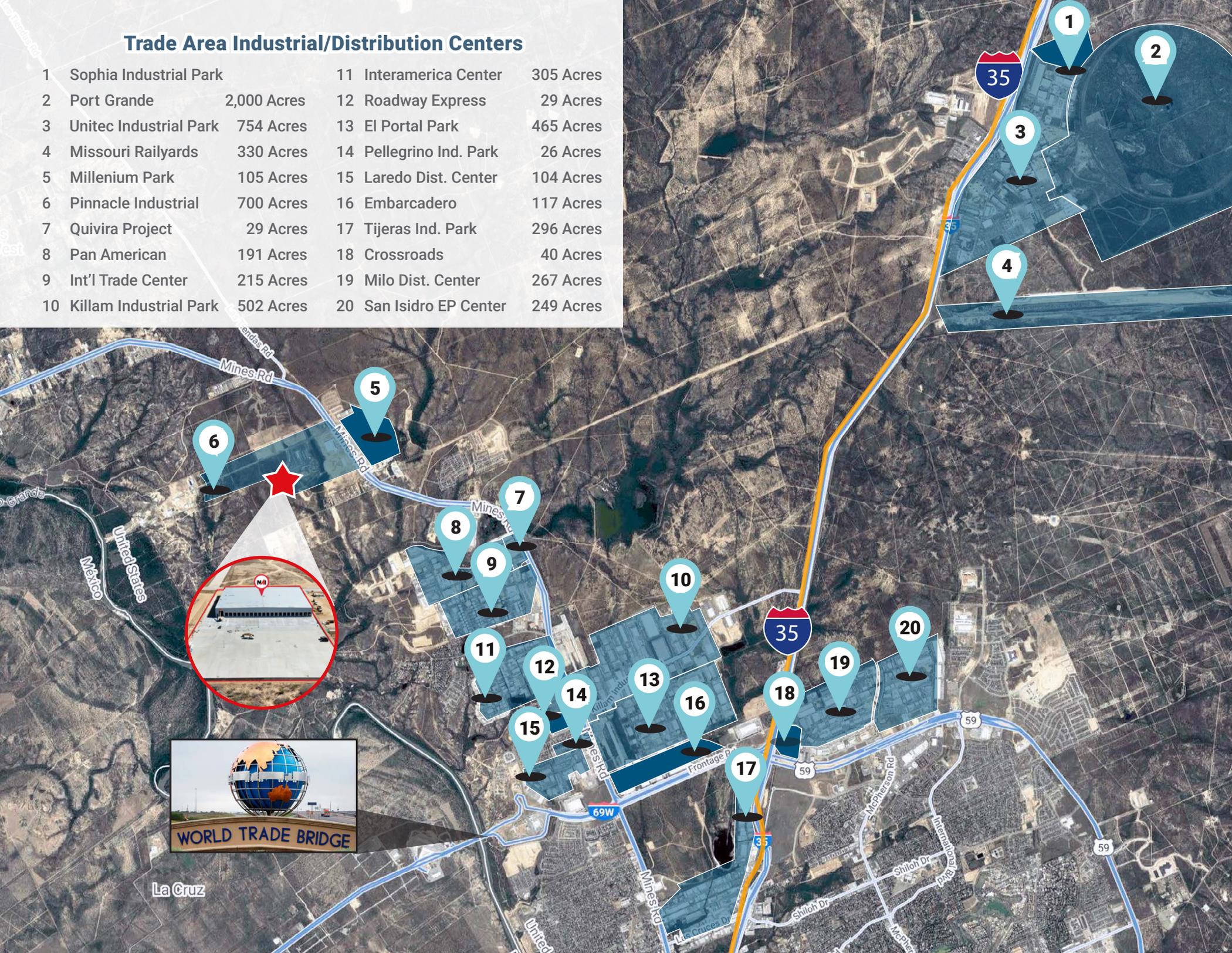
# 18502 West Peak Dr. Nearby Amenities



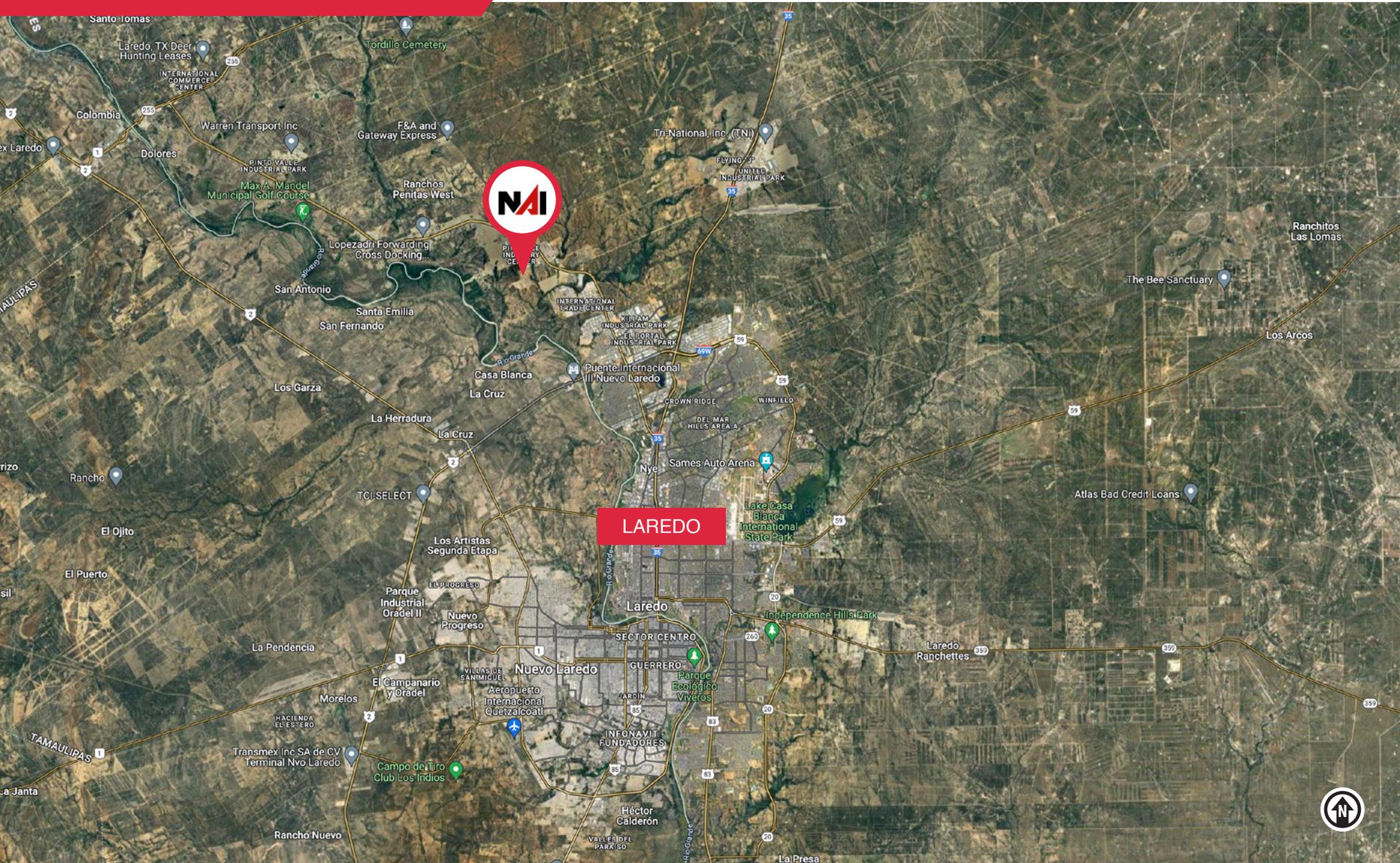
18502 West Peak Dr.	Subject Site
1	Darr Equipment Co Equipment / Industrial Services
2	Arizona Forwarding Agents Freight Forwarding / Logistics
3	Solo Transport Inc Trucking / Transportation
4	G & G Forwarding Inc. Freight Forwarding / Logistics
5	Arvimex Inc Logistics / Distribution
6	Arzani Martinez Inc Transportation Services
7	ADVANCERS USA LLC Logistics / Supply Chain Services
8	Casablanca USA International Inc Freight Forwarding / Logistics
9	CC Truckline LLC Trucking / Transportation
10	F M Forwarding Inc Freight Forwarding / Logistics
11	Galaxy Forwarding Freight Forwarding / Logistics
12	Del San Forwarding LLC Freight Forwarding / Logistics
13	R C Forwarding & Freight Inc Freight Forwarding / Logistics
14	TRANSCABRERA Laredo Trucking / Transportation
15	All in Services LLC Industrial / Business Services
16	Fero Group Inc Logistics / Distribution
17	G&L UNIVERSAL AGENCY INC. Customs Brokerage / Logistics
18	Greatway Transport Trucking / Transportation
19	Specialties of Mexico Import / Export Services
20	Ivan Fernandez Forwarding Freight Forwarding / Logistics
21	Montega Transfer Inc Trucking / Transportation
22	M&J Carriers LLC Trucking / Transportation
23	TNL FREIGHTWAYS Trucking / Transportation
24	Progistic Carriers Laredo Tx Trucking / Transportation
25	Ali International Import / Export Services

## 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



# 18502 West Peak Dr. Regional Map



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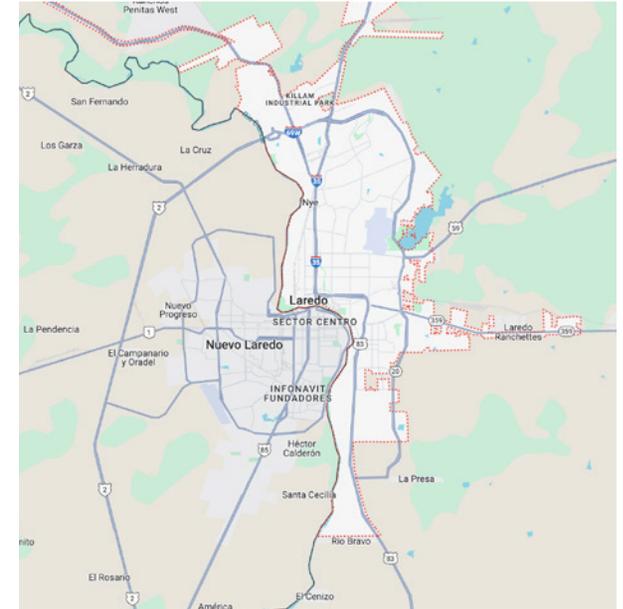
## Laredo, Texas

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.



18502 West Peak Dr .  
America's #1 Inland Port



**NAI** Swisher & Martin Realty  
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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)

18502 W. Peak Dr, Laredo TX 78045

± 80,039 SF Industrial/Warehouse in Pinnacle Industry Center

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## Presented by



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Joey Ferguson is a powerhouse real estate professional with over 25 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> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>443600</b> License No.	<b>cristy@swisher Realty.com</b> Email	<b>(956)725-3800</b> Phone
<b>DSS Development Corporation</b> Designated Broker of Firm	<b>443600</b> License No.	<b>cristy@swisher Realty.com</b> Email	<b>(956)725-3800</b> Phone
<b>Cristina Swisher</b> Licensed Supervisor of Sales Agent/ Associate	<b>414292</b> License No.	<b>cristy@swisher Realty.com</b> Email	<b>(956)725-3800</b> Phone
<b>Joey Ferguson</b> Sales Agent/Associate's Name	<b>492776</b> License No.	<b>joeyferguson@outlook.com</b> Email	<b>956.324.5639</b> 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)

IABS 1-1  
TXR 2501