

For Sale



Vintage Logistics

Pure. FCL builders

Hachar Rd



Kraup Lp



Mines Rd

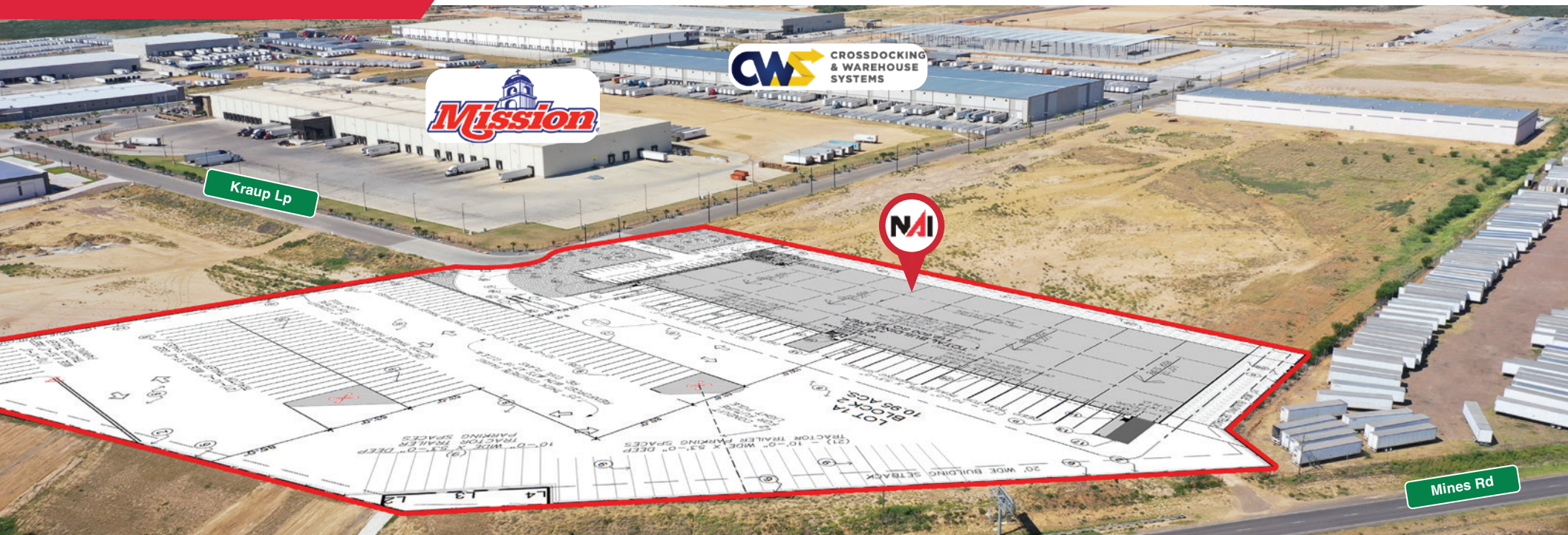
19926 Kraus Loop

119,600 SF (4th Quarter 2025) Warehouse in Laredo, Texas 78045



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9114 McPherson Rd., Ste 2518, Laredo, TX 78045
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Property Features

Discover an exceptional opportunity at 19226 Kraus Loop in Laredo, TX, where a 119,600 SF warehouse is available for Purchase. Perfectly suited for logistics and transportation businesses, this property offers ample space for trailer parking, storage, and maneuvering. The strategic location in Laredo, a major hub for international trade and commerce, provides a significant advantage for businesses looking to optimize their operations and connectivity.

This warehouse and trailer yard is designed to easily accommodate a high volume of traffic, featuring a leveled surface that ensures easy access and mobility for large vehicles. The yard is securely fenced, providing peace of mind and protection for your valuable assets.

This property is situated in a prime location in the heart of Pinnacle Industry Center and offers quick and convenient access to major highways, facilitating efficient transportation and logistics operations. The proximity to key infrastructure, such as ports of entry, warehouses, and distribution centers, makes this an ideal choice for businesses aiming to enhance their logistical efficiency.

Property Facts

Address:	19926 Kraus Loop, Laredo, TX 78045
Delivery:	4th Quarter 2025
Lot Size:	10.9878 Acres
Building Size:	119,600 SF
Warehouse Size:	116,953 SF
Office Space:	2,647 SF (Main Office – 2,270 SF / Warehouse Office – 377 SF)
Building Depth:	230'
Column Spacing:	57'6" X 52'
Clear Height:	29'
Bay Spaces:	35 - 9'X10' and 1 - 12'X14'
Dock Spaces:	35
Trailing Parking:	125
Ramp:	One
Employee & Visitor Parking:	31
Sprinkler System:	ESFR

19926 Kraus Loop Property Photos



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19926 Kraus Loop Location Map

Pinnacle Industrial Park

World Trade Bridge 5 Miles
Columbia Bridge 13 Miles



Millenium Park
±116 Acres

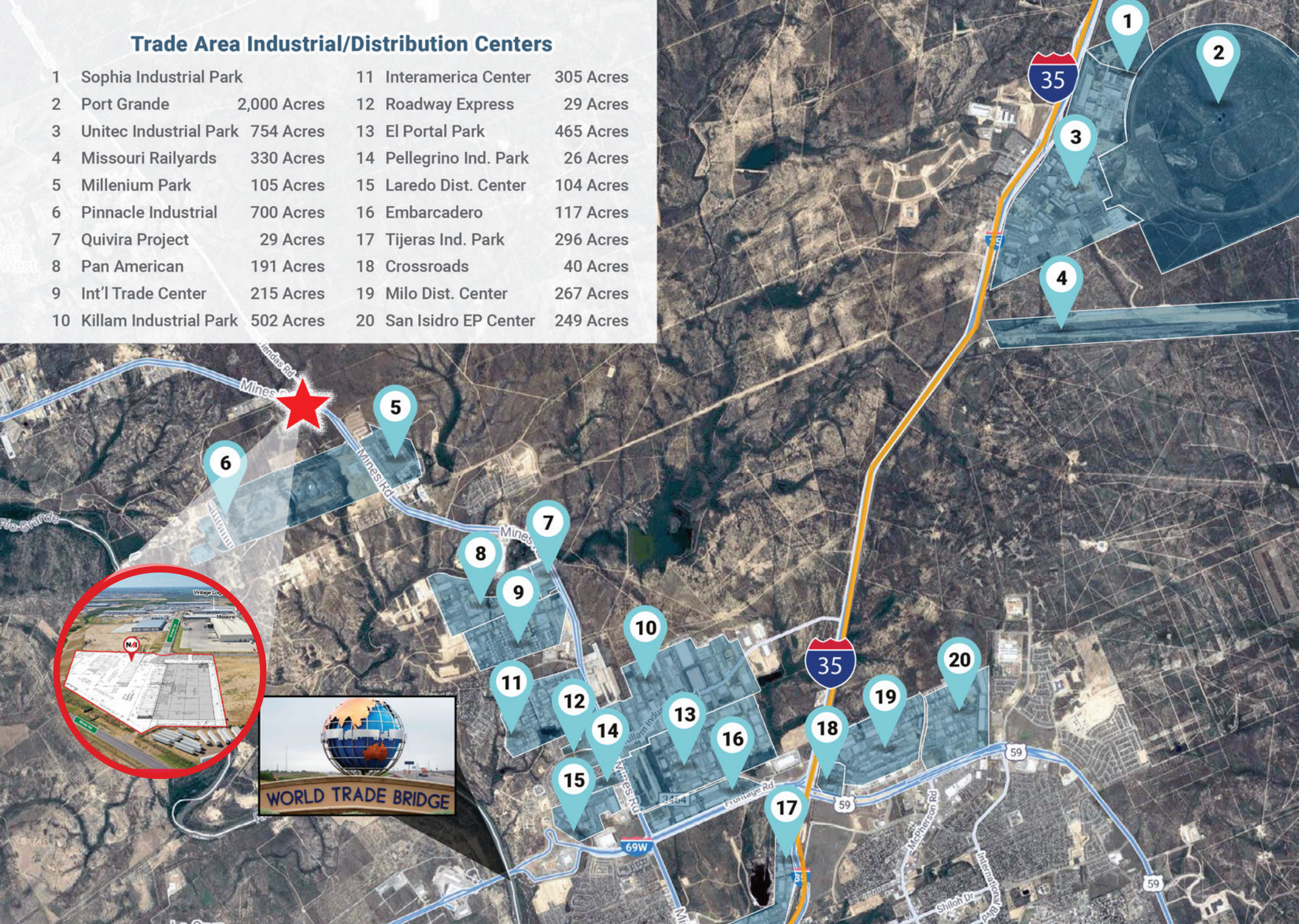


Vidal Cantu Rd.



Trade Area Industrial/Distribution Centers

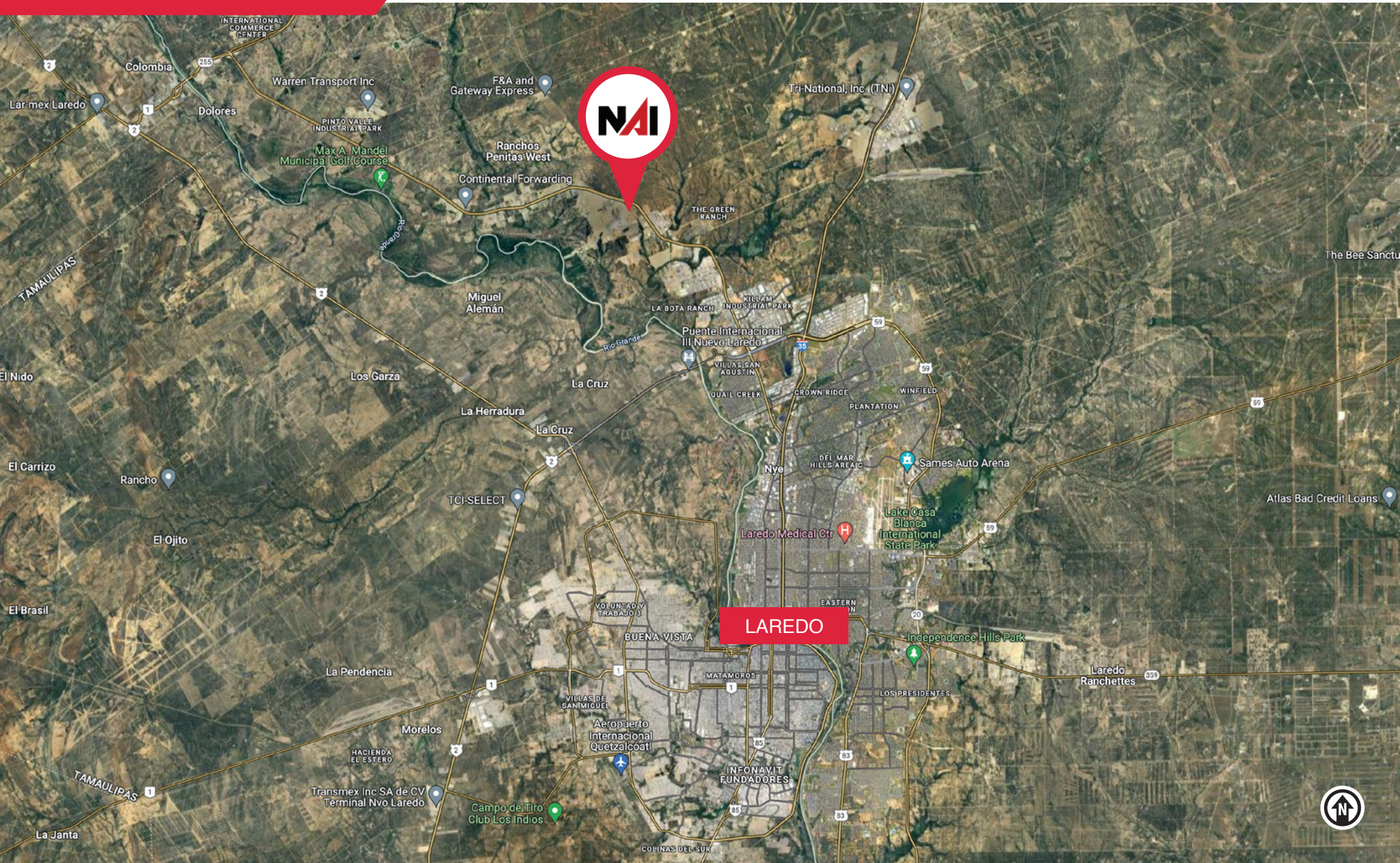
1	Sophia Industrial Park	11	Interamerica Center	305 Acres	
2	Port Grande	2,000 Acres	12	Roadway Express	29 Acres
3	Unitec Industrial Park	754 Acres	13	El Portal Park	465 Acres
4	Missouri Railyards	330 Acres	14	Pellegrino Ind. Park	26 Acres
5	Millenium Park	105 Acres	15	Laredo Dist. Center	104 Acres
6	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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19926 Kraus Loop Regional Map



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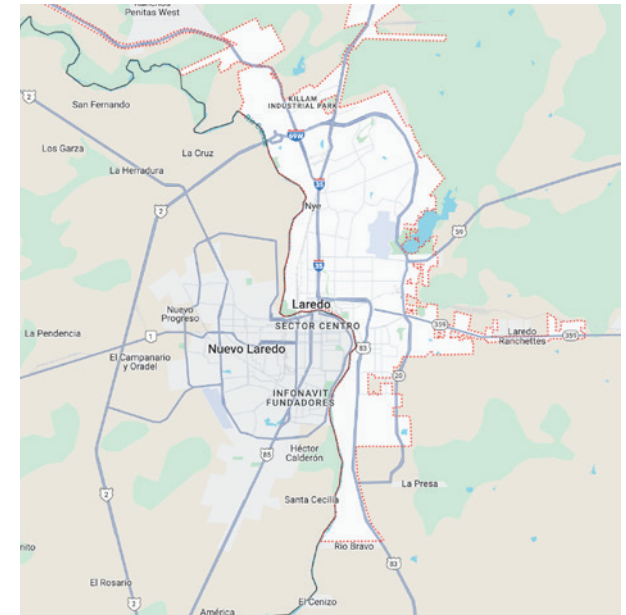
Laredo, Texas

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.



19926 Kraus Loop
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.



Growing Industrial Trade Area

Positioned as a premier destination within Laredo's industrial landscape, the Pinnacle Industry Center presents an unparalleled opportunity for businesses to establish a strong presence in a dynamic and thriving market, unlocking potential for growth and success.



Zoning

The property is zoned as M-1 Light Industrial, providing businesses with the flexibility to engage in a wide range of industrial and commercial activities, fostering growth and innovation.

19926 Kraus Loop America's Inland Port



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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.