

For Sale



19926 Kraus Loop

119,600 SF Warehouse in Laredo, Texas 78045

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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19926 Kraus Loop Property Details

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:	10.395 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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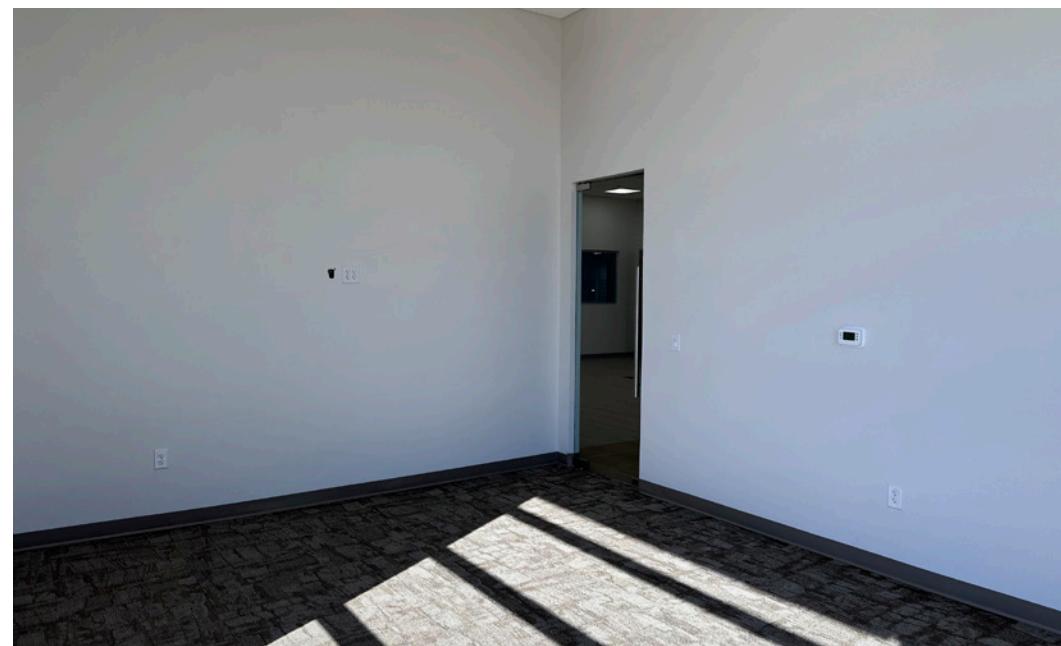
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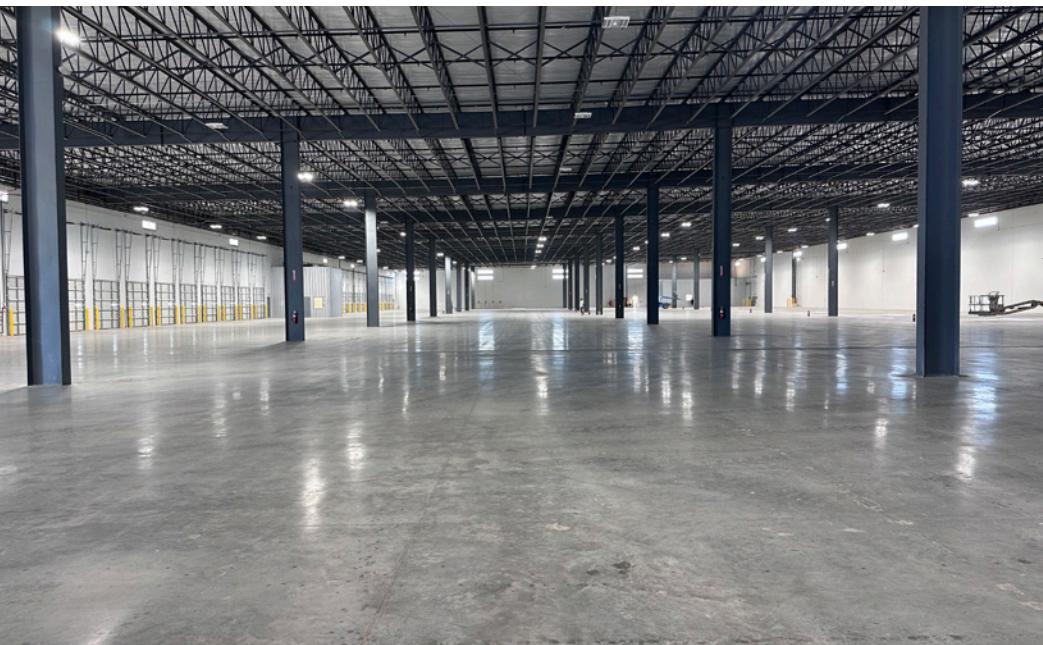
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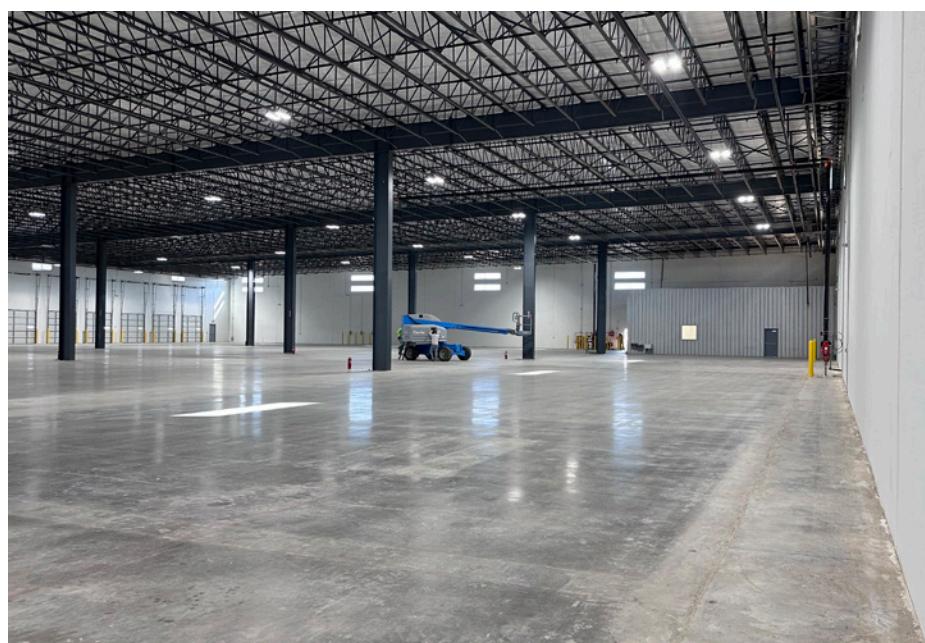
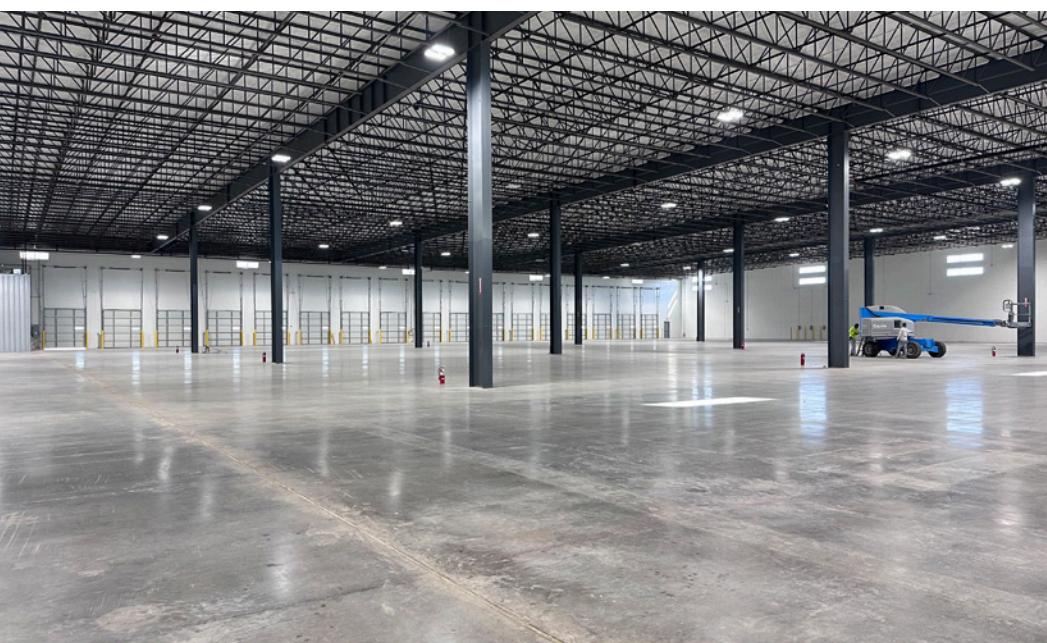
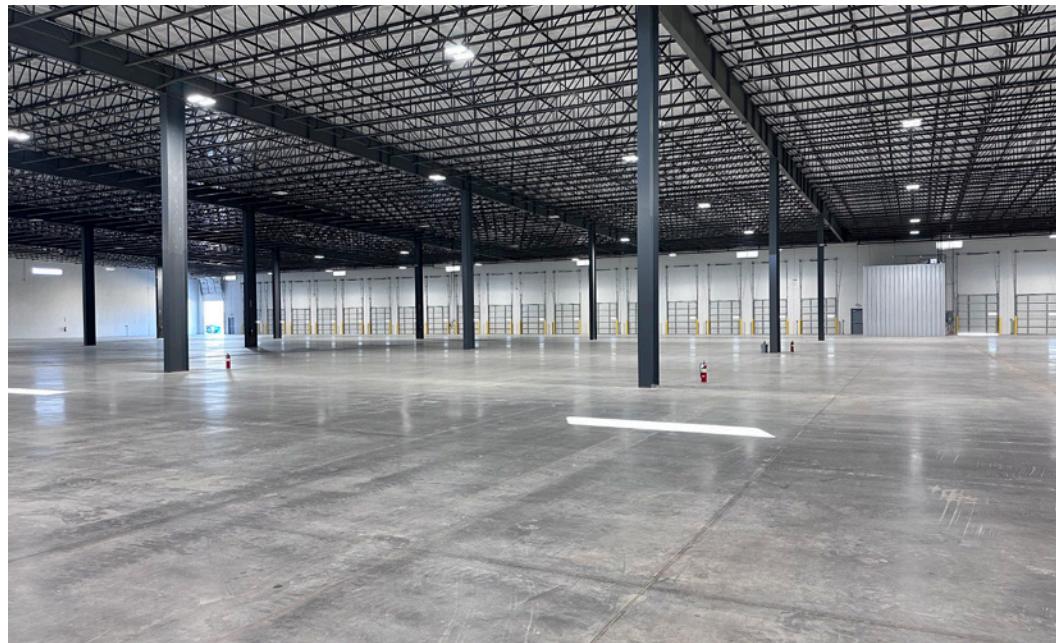
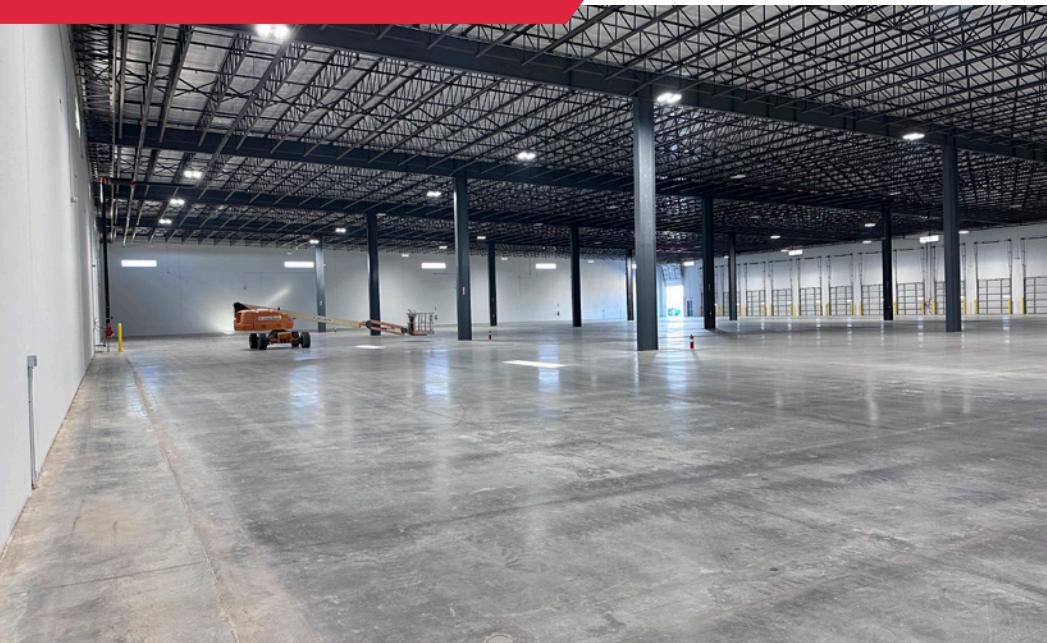


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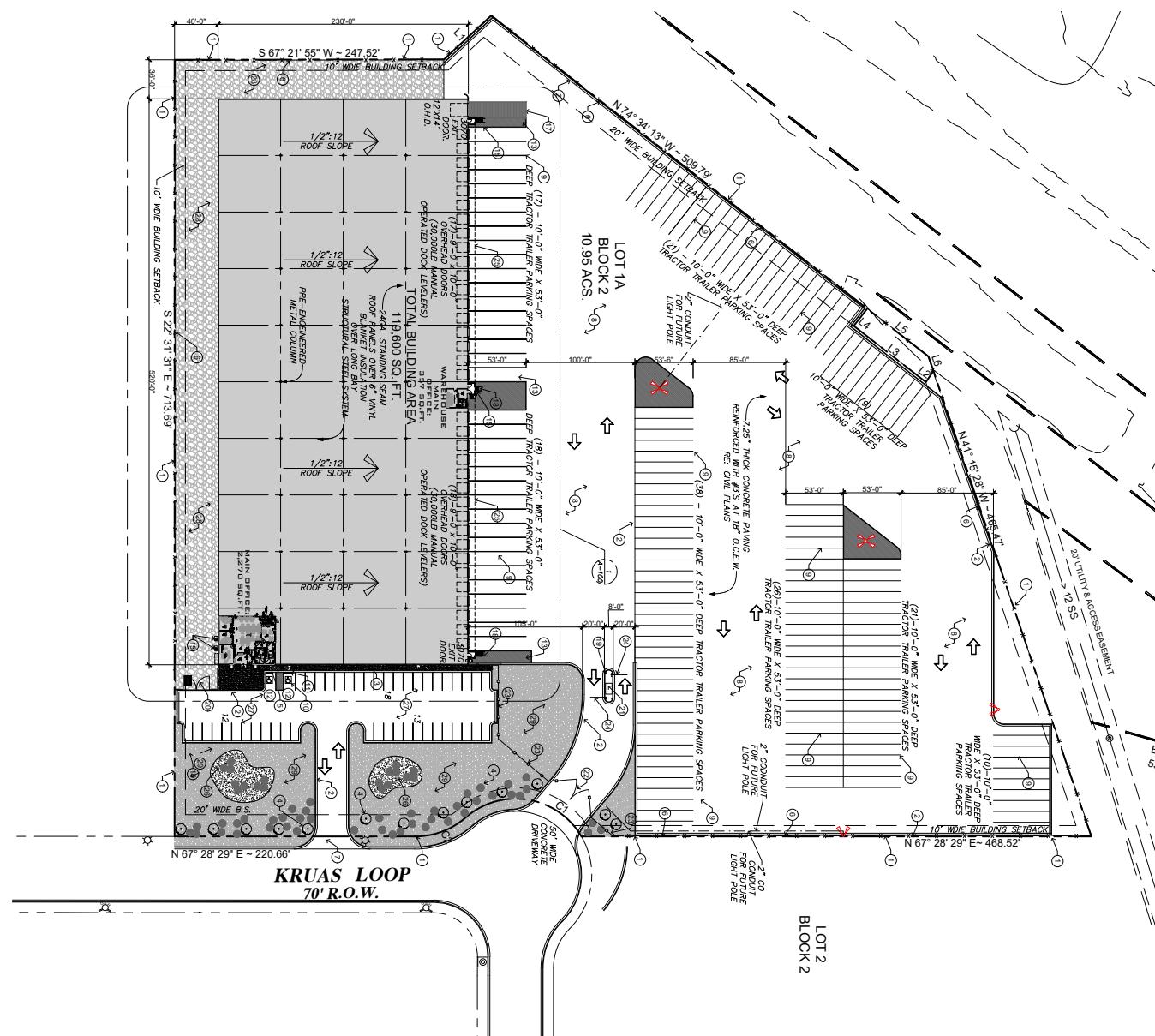
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19926 Kraus Loop Building Plan



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19926 Kraus Loop Location Map



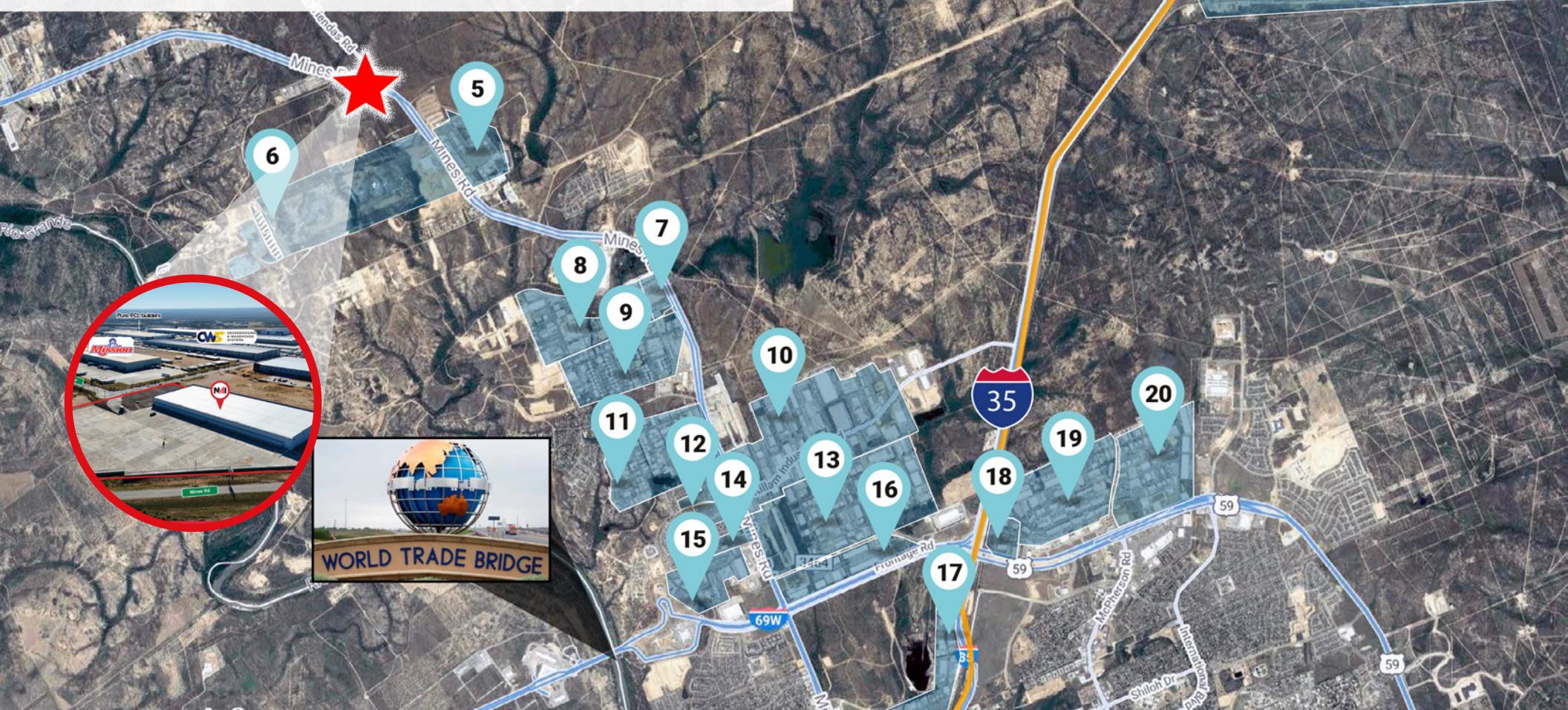
Pinnacle Industrial Park

World Trade Bridge 5 Miles

Columbia Bridge 13 Miles

Trade Area Industrial/Distribution Centers

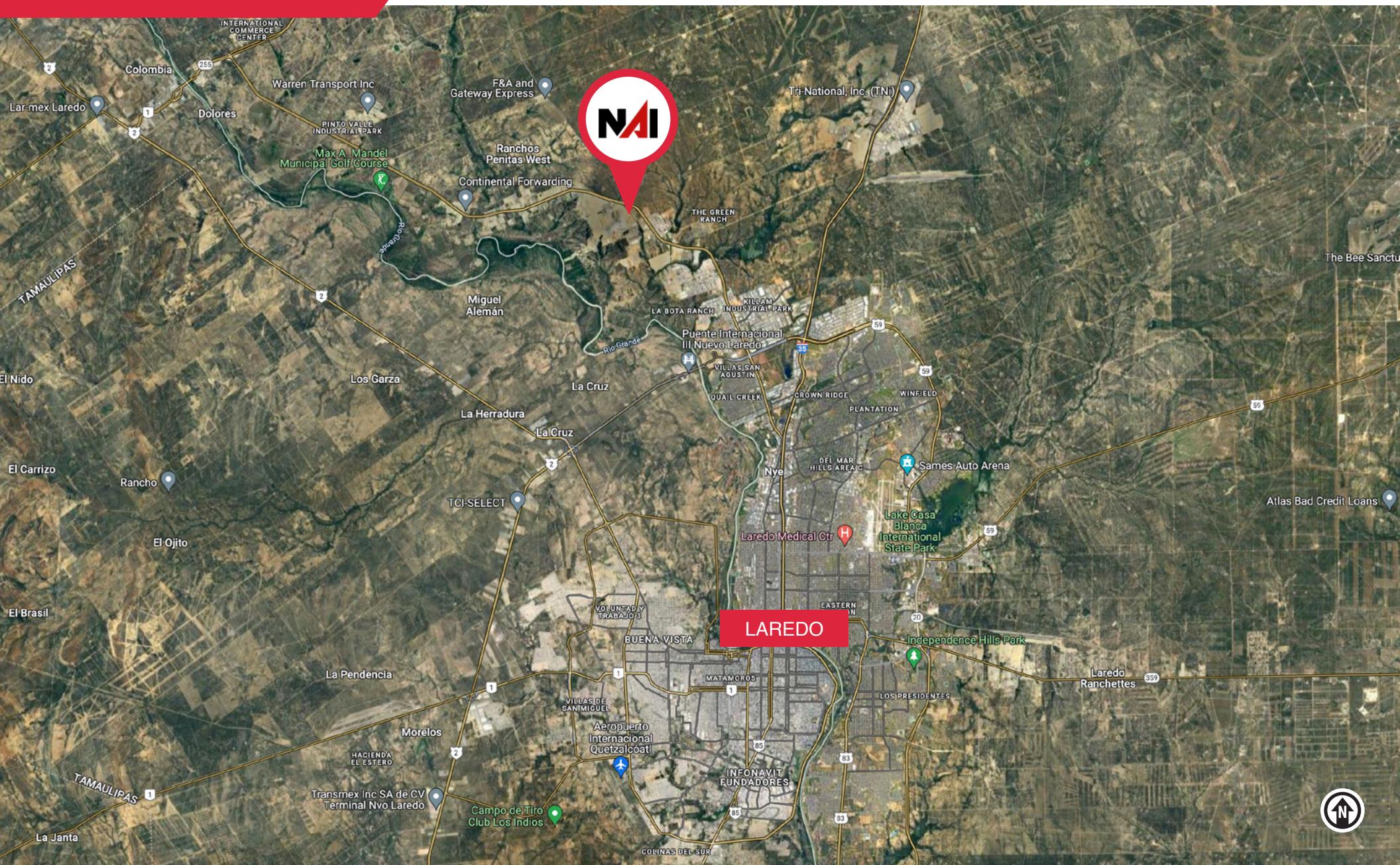
1	Sophia Industrial Park	11	Interamerica Center	305 Acres
2	Port Grande	12	Roadway Express	29 Acres
3	Unitec Industrial Park	13	El Portal Park	465 Acres
4	Missouri Railyards	14	Pellegrino Ind. Park	26 Acres
5	Millenium Park	15	Laredo Dist. Center	104 Acres
6	Pinnacle Industrial	16	Embarcadero	117 Acres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



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19926 Kraus Loop Regional Map



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19926 Kraus Loop Market Overview

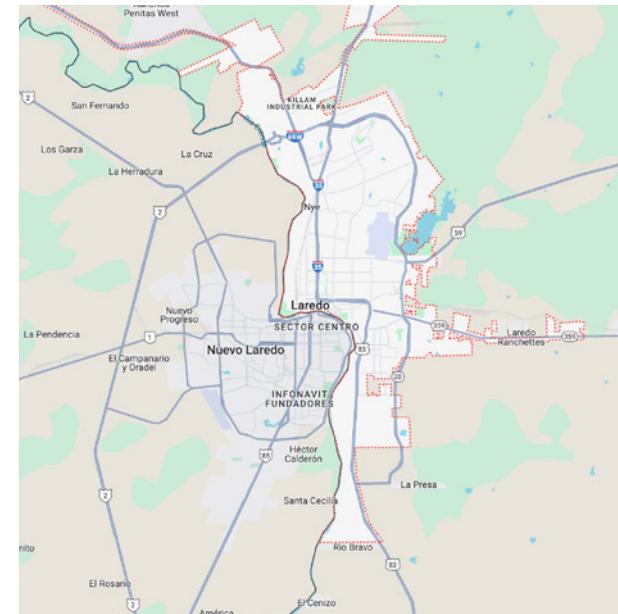
Laredo, Texas

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.





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

2 Railroads: Union Pacific
& Kansas City Southern

2M Commercial truck
crossings yearly

\$326B Total trade with
the World in 2018

4 International
Bridges

40M Square Feet of
logistical space

“

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.

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America's Inland Port



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#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.

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.

NAI Swisher & Martin Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	443600 License No.	cristy@swishermrealty.com Email	(956)725-3800 Phone
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Joey Ferguson Sales Agent/Associate's Name	492776 License No.	joeyferguson@outlook.com Email	956.324.5639 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov