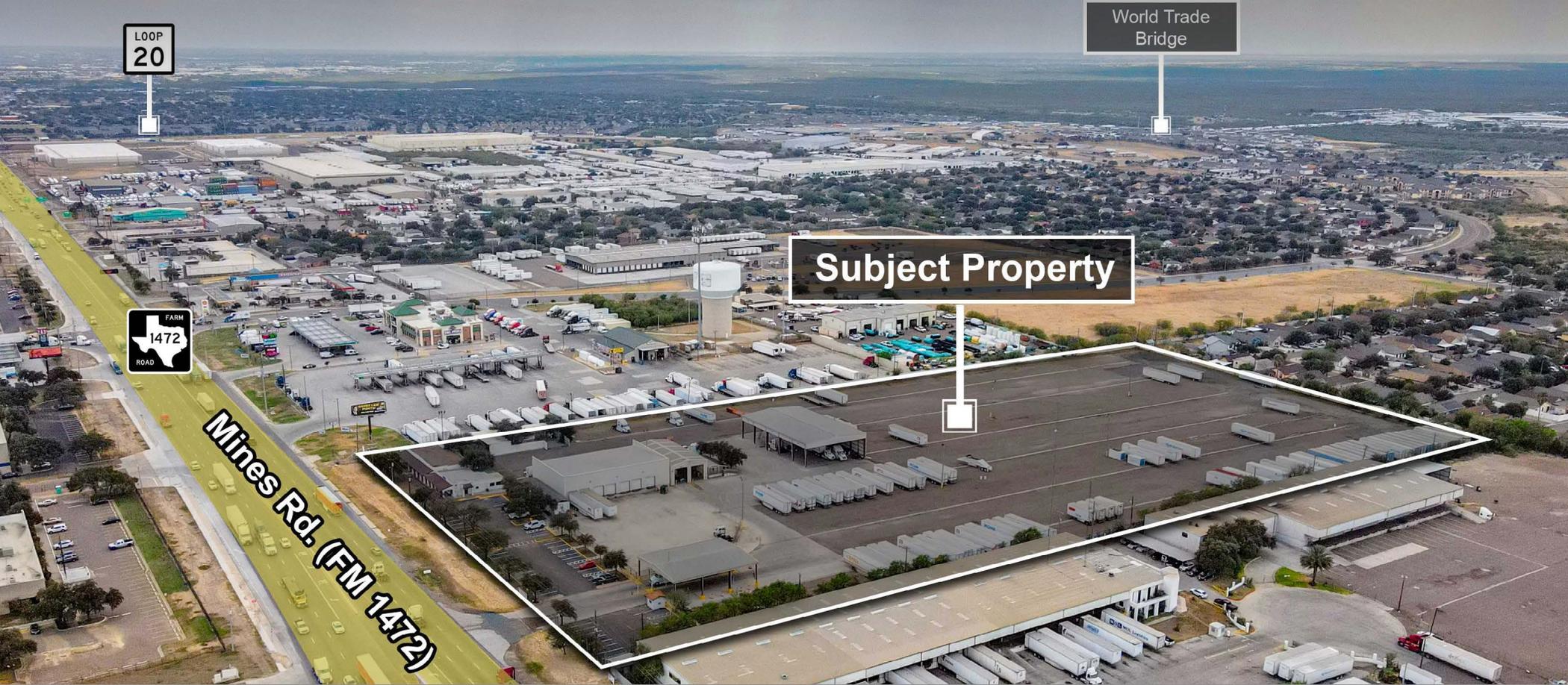


CONTAINER STORAGE & TRUCK TERMINAL FOR LEASE

14002 FM 1472 | LAREDO, TEXAS 78045



CONVENIENTLY LOCATED WITH FRONTAGE TO MINES RD. NEAR WORLD TRADE BRIDGE

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1705 E. Del Mar Blvd. #106A
Laredo, Texas 78041

Property Overview

This 15-acre fleet yard offers a strategic location ideal for cross-border logistics and freight operations. Positioned just minutes from the World Trade Bridge—one of the most critical international ports of entry—this property provides seamless access to U.S.–Mexico trade routes and immediate connectivity to I-35, the primary north-south transportation corridor.

The site accommodates up to 100 semi-truck parking spaces with flexible leasing options available by the space or by the acre, making it an excellent solution for companies seeking secure, scalable parking and staging areas. Short-term and long-term leases are available, providing trucking companies, logistics firms, and cross-border operators the convenience and efficiency they need to support growing operations.



PROPERTY OVERVIEW	
LOCATION	14002 Mines Rd.
TOTAL LOT SIZE:	15 Acres
AVAILABLE SPACE:	1-5 Acres
PROPOSED USE:	Container Storage and Trailer Yard



Property Aerial



Location Map



Market Overview

Laredo stands as the United States' largest inland port and a pivotal hub for U.S.–Mexico trade. In 2023, Port Laredo facilitated nearly 3 million inbound truck crossings, accounting for approximately 40% of all U.S.–Mexico commercial truck traffic . On average, over 18,500 trucks traverse Laredo's international bridges daily, underscoring its critical role in North American logistics .

The city's industrial real estate market mirrors this robust activity. As of 2023, Laredo maintained a 5.1% industrial vacancy rate, with average sale prices around \$89 per square foot, reflecting steady demand and market stability . The strategic location, combined with ongoing infrastructure investments, positions Laredo as an ideal environment for logistics, warehousing, and cross-border operations.

50M SF of Warehouse & Distribution

\$300B Total Trade with the World



Since 2023 Laredo, Texas has been the Largest Inland Port in the US-Mexico Border



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