

22401 Mines Rd.

Laredo, Texas 78045

FOR LEASE

INDUSTRIAL OUTDOOR STORAGE FACILITY

Premier Industrial Park

Future Hachar Reuthinger Rd.

Pinnacle Industry Center

World Trade Center



Mines Rd. (FM 1472)

1-18 Acres Available

DIRECT ACCESS TO MINES RD. AND LOCATED WITH DIRECT ACCESS TO PRIMARY TRADE CORRIDORS

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LUXE
COMMERCIAL

1705 E. Del Mar Blvd. #106A

Laredo, Texas 78041

Property Summary

Strategically positioned along Mines Road, just 16 miles from the World Trade Bridge, this industrial outdoor storage facility offers unmatched access to Laredo's primary trade corridors. The site is ideally situated to support logistics, transportation, and industrial operations requiring fast, reliable connectivity to the U.S.–Mexico border.

With flexible leasing options and multiple configurations, the facility provides the scalability and adaptability today's supply chain demands. Its location enhances operational efficiency while reinforcing Laredo's role as a premier hub for cross-border trade and industrial growth.

PROPERTY OVERVIEW	
LOCATION	22401 Mines Rd.
TOTAL LOT SIZE:	18 Acres
AVAILABLE SPACE:	1-18 Acres
AVAILABLE OFFICE SPACE:	1,000 SF- 2,000 SF
PROPOSED USE:	Container Storage and Trailer Yard



Property Photos: **Office Area**



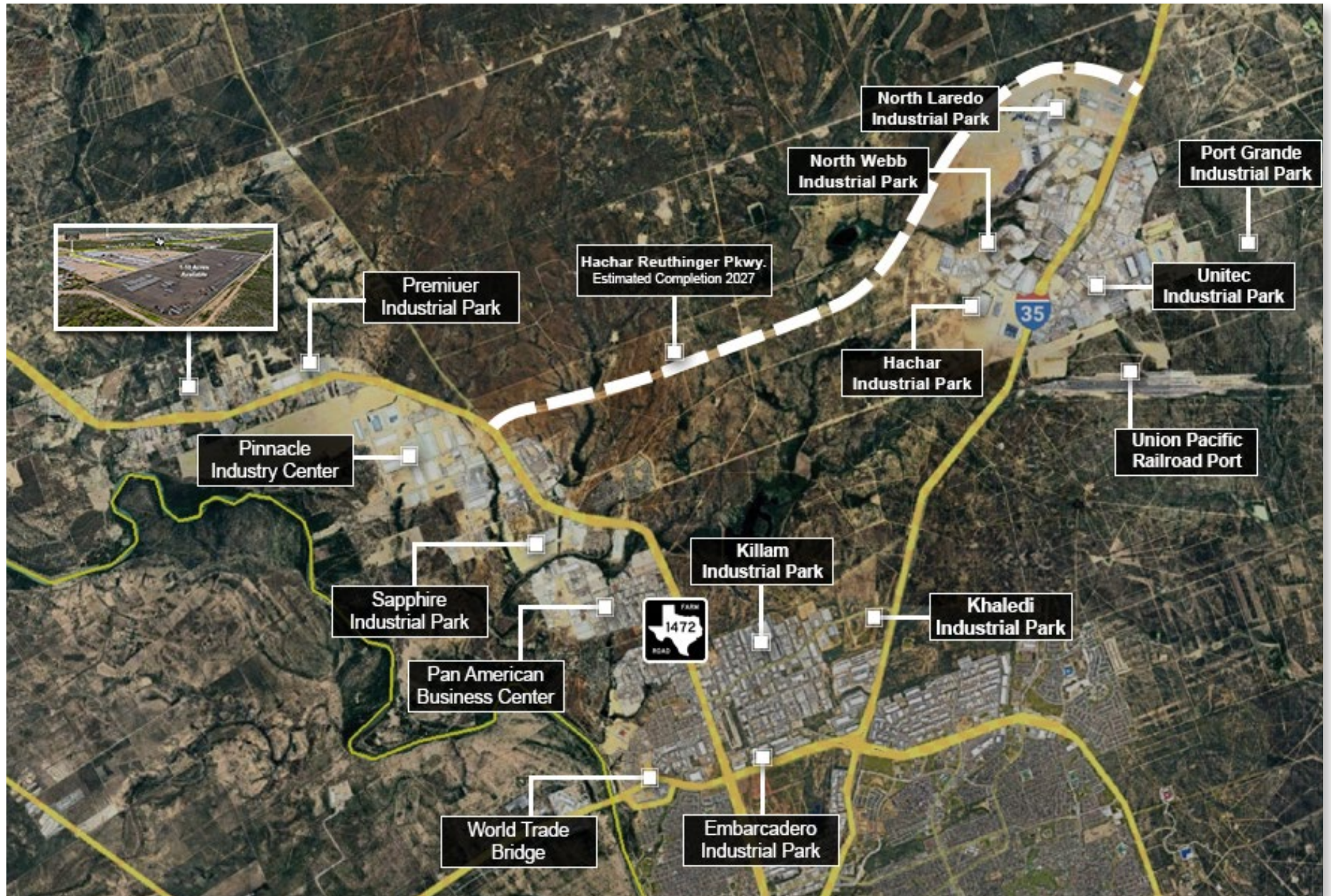
Property **Aerial**



Property **Aerial**



Property 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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