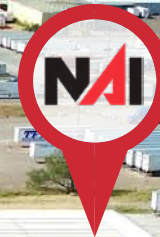


NAI Swisher & Martin Realty

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Fleet Maintenance and Telematics Inc.



Under Construction: Office/Warehouse at Killam Industrial Park
172 E. Interamerica Blvd. | Laredo, TX 78045

LEASE



Warehouse	±83,310 SF
Office	±3,000 SF
Total SF Available	±86,310 SF
Ceiling Height	29'
Dock Doors	26
Ramps	2 with Doors
Trailer Parking	Approx. 52
Add'l Trailer Parking	Approx. 48
Car Parking	36 Spaces + 2 ADA

Well Positioned Industrial Property

Near World Trade Bridge and Columbia Bridge and is close to major Laredo traffic ways (Mines Rd, IH-69, IH-35 and Bob Bullock Loop 20)

In the Logistics/Industrial Trade Area

Part of the Killam Industrial Park (502 acres)



0.1 Miles
Mines Road

1.6 Miles
Interstate 69W

2.3 Miles
World Trade Bridge

2.7 Miles
Interstate 35

3.4 Miles
Bob Bullock Loop (Hwy 20)

29 Miles
Columbia Bridge



Joey Ferguson, Senior Associate

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

ESTES

GB LOGISTICS

ijmex GROUP

SCHNEIDER

Fleet Maintenance and Telematics Inc.



Transmaritime Inc.
ESTABLISHED SINCE 1978

OF GROUP
Aduanas y Logística

GS Forwarding

Interamerican R Corp.
IMPORT - EXPORT SOLUTIONS

TDS

(26) 13x60 Dock doors + 2 Ramps

(96) 10x55 Trailer parking

(4) 10x55 Additional trailer parking



Interamerica Blvd.

Mines Rd.



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Delphi Technologies



MONE TRANSPORT

Alfredo Casso & Co Inc



INTEGRATED Logistics & Associates

Fleet Maintenance and Telematics Inc.



Warehouse: ±83,310 SF

Office: ±3,000 SF

(36) Vehicle spaces + (2) ADA spaces

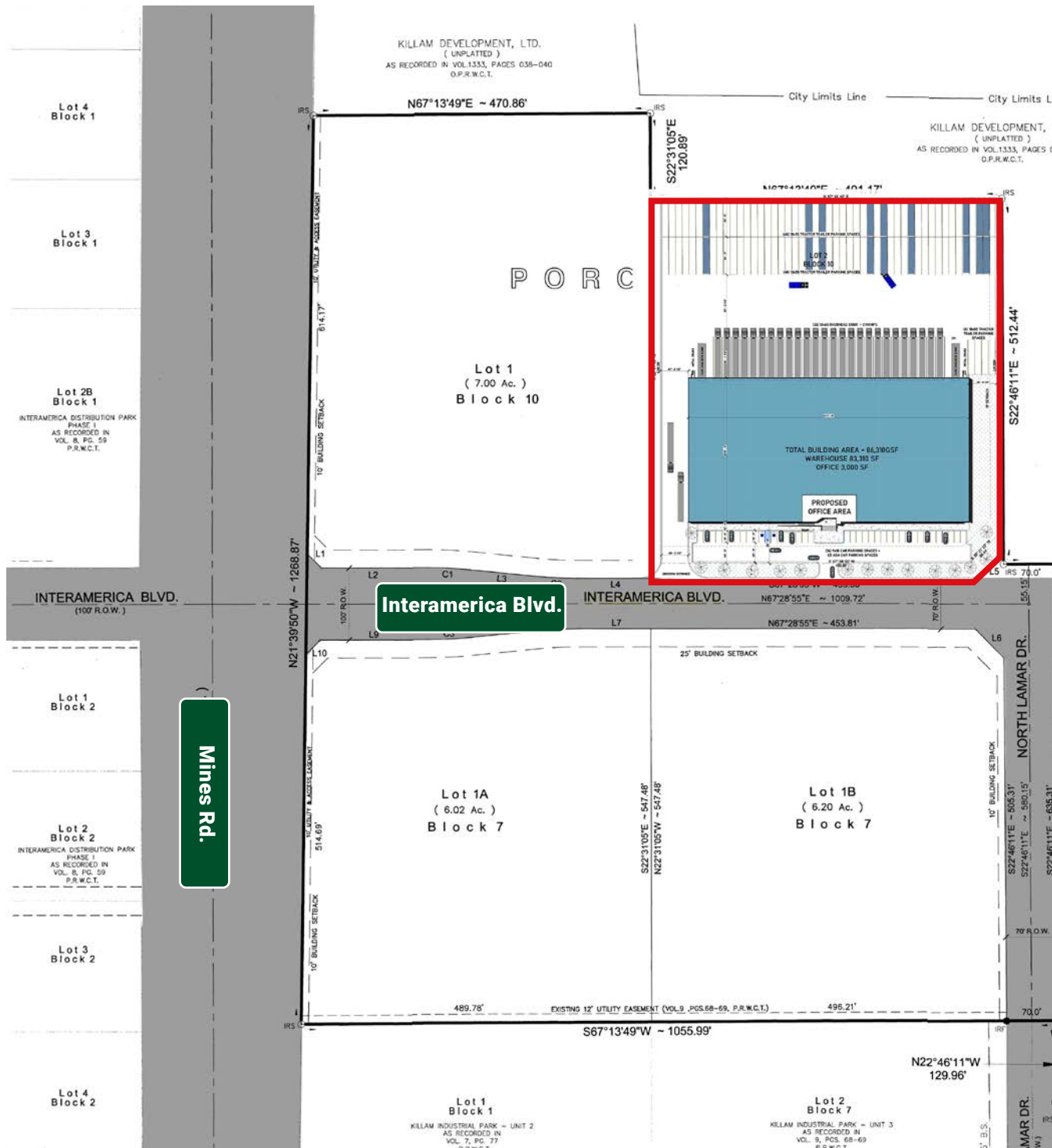
Mines Rd.
Interamerica Blvd.



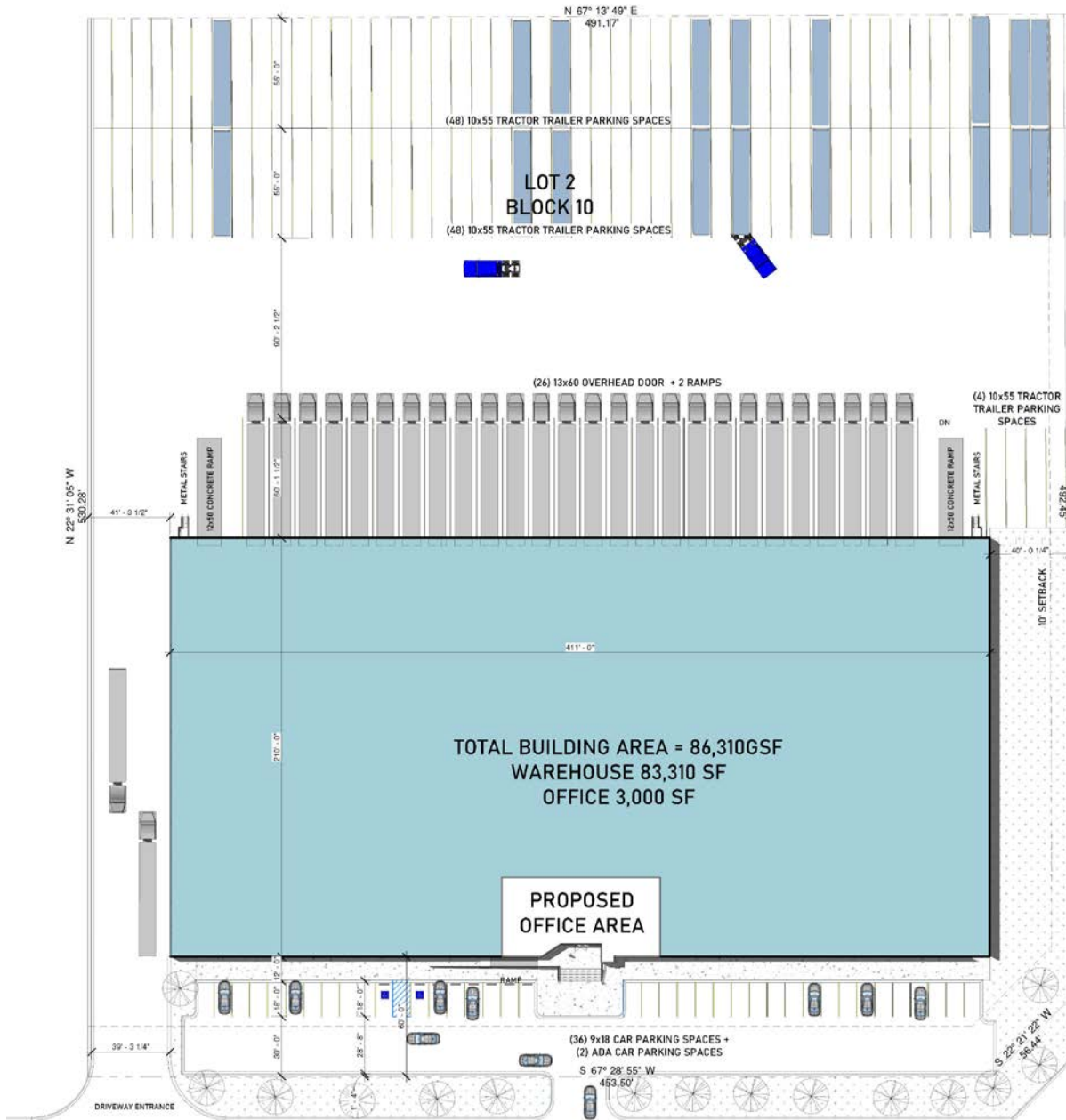
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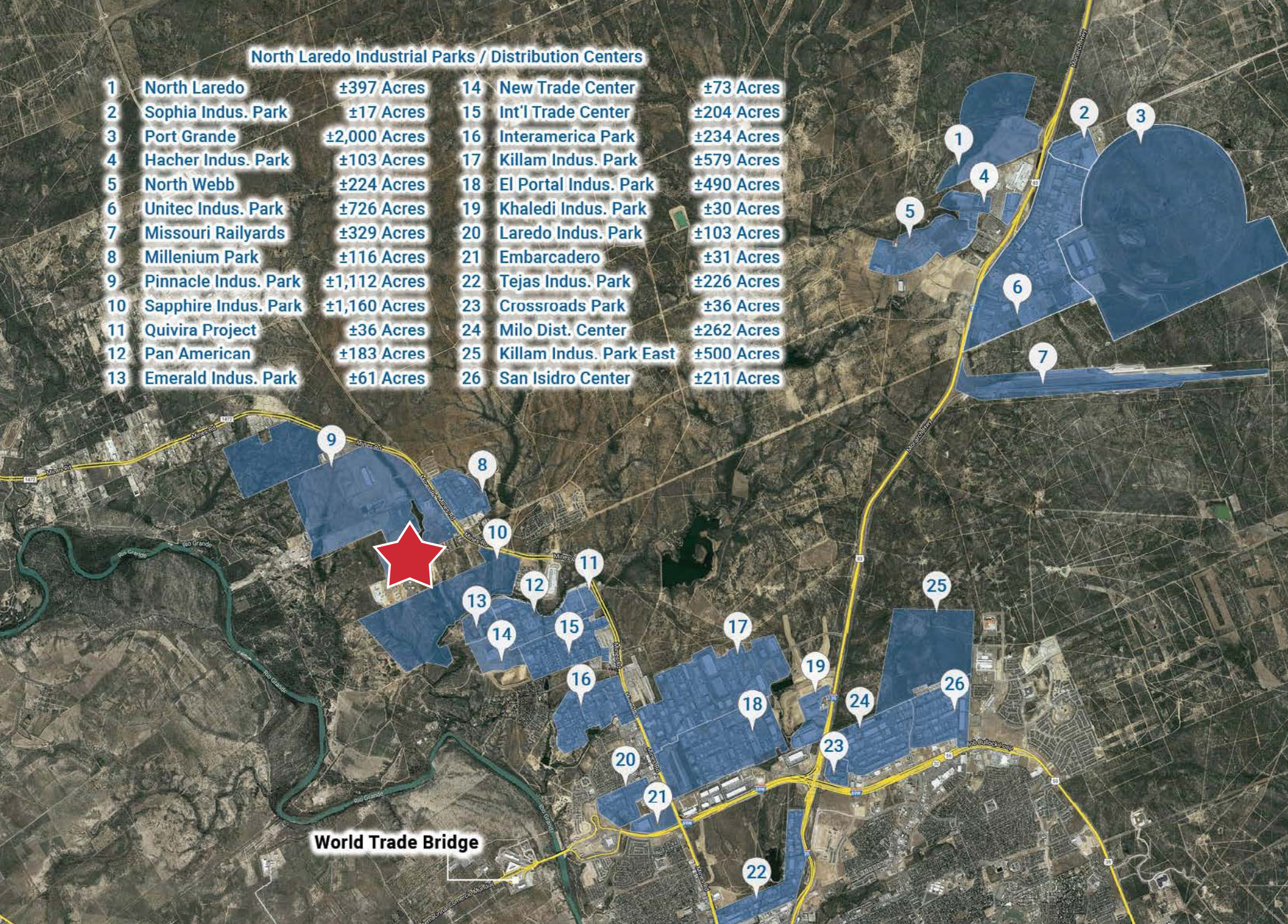


Interamerica Blvd.

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North Laredo Industrial Parks / Distribution Centers

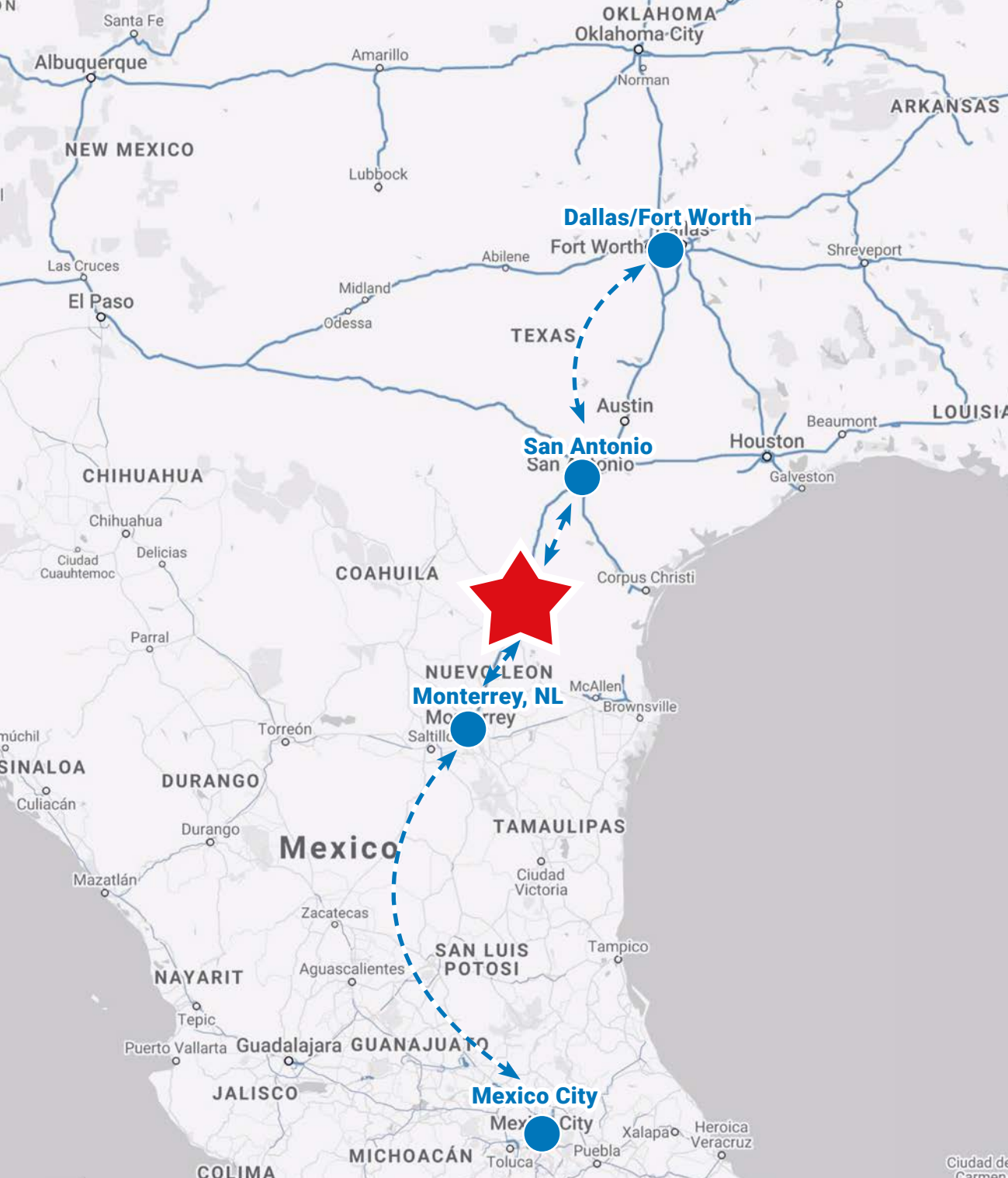
1	North Laredo	±397 Acres	14	New Trade Center	±73 Acres
2	Sophia Indus. Park	±17 Acres	15	Int'l Trade Center	±204 Acres
3	Port Grande	±2,000 Acres	16	Interamerica Park	±234 Acres
4	Hacher Indus. Park	±103 Acres	17	Killam Indus. Park	±579 Acres
5	North Webb	±224 Acres	18	El Portal Indus. Park	±490 Acres
6	Unitec Indus. Park	±726 Acres	19	Khaledi Indus. Park	±30 Acres
7	Missouri Railyards	±329 Acres	20	Laredo Indus. Park	±103 Acres
8	Millenium Park	±116 Acres	21	Embarcadero	±31 Acres
9	Pinnacle Indus. Park	±1,112 Acres	22	Tejas Indus. Park	±226 Acres
10	Sapphire Indus. Park	±1,160 Acres	23	Crossroads Park	±36 Acres
11	Quivira Project	±36 Acres	24	Milo Dist. Center	±262 Acres
12	Pan American	±183 Acres	25	Killam Indus. Park East	±500 Acres
13	Emerald Indus. Park	±61 Acres	26	San Isidro Center	±211 Acres



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AMERICA'S INLAND PORT

#1 

Inland Port in the U.S.

12.22%
Trade at Port Laredo for the month of March (2022 vs 2021)

5.5M 
Port Laredo commercial crossings (2022)

\$299B 
in total trade with the World (2022)

14.32% 
Port Laredo's trade increase year-to-date (2022)

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Presented By



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NAIswisherandmartinrealty.com

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 world-class 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 licensees 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	443600	cristy@swisherrealty.com	(956)725-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
DSS Development Corporation	443600	cristy@swisherrealty.com	(956)725-3800
Designated Broker of Firm	License No.	Email	Phone
Cristina Swisher	414292	cristy@swisherrealty.com	(956)725-3800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willam Ferguson Jr	492776	joeyferguson@outlook.com	(956)324-5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date