



Laredo, Texas 78045

13609 Archer Drive

Killam Industrial Park · North Laredo Industrial Corridor

36,240

Total SF

2.39

Acres

20'

Clear Height

17

Dock Doors

PROPERTY OVERVIEW

Cross-Border Industrial Distribution Asset

This 36,240 SF industrial warehouse in Killam Industrial Park delivers strong functionality for distribution, logistics, and cross-border freight operations. The building features 17 dock-high loading positions, four dock levelers, two drive-in ramps, and 23 trailer parking positions on a 180-foot concrete truck court.

The property can be leased as a single 36,240 SF building or demised into two individual suites, offering flexibility for a range of user sizes. Concrete tiltwall construction, 20-foot clear height, and 3,091 SF of office space round out a well-equipped facility.

Located 2.2 miles from the World Trade Bridge—the busiest commercial land port in the US—the site sits at the center of Laredo's industrial logistics corridor, ideal for customs brokers, freight forwarders, and 3PLs.

AVAILABILITY: IMMEDIATE

PROPERTY SPECIFICATIONS

Address	13609 Archer Dr Laredo, TX 78045
Submarket	Killam Industrial Park
Total Building SF	36,240 SF
Warehouse SF	~33,149 SF
Office SF	3,091 SF
Site Size	2.39 Acres
Clear Height	20'
Construction	Concrete (Tiltwall)
Dock Positions	17 Dock-High
Dock Levelers	4 (Installed by Landlord)
Drive-In Ramps	2
Points of Access	2
Trailer Parking	23 Positions
Truck Court	180' Depth (Concrete)
Zoning	Industrial
Availability	Entire Bldg or 2 Suites
Lease Rate	Contact Broker

FOR LEASE

13609 Archer Dr, Laredo TX 78045

AERIAL VIEW 03/08

Forum CRE





DRIVE TIMES & DISTANCES



World Trade Bridge

2.2 Miles · 5 Min



Colombia-Solidarity Bridge

18 Miles · 20 Min



Laredo Int'l Airport

10 Miles · 15 Min

NEARBY INDUSTRIAL PARKS

InterAmerica Distribution Park · Khalei Industrial Park · El Portal Industrial Park · Pan American Business Park · Tejas Industrial Park

DEMISING OVERVIEW

Suite A & Suite B Configuration



17

Dock Positions



2

Drive-In Ramps



23

Trailer Parking



180'

Truck Court



2

Available Suites

LEASING OPTIONS

Available as Entire Building or Two Suites

SUITE A

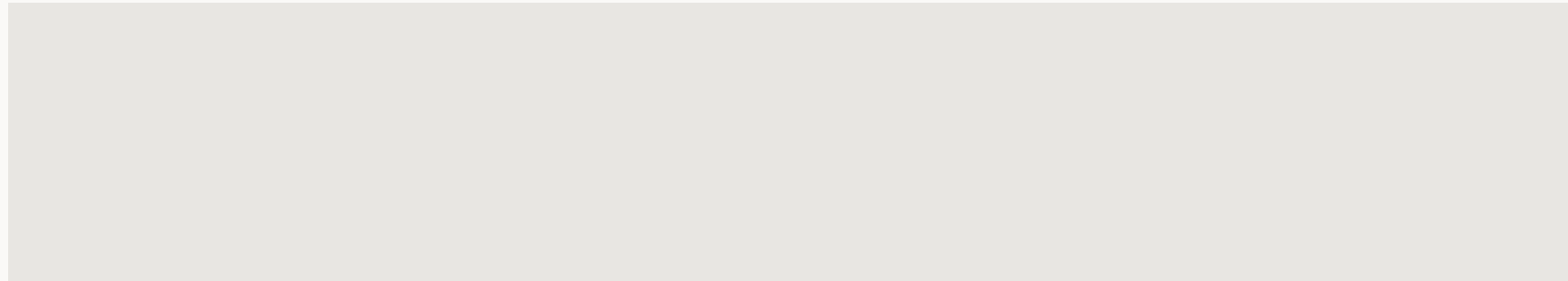
17,000 SF

Total SF:	17,000 SF
Office:	1,000 SF
Dock Positions:	7 Dock-High
Drive-In Ramps:	1
Trailer Parking:	11 Positions

SUITE B

19,240 SF

Total SF:	19,240 SF
Office:	3,091 SF
Dock Positions:	10 Dock-High
Drive-In Ramps:	1
Trailer Parking:	12 Positions



CAPITAL IMPROVEMENTS — COMPLETED

\$175,000

Ownership has invested \$175,000 in capital improvements — all work is 100% complete.

100% COMPLETE



Exterior Painting

Full exterior painting of the building



Dock Levelers

Installed four (4) dock levelers for improved loading efficiency



Office Renovation

Cleaned, painted, new carpet/flooring for office space



LED Lighting

New LED lights installed throughout the warehouse



Truck Court

Cleaned and re-striped the 180' concrete truck court



Parking

Swept, sealed, striped, and patched employee parking



Landscaping

Full landscaping refresh of exterior areas completed

PROPERTY PHOTOS

13609 Archer Drive — Visual Tour

