

For Lease



Auburn Road

El Gato Road

12018 Auburn Rd.

95,692 SF / 7.7930 Acres Warehoused Building in Laredo, TX 78045

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

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12018 Auburn Rd.
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12018 Auburn Rd. Property Details

Property Features

Located in the bustling city of Laredo, Texas, 12018 Auburn Rd. is a prime industrial property with exceptional potential for logistics and freight forwarding services. Its strategic location in the 78045 ZIP code provides direct access to key transportation routes, including Interstate 35, ensuring excellent connectivity to both local and regional markets. The property is surrounded by a mix of commercial and residential developments, contributing to a vibrant economic environment.

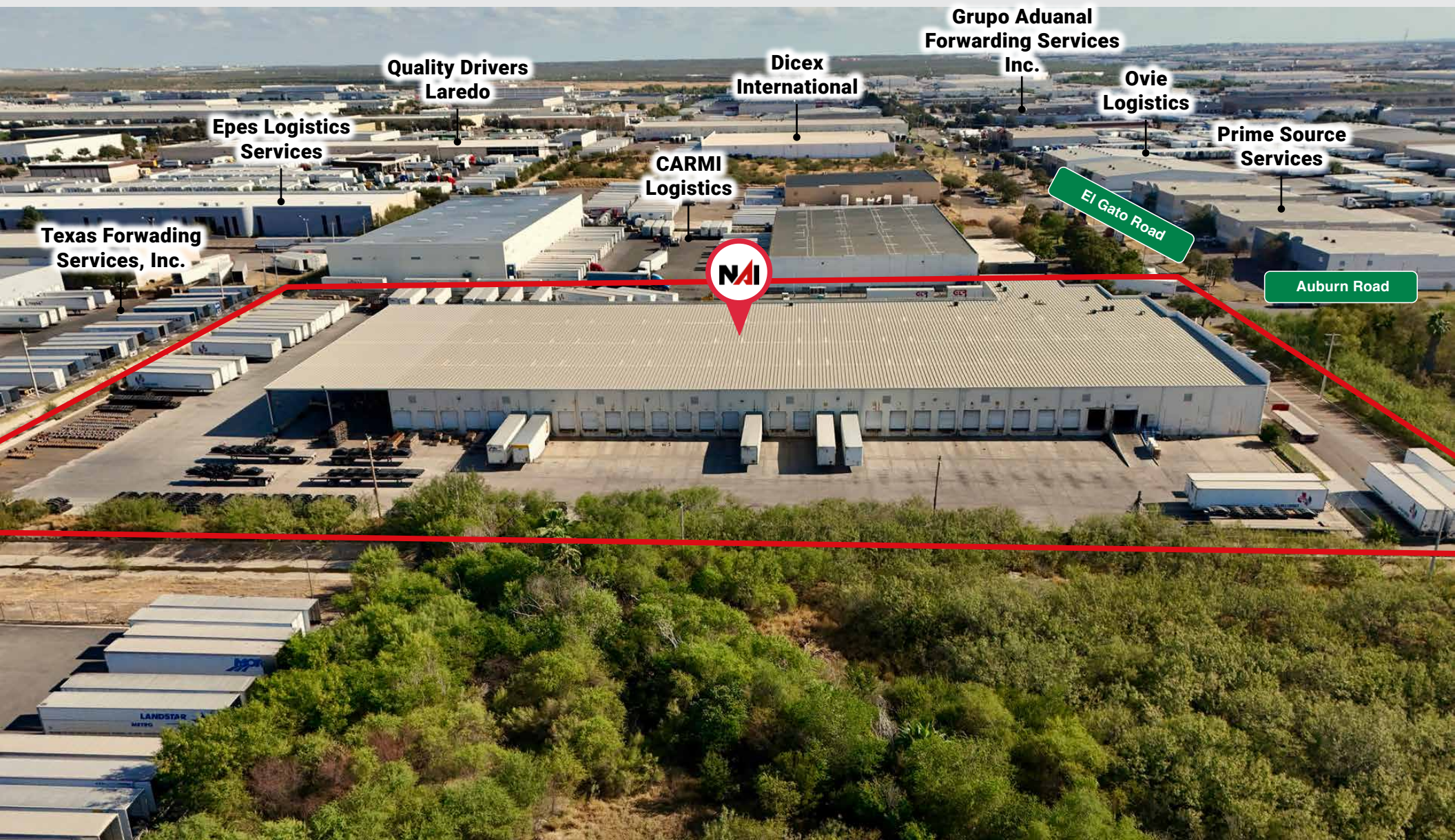
This property features a versatile layout, offering ample space for operations. Key highlights include an 84,735 square foot warehouse with 10,957 square feet of office space, as well as a 6,500 square foot cross-dock covered by a 10,000 square foot canopy. Its prominent location ensures high visibility, making it ideal for business.

12018 Auburn Rd. is not only a strategic choice for immediate industrial operations but also an attractive long-term location for your company. Laredo's growing economy and expanding infrastructure make it a hub for industrial activity. This property offers a combination of location, functionality, and growth potential that is hard to match.



Property Facts

Address:	12018 Auburn Rd., Laredo, TX 78045
Built:	2008
Building Size:	95,692 SF
Warehouse Size:	84,735 SF
Office Space:	10,957 SF
Dock Doors:	44 (2 with automatic levelers)
Covered Cross-Dock:	65 x 100
Cross-Dock Canopy:	100 x 100
Cross-Dock Spaces:	10 (5 per side)
Ramps:	2
Trailer Parking:	Approximately 60
Employee & Visitor Parking:	30
Clear Height:	20"
Lot Size:	7.7930 Acres 339,463 SF



Quality Drivers
Laredo

Dicex
International

Grupo Aduanal
Forwarding Services
Inc.

Ovie
Logistics

Prime Source
Services

Epes Logistics
Services

CARMI
Logistics

Texas Forwarding
Services, Inc.



El Gato Road

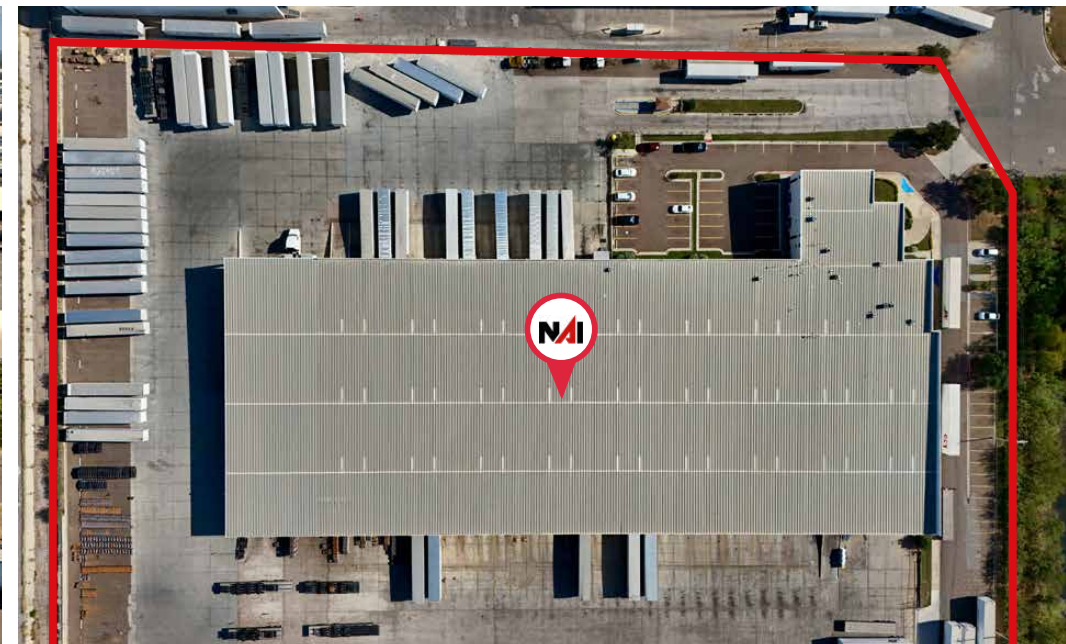
Auburn Road



12018 Auburn Rd. Property Photos



12018 Auburn Rd. Property Photos



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806 Hallmark Dr. Location Map



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12018 Auburn Rd.
Laredo, Texas



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

2 Railroads: Union Pacific
& Kansas City Southern

4 International
Bridges

2M Commercial truck
crossings yearly

40M Square Feet of
logistical space

\$326B Total trade with
the World in 2018



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.



Well Positioned Industrial Property

Just off IH-69 with quick access to I-35 and close to the World Trade Bridge.

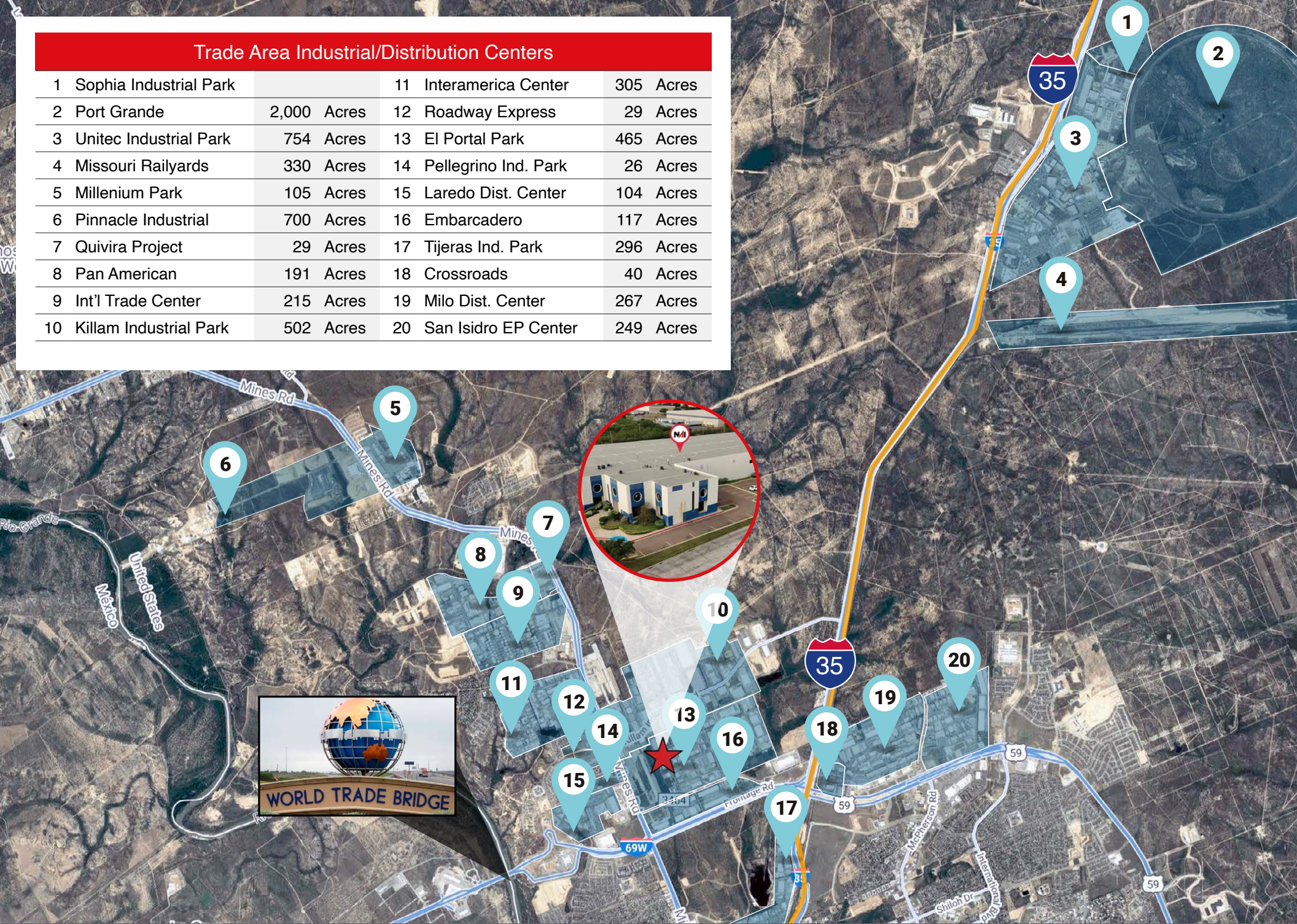


Part of San Isidro East Point Center

With Milo Industrial Park (267 Acres) and Crossroads Industrial Park (40 Acres) in the immediate trade area.

Trade Area Industrial/Distribution Centers

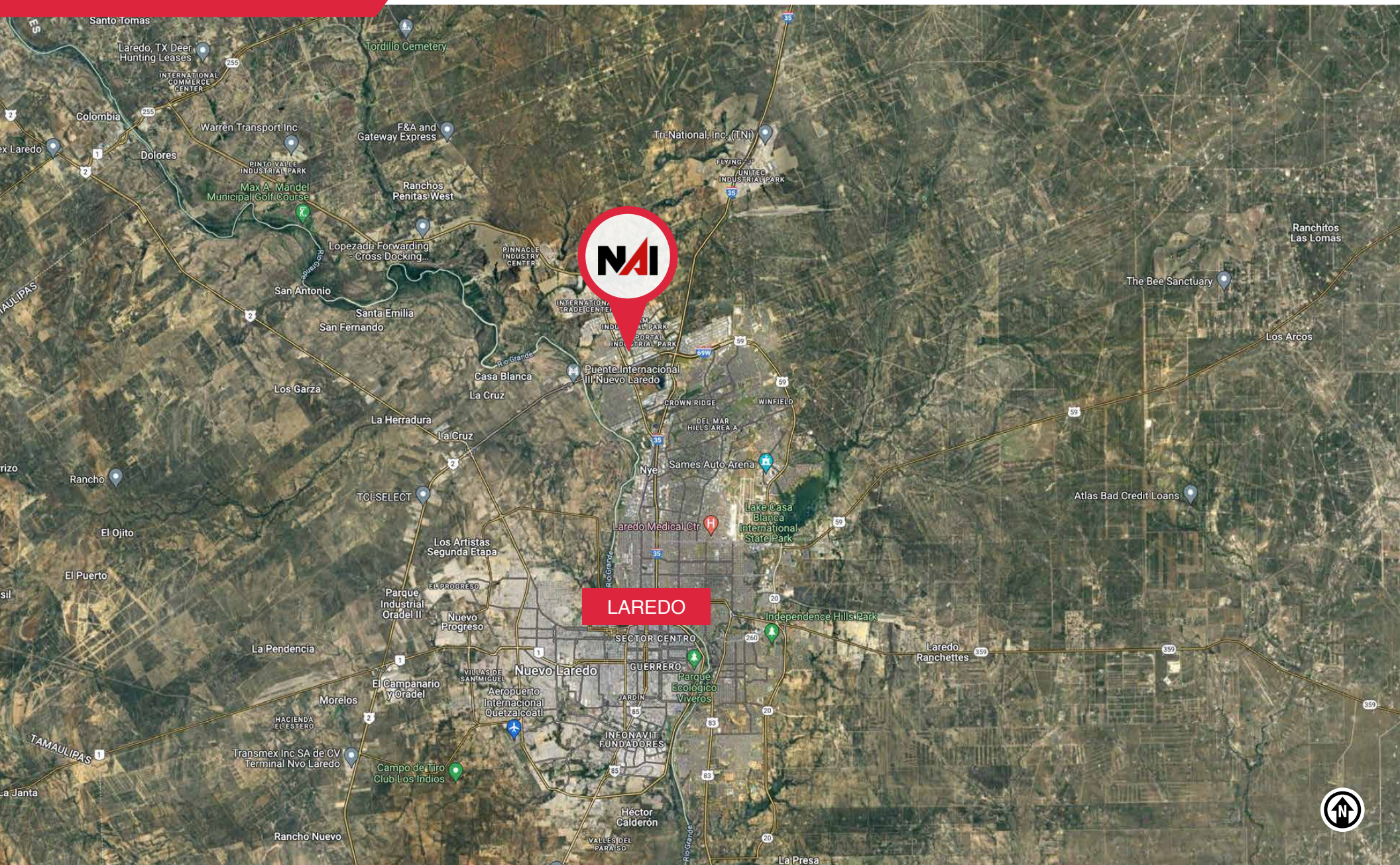
1	Sophia Industrial Park		11	Interamerica Center	305 Acres
2	Port Grande	2,000 Acres	12	Roadway Express	29 Acres
3	Unitec Industrial Park	754 Acres	13	El Portal Park	465 Acres
4	Missouri Railyards	330 Acres	14	Pellegrino Ind. Park	26 Acres
5	Millenium Park	105 Acres	15	Laredo Dist. Center	104 Acres
6	Pinnacle Industrial	700 Acres	16	Embarcadero	117 Acres
7	Quivira Project	29 Acres	17	Tijeras Ind. Park	296 Acres
8	Pan American	191 Acres	18	Crossroads	40 Acres
9	Int'l Trade Center	215 Acres	19	Milo Dist. Center	267 Acres
10	Killam Industrial Park	502 Acres	20	San Isidro EP Center	249 Acres



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12018 Auburn Rd. Regional Map



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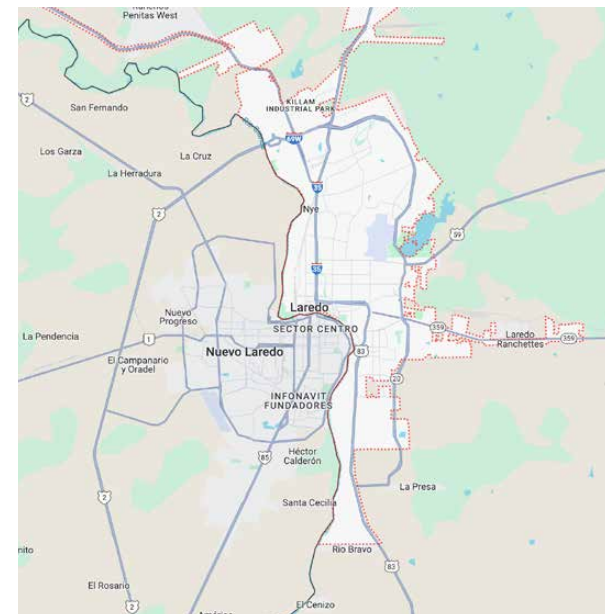
Laredo, Texas

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.



12018 Auburn Rd. America's Inland Port



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AMERICA'S INLAND PORT

#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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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.