

1502 ISLAND & 5302 SANTA MARIA | LAREDO, TX 78041

±113,000 SF WAREHOUSE & ±3.46 AC YARD AVAILABLE FOR LEASE



FOR LEASE

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SERVICES

- Transloading
- Transportation
- Warehousing
- Inventory management
- Order fulfillment
- Freight forwarding
- Customs clearance & cross-border operations
- Slitting, cut to length, HRC, HPO

s-steelproducts.com



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PROPERTY OVERVIEW

1502 ISLAND ST, LAREDO, TX 78041

- $\pm 113,000$ SF
- Active rail spur with a capacity of 8 cars per switch
- Rail company - Union Pacific

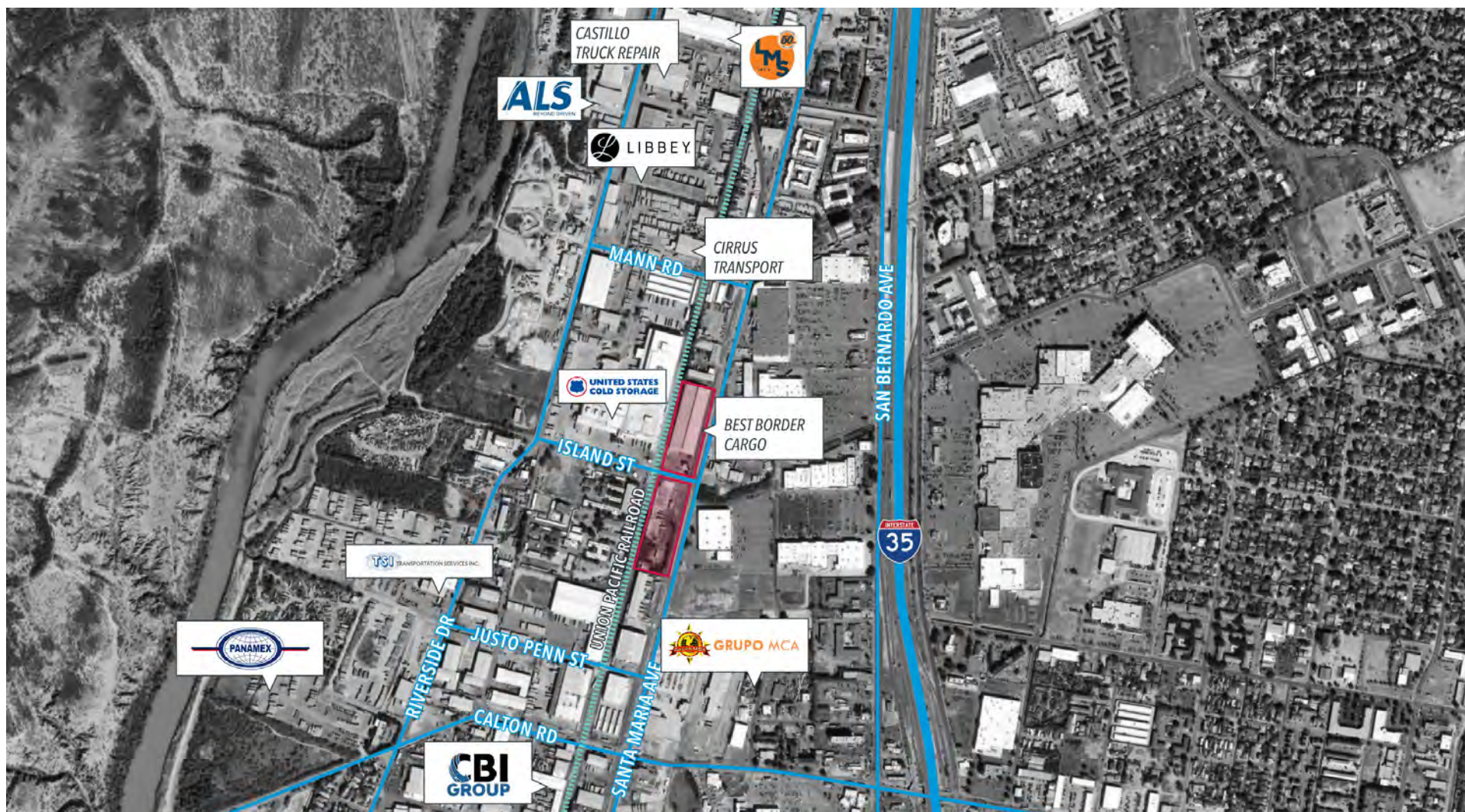
5302 SANTA MARIA AVE, LAREDO, TX 78041

- ± 3.46 AC
- M-1 Zoning
- Stabilized
- Fully fenced and gated
- Electric service available for truck/trailer hookups



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CORPORATE NEIGHBORS



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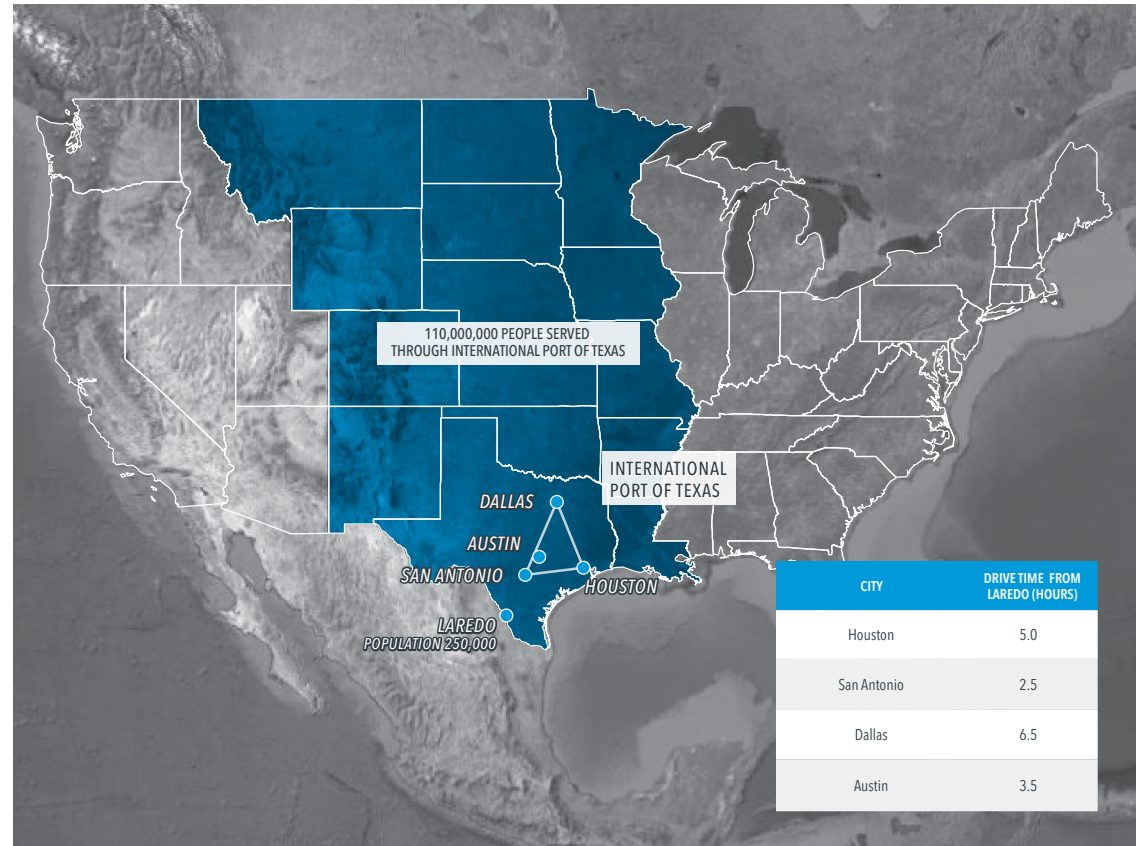
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THE PORT OF LAREDO

The Port of Laredo has established itself as the undisputed leader in American trade infrastructure, surpassing more than 450 airports, seaports, and border crossings nationwide. With \$339 billion in total trade value in 2024 according to U.S. Census Bureau data analyzed by WorldCity, Laredo's dominance extends across multiple transportation modes and trade categories.

The port's supremacy is built on several key distinctions: it ranks as the #1 port in the nation overall, the #1 inland port on the U.S.-Mexico border, and the #1 railroad interchange on the U.S.-Mexico border. This triple crown of achievements reflects Laredo's unique position as a multimodal transportation hub where truck, rail, and air cargo converge to facilitate seamless cross-border commerce.

Trade flows through Port Laredo occur primarily via truck and rail transportation, with air cargo playing a supporting role. The port's infrastructure supports this massive volume through sophisticated logistics networks that have evolved to handle the complexities of international trade. The scale of operations is staggering, with over 4 million commercial trucks crossing through Port Laredo annually, making it one of the busiest commercial vehicle corridors in North America.



THE TEXAS TRIANGLE

THE TEXAS TRIANGLE is the fastest growing megaregion in the United States connecting the four largest cities in Texas: Austin, Dallas-Fort Worth, Houston, and San Antonio. Connected by Interstate 45, Interstate 10, and Interstate 35, these metropolitan areas house the majority of the state's population. Additionally 22 million residents reside within the Texas Triangle.

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PROPERTY LOCATION

- **From 1502 Island to World Trade bridge**
(Via Santa Maria Ave. & Mines Rd.)

5.5 MILES

12 MINUTES

- **From 1502 Island to I-35**
(Via I-35 N)

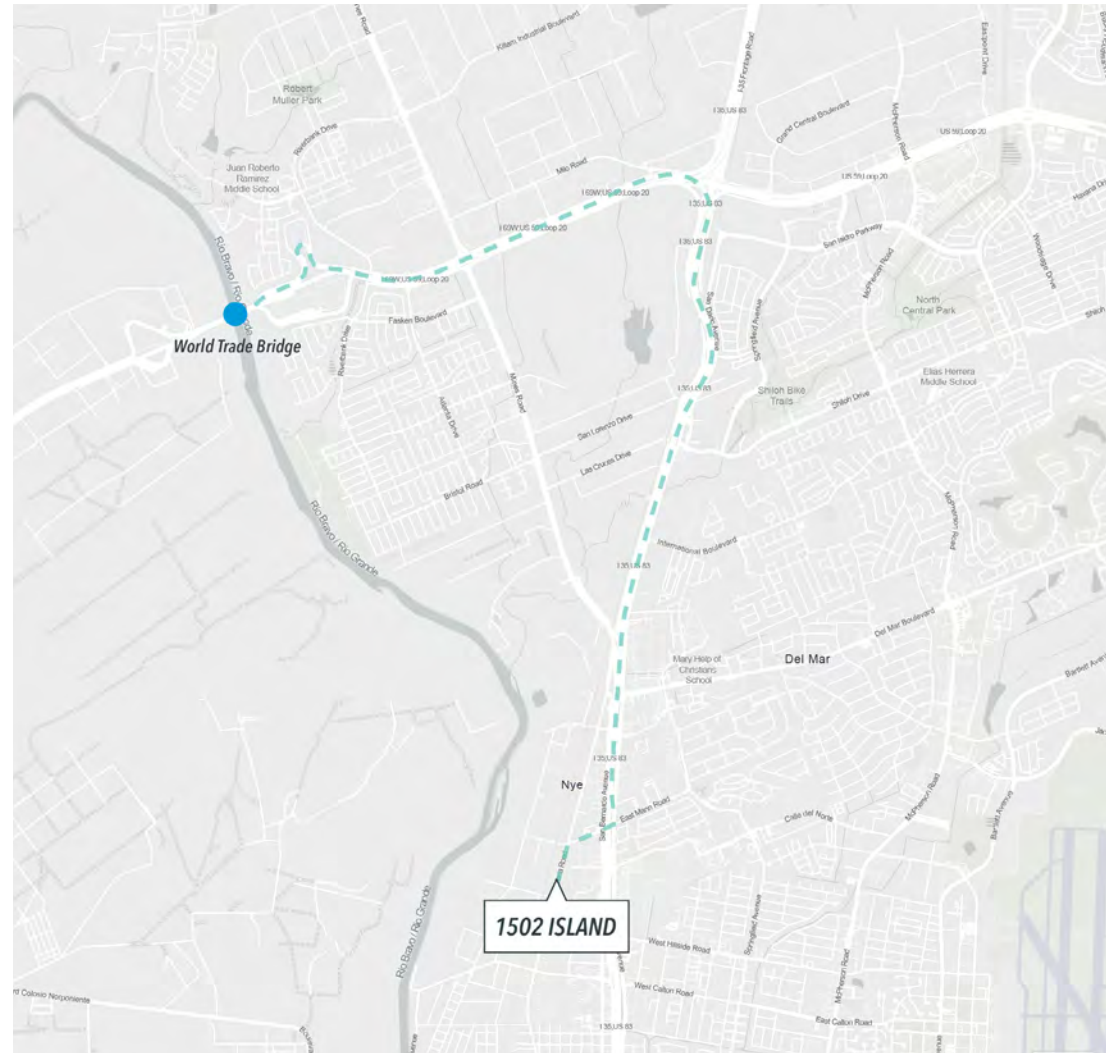
0.8 MILES

4 MINUTES

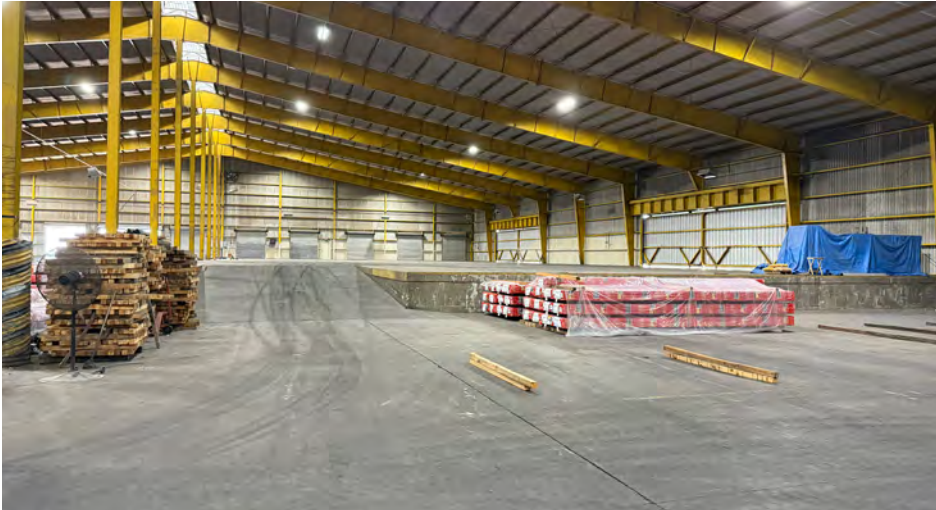
- **From 1502 Island to San Antonio**
(Via W Mann Rd)

153 MILES

2 HOURS 24 MINUTES



ADDITIONAL PHOTOS



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