

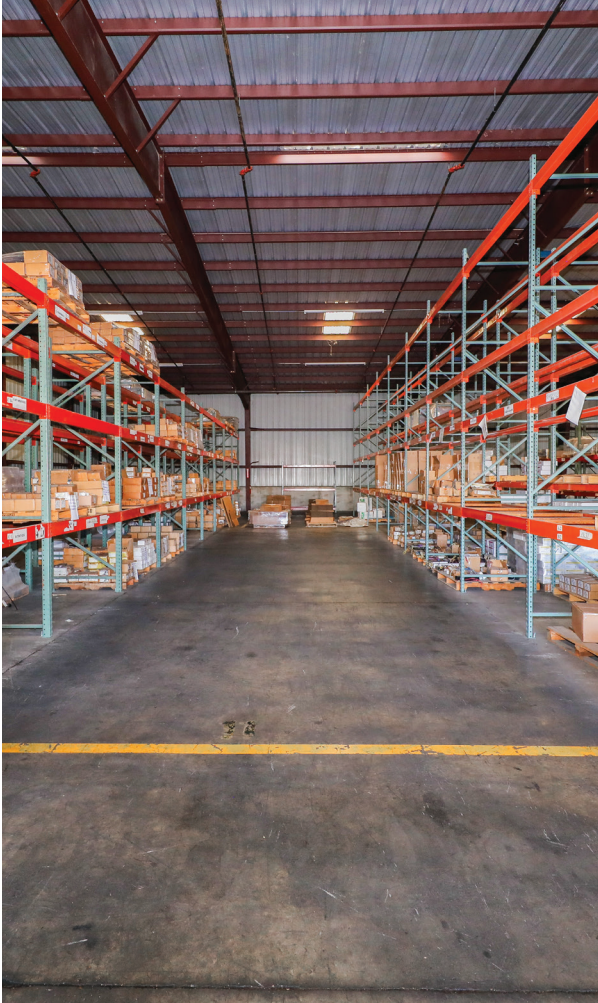


14415 Import RD FOR LEASE or SALE

Laredo, Texas 78045
International Trade Center



• LAREDO, TEXAS



Prime Warehouse Space For Lease or Sale

ITC Industrial Park

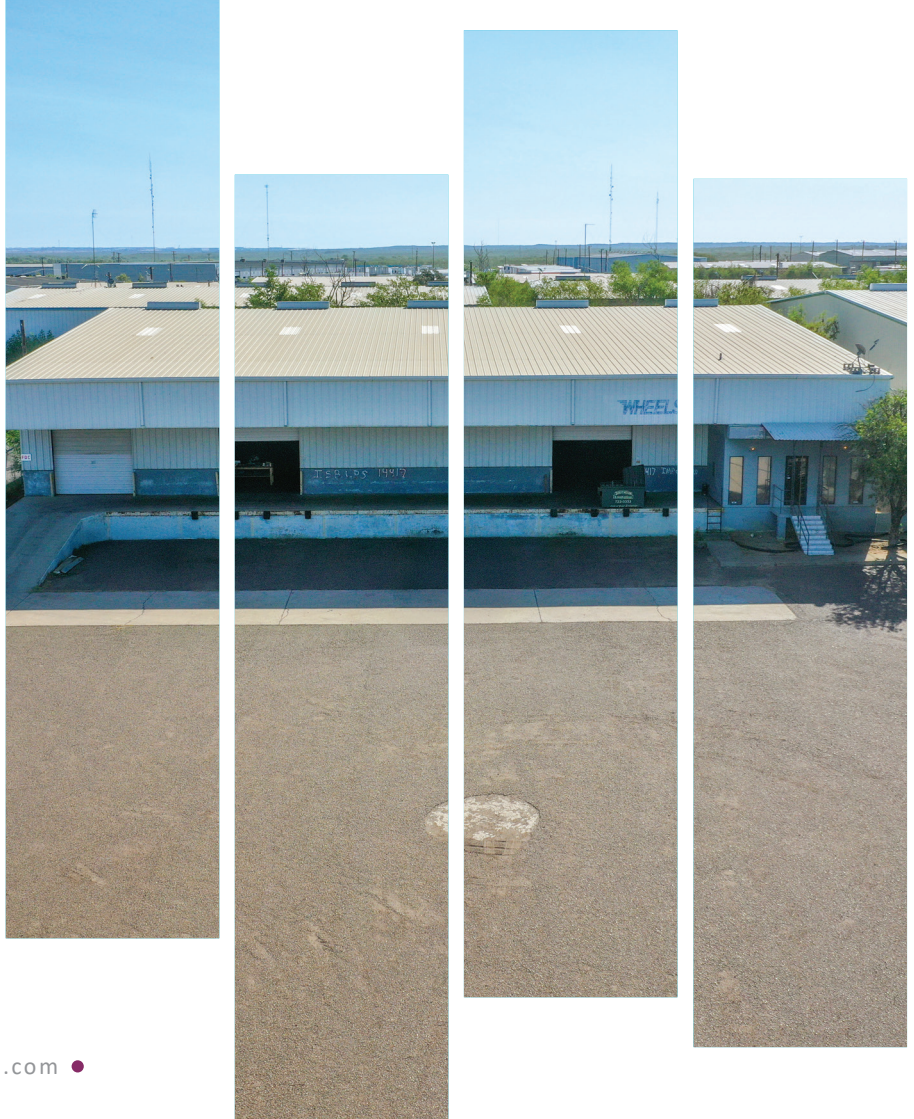


Chris M. Haynes, Listing Agent - 956.206.4772 (m) - chrichaynes73@hotmail.com •

— Expand **your** Operations

Highly Desirable
ITC Industrial Park

“ Expanding your business involves strategically growing your operations to reach new markets, increase your customer base, and enhance **profitability.**



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— Warehouse Opportunity.

- *+/- 14,762 SF warehouse plus +/- 1,228 SF flexible office space*
- *Situated on a 1-acre lot, ideal for parking, loading, and truck maneuvering.*
- *Zoning M-1*





— For Lease or For Sale

The property is strategically located within the ITC Industrial Park, offering excellent access to major transportation routes, regional markets, and business amenities; ideal for companies seeking a modern, well-positioned industrial facility with room to grow.



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**PINNACLE
INDUSTRY CENTER**

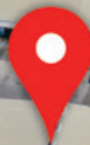


**PAN AMERICAN
BUSINESS PARK**

TRADE CENTER BLVD

TRADE CENTER BLVD

IMPORT RD



14415 Import Road, Laredo, Texas 78045 - Located in the heart of Laredo's commercial district, this warehouse combines convenience, efficiency, and proximity to major trade routes. Designed to support high-volume operations, it's an ideal space for companies seeking a reliable hub for cross-border commerce.



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— Laredo Trade Snapshot 2024

As America's busiest port with four international bridges, Interstate 35, and direct rail connections, Laredo seamlessly links Mexico with major U.S. markets

- *Laredo is the **#1 PORT** in the U.S. by \$ Value* •
- *Laredo is the **#1 INLAND PORT** on the U.S./Mexico Border* •
- *Laredo is the **#1 RAILROAD INTERCHANGE** on the U.S./Mexico Border* •



\$339.03 Billion

Total trade value (imports + exports)



\$128.26 Billion

Exports (+4.1% YoY)



\$210.77 Billion

Imports (+7.1% YoY)



\$82.52 Billion

Trade deficit (imports exceed exports)



+5.98%

Year-over-year trade growth



Mexico

Top trading partner



5.84 Million Trucks

Annual crossings (~18,000 per day)

— Laredo, Texas.

Strategically positioned along the U.S.–Mexico border, Laredo is the nation’s business port and a global hub for international commerce. Handling more than \$339 billion in annual trade, the city connects businesses to markets across North America, Mexico and beyond. With its modern infrastructure, strong logistics network, and thriving business community, Laredo continues to drive growth in transportation, warehousing, logistics and import/export industries. Investing in Laredo means investing in one of the fastest-growing trade corridors in the United States.



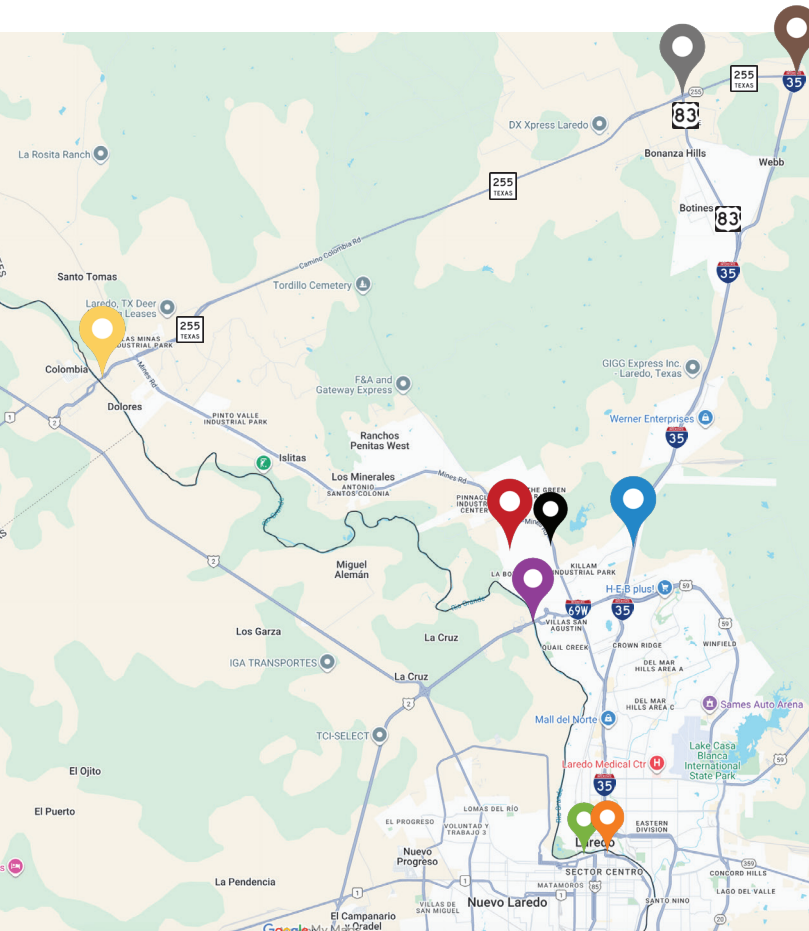


The Heart of **North American Trade**

Laredo stands as the #1 port in the United States, handling more than \$339 Billion in annual trade, serving as a key artery for international supply chains. Its strategic location on Interstate 35 links Mexico to major U.S. markets, while its four international bridges ensure efficient cross-border trade. With a skilled bilingual workforce, expanding industrial parks, and robust transportation infrastructure, Laredo offers unmatched advantages for companies in logistics, distribution, and manufacturing.



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— Strategic Location



Feature Property
14415 Import Rd



Mines RD - 0.7 Miles - via Trade Center Blvd



I-35 - 4.4 miles - via Mines Rd and Killam Industrial Blvd



**I-35 - 36.7miles - via Mines Rd and
TX-255 E/Camino Colombia Rd**



World Trade Bridge - 4 miles - via Mines Rd



**Laredo Colombia Solidarity
International Bridge - 16.2 miles - via Mines Rd**



**Juarez-Lincoln
International Bridge II - 11.2 Miles - via I-35 S**



**Gateway to the Americas
International Bridge I - 12.4 Miles - via I-35 S**



**US-83 - 33.3 Miles - via Mines Rd and
TX-255 E/Camino Colombia Rd**



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— Meet Your Real Estate Expert

Chris M. Haynes

With more than 20 years of experience in the real estate industry, I have successfully represented a wide spectrum of clients, including land developers, investors, and business owners. My expertise in commercial and industrial transactions, combined with deep local market knowledge, allows me to identify strategic opportunities that create long-term value as well as help my clients achieve their real estate goals. My commitment to professionalism and results has earned me a reputation as a trusted advisor in the region's dynamic real estate sector. My success is built on long-standing relationships and a client-first approach.

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