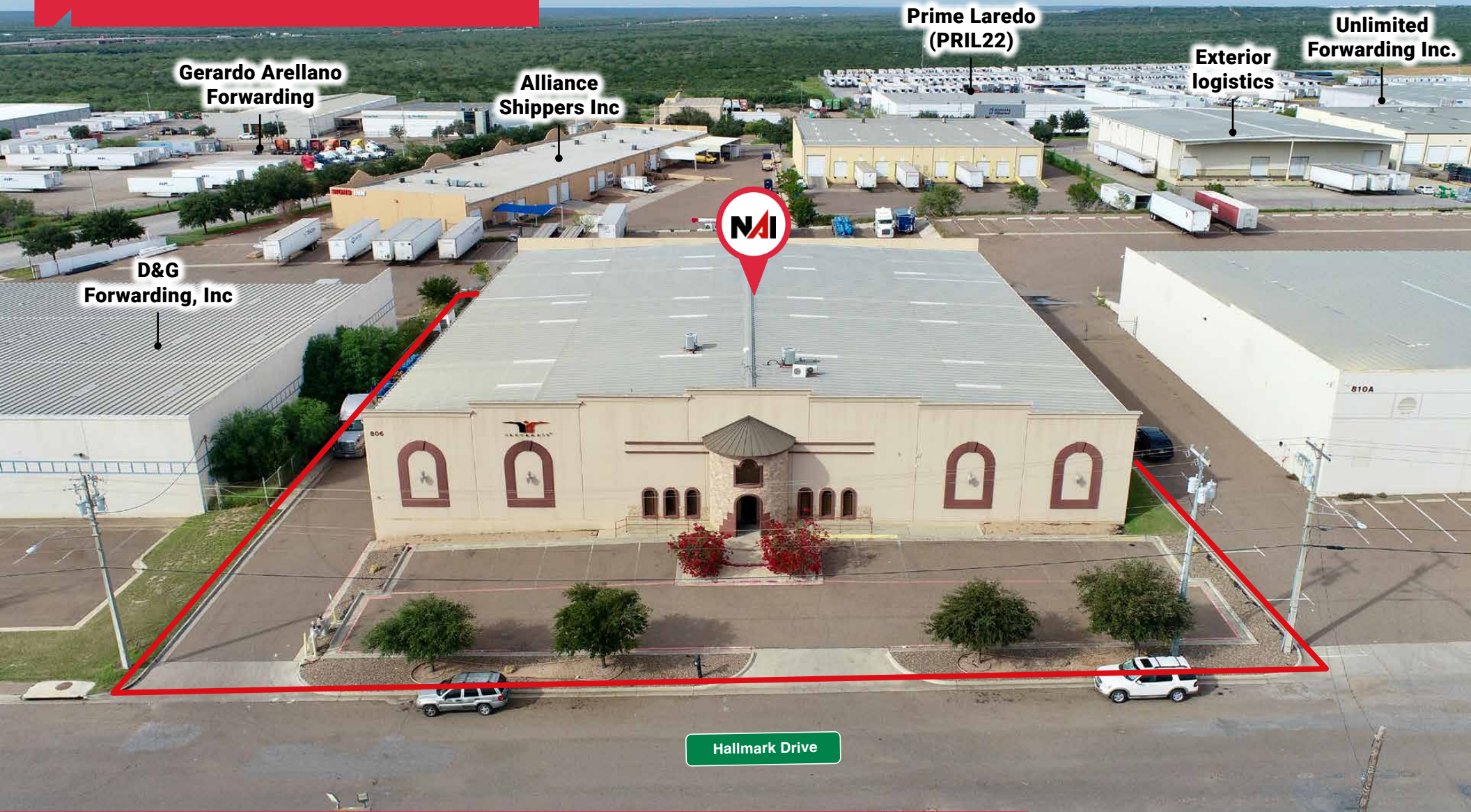


Sublease Available



806 Hallmark Dr., Laredo, TX 78045

27,540 SF Warehouse / Office Space – 2,224 SF

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

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9114 McPherson Rd., Ste 2518, Laredo, TX 78045
956.725.3800 | swisherandmartinrealty.com



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Listed by

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Property Features

Discover an exceptional opportunity to establish or expand your business in the heart of Laredo's thriving industrial sector. This commercial property at 806 Hallmark Dr. offers a strategic location with easy access to major transportation routes, including I-35 and Loop 20, making it ideal for companies involved in logistics, warehousing, or distribution. Laredo is one of the most important international trade hubs, providing businesses in this area with excellent growth potential and logistical advantages.

The property features a spacious layout, modern infrastructure, and ample parking, ensuring it can accommodate a wide range of commercial needs. Whether you are looking for a facility to serve as a corporate office, warehouse, or distribution center, this site offers the versatility to suit your business's requirements. Its contemporary design and ready-to-use utilities provide a hassle-free move-in experience, allowing you to focus on operations from day one.

With Laredo's continuous growth as a key player in U.S.-Mexico trade, this property offers businesses the perfect blend of location, convenience, and future growth potential.



Property Facts

Address:	806 Hallmark Dr. Laredo, TX 78045
Built:	2008
Building Size:	27,540 SF
Office Size:	2,224 SF
Bay Doors:	10
Clear Height:	24'
Ramps:	1
Trailer Parking:	17
Employee & Visitor Parking:	14
Lot Size:	1.8365 Acres

806 Hallmark Dr. Property Photos



806 Hallmark Dr. Property Photos



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806 Hallmark Dr. Location Map



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806 Hallmark Dr.
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.

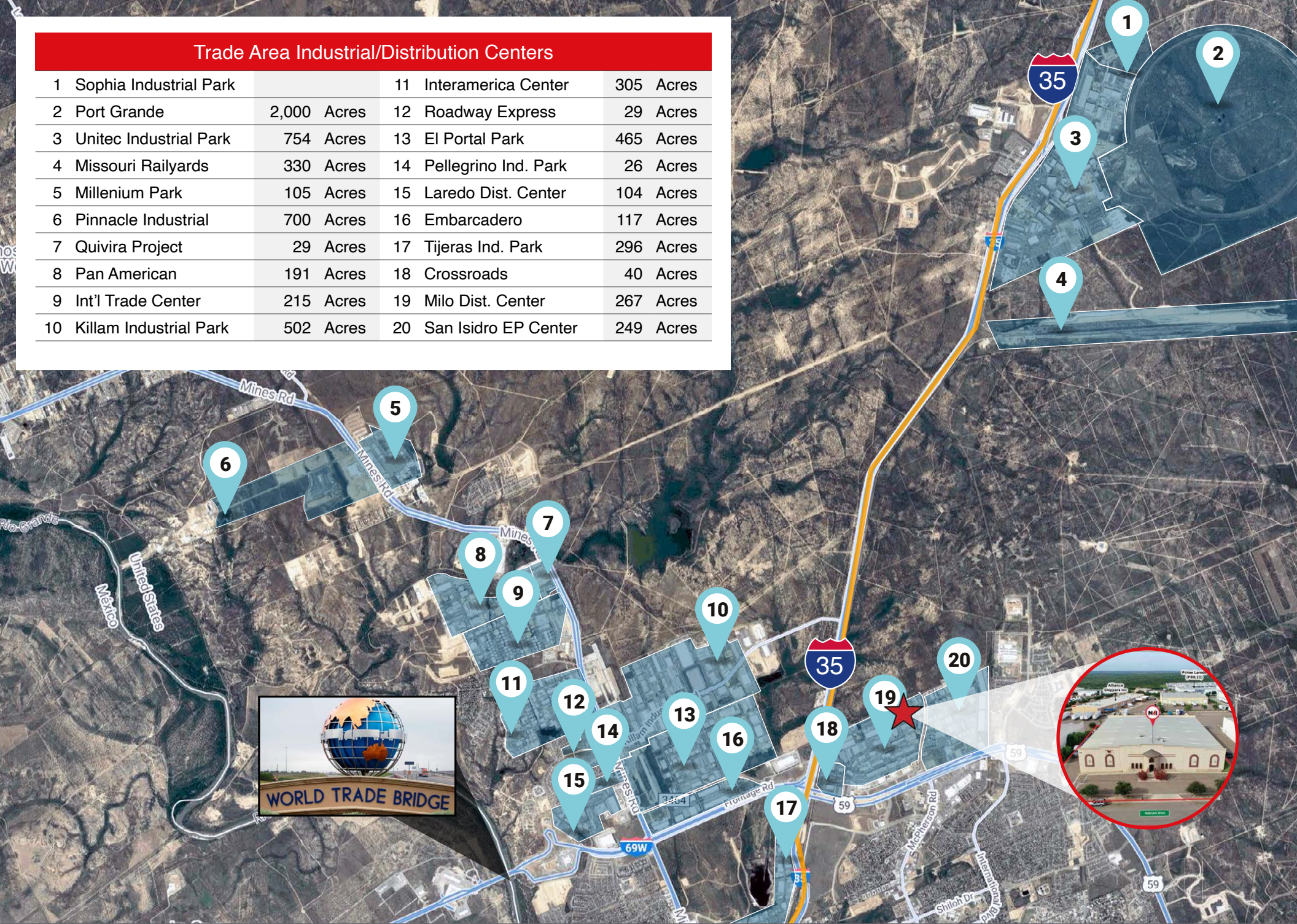


Part of San Isidro East Point Center

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

Trade Area Industrial/Distribution Centers

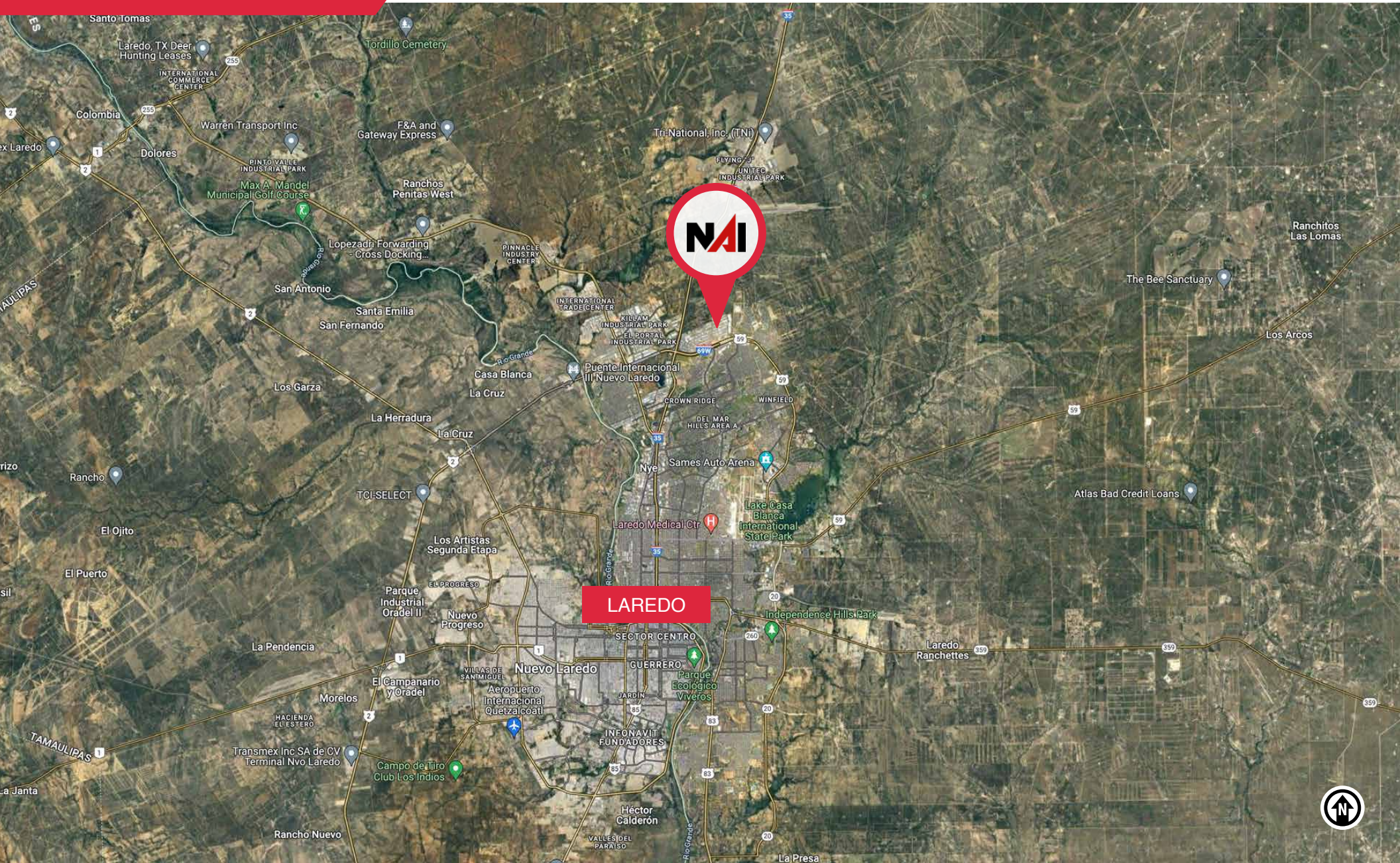
1	Sophia Industrial Park		11	Interamerica Center	305 Acres
2	Port Grande	2,000 Acres	12	Roadway Express	29 Acres
3	Unitec Industrial Park	754 Acres	13	El Portal Park	465 Acres
4	Missouri Railyards	330 Acres	14	Pellegrino Ind. Park	26 Acres
5	Millenium Park	105 Acres	15	Laredo Dist. Center	104 Acres
6	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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806 Hallmark Dr. Regional Map



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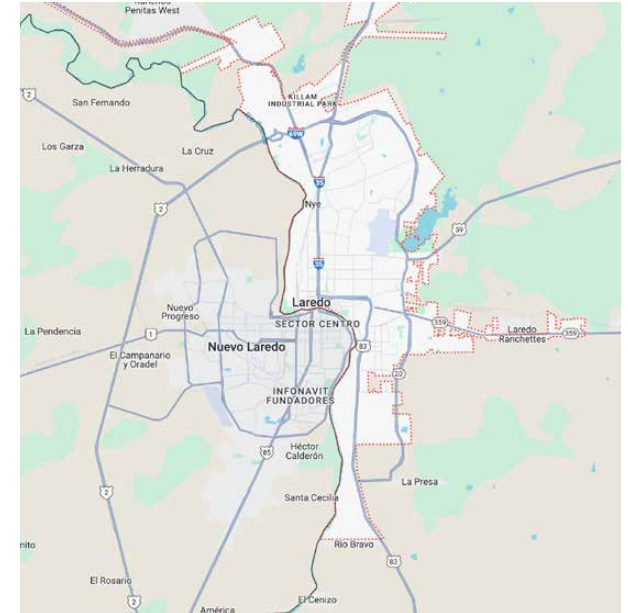
Laredo, Texas

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.

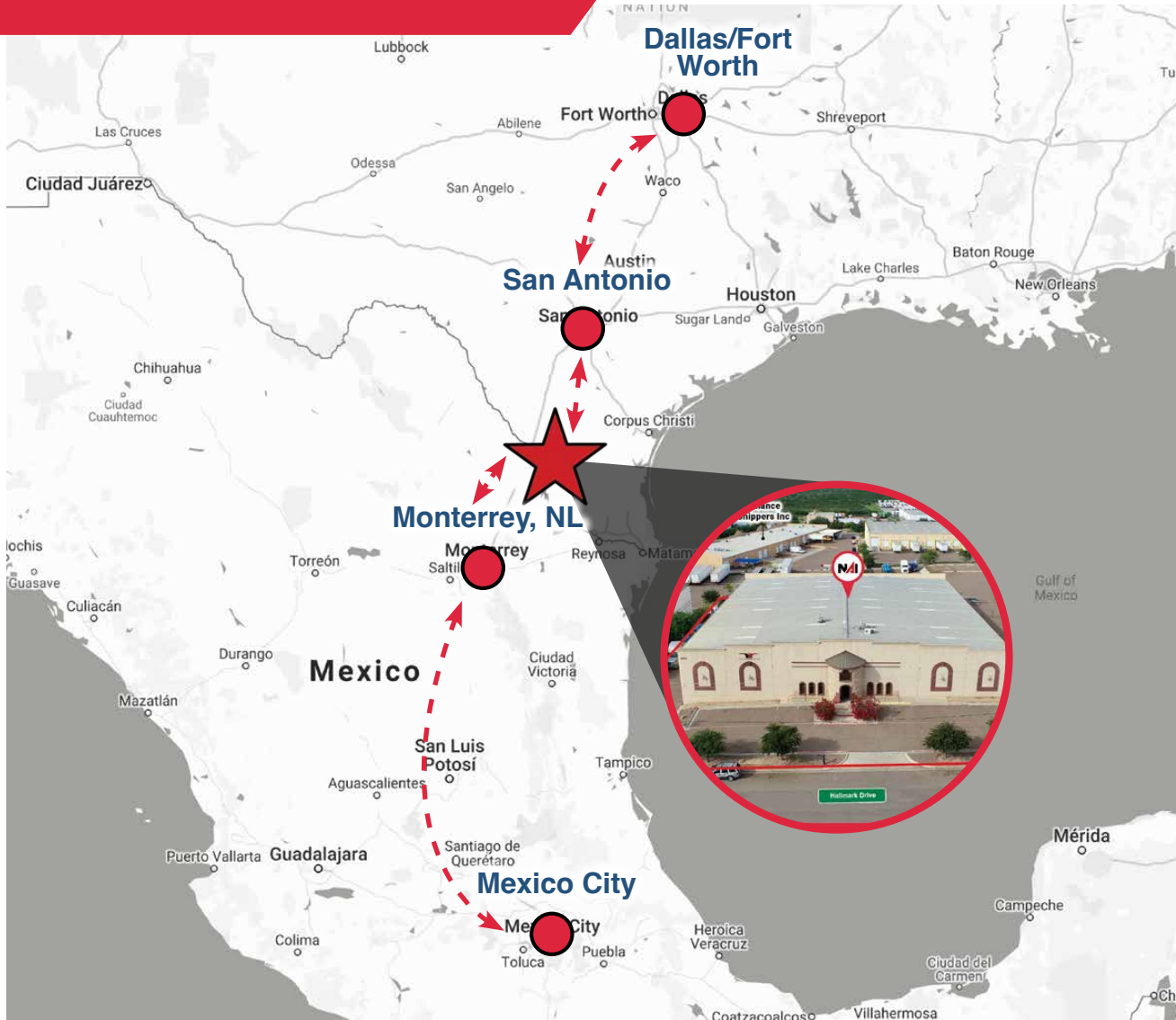
The real estate sector in Laredo reflects this buoyant economy, with steady growth and demand across residential, commercial, and industrial properties. The city's favorable business climate, coupled with its proximity to major transportation routes, makes it an attractive destination for both local 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.



806 Hallmark Dr.
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)

806 Hallmark Dr., Laredo, TX 78045

27,540 SF Warehouse / Office Space – 2,224 SF

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Presented by



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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.