



8407

For Lease

8407 El Gato Rd.

Laredo Texas, 78045

Jimmy Escoto - CRE Advisor
(956) 206-5728

jimmy@swishermrealty.com



PROPERTY OVERVIEW

Explore an exceptional opportunity to lease versatile warehouse space in central Laredo, Texas, located at 8407 El Gato Rd.

This ~13,000 SF facility offers a well-balanced layout featuring office, warehouse, and dock areas, designed to accommodate a wide range of business operations efficiently.

Positioned in a prime location within Laredo's thriving commercial hub, the property provides convenient access to major transportation corridors, ensuring seamless connectivity for distribution, logistics, and industrial users alike.

Take advantage of this strategic location and adaptable space to elevate your business operations in one of the nation's most active trade gateways.

LOCATION OVERVIEW

This property is strategically positioned within Killam Industrial Park, one of the city's most dynamic industrial and logistics hubs. Offering direct access to Mines Rd. (FM-1472), it provides seamless connectivity to key transportation corridors (IH-35 & Loop 20) and major commercial destinations.

Located just 2.8 miles from Interstate 35, the primary north-south trade route linking Mexico, Texas, and the U.S. Midwest, the site ensures efficient distribution and accessibility for cross-border and domestic operations. Its proximity (3 mi) to Loop 20, is also crucial in accessing other highways and international airport.

With its optimal location and excellent highway access, this property is ideally suited for logistics, warehousing, and distribution users looking to capitalize on Laredo's status as the nation's busiest inland port.

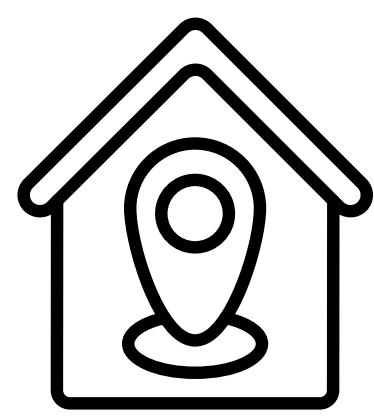


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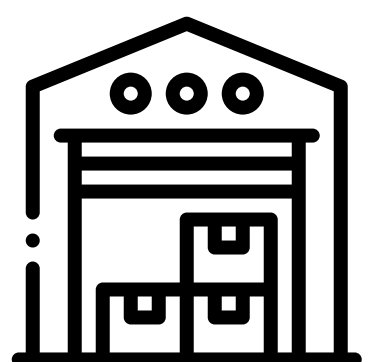
Main: (956) 725-3800

Mobile: (956) 206-5728

jimmy@swishermrealty.com



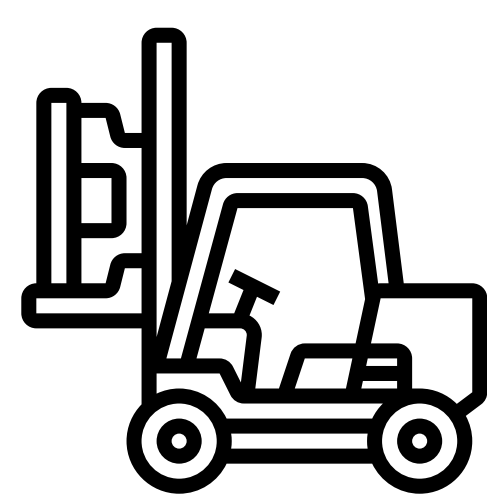
SITE AREA 88,200 sqft



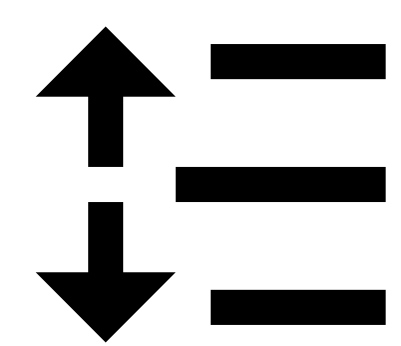
WAREHOUSE ~13,000 sqft



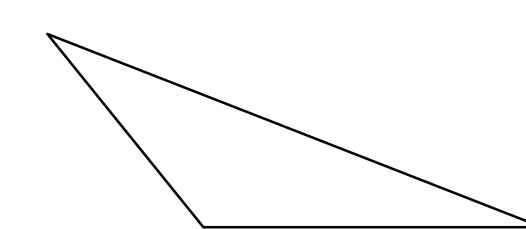
OFFICE ~1,200 sqft



LOADING 1 Dock High Door



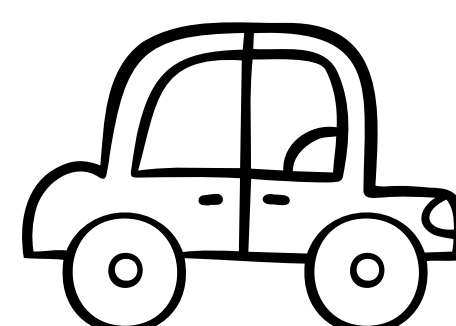
CLEAR HEIGHT 32 ft



RAMPS 1 Ramp



TRAILER PKG. 6



CAR PKG. 15

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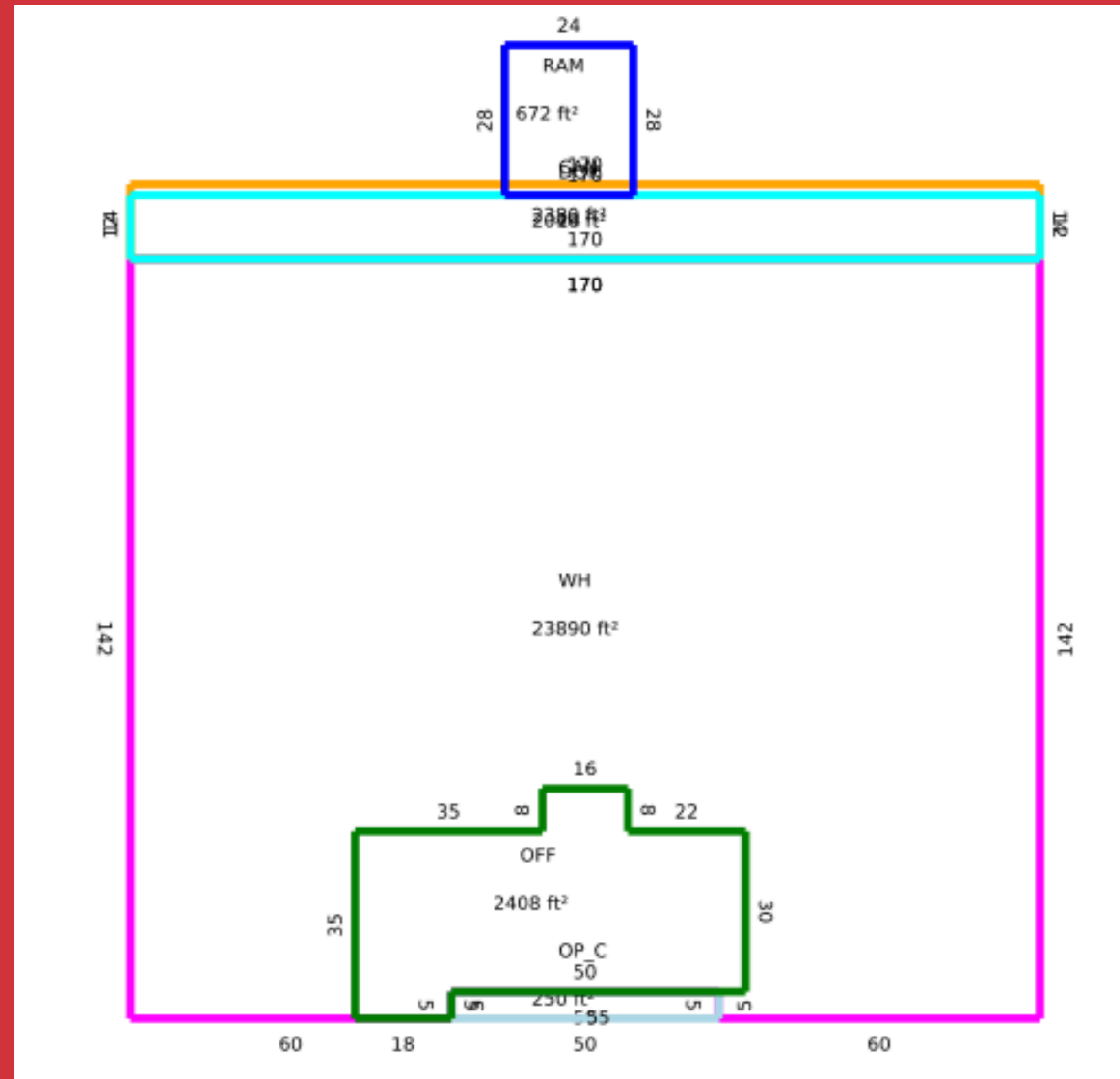
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FOR LEASE RATE
CONTACT:

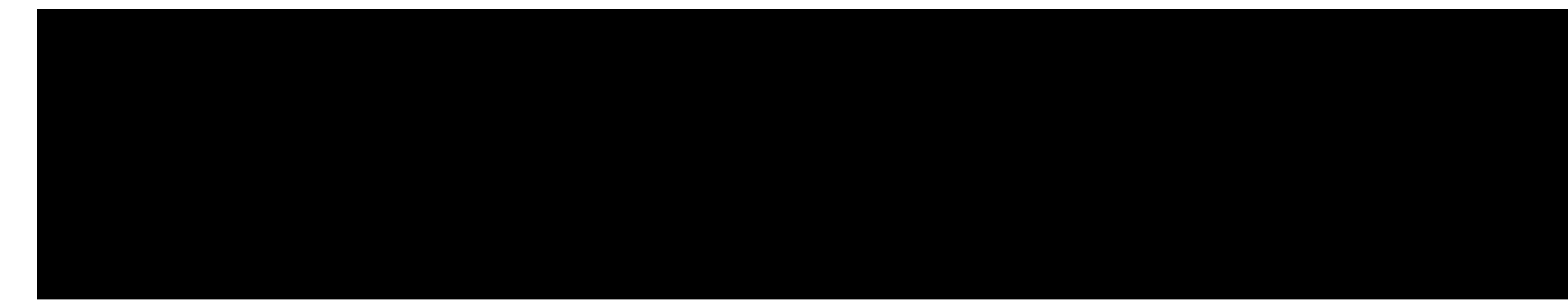
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****NOTE:
FLOORPLAN
DIVIDED
INTO TWO
AREAS****

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LOCATION ADVANTAGES

- Multiple ingress/egress paths
- Close proximity to IH-35, Loop 20, Intl. bridges, healthcare, bank, & other ammenities

WITHIN 4 MILE

- World Trade Bridge
- Laredo Medical Center
- H-E-B
- Laredo Fire Dept.
- US Postal Service
- Bank
- Starbucks
- Restaurants

