

FOR LEASE | INDUSTRIAL PROPERTY

814 Union Pacific Boulevard

Laredo, TX 78045



FORUM
CRE



SAN ISIDRO EAST POINT CENTER

51,252 SF Industrial Distribution Asset — Available May 2026

AVAILABILITY: IMMEDIATE

51,252
TOTAL SF

2.9
ACRES

21'8"
CLEAR HEIGHT

14
DOCK DOORS

ALFONSO JASSO
alfonsoj@forumcre.com | M: 956.508.4203 | O: 956.717.9090

10410 Medical Loop | Laredo, TX 78045-6672
956.717.9090 | www.forumcre.com



PROPERTY OVERVIEW

Functional Industrial Distribution Asset

This 51,252 SF industrial building offers a functional mix of warehouse and office space supporting daily operational needs. Fourteen dock-high doors, one drive-in, and twenty-two trailer parking positions create strong flow for distribution and logistics users. The site covers 2.9 acres with M-1 zoning.

LOCATION OVERVIEW

Located in the San Isidro East Point Center, an established North Laredo industrial area near key commercial corridors and major cross-border freight routes. Companies favor this location for dependable truck flow, strong workforce access, and proximity to the World Trade Bridge.

PROPERTY SPECIFICATIONS

BUILDING SIZE	51,252 SF
AVAILABLE SF	51,252 SF
WAREHOUSE SF	47,293 SF
1ST FLOOR OFFICE	2,661 SF
2ND FLOOR OFFICE	1,298 SF
TOTAL OFFICE	3,969 SF
LOT SIZE	2.9 AC
CLEAR HEIGHT	21' 8"
DOCK DOORS	14
DRIVE-INS	2
TRAILER PARKS	22
AUTO PARKS	17
ZONING	M-1

AVAILABILITY

May 1, 2026

Entire building available for lease

FOR LEASE | INDUSTRIAL PROPERTY

814 Union Pacific Boulevard

Laredo, TX 78045



FORUM
CRE

AERIAL VIEW



ALFONSO JASSO

alfonsoj@forumcre.com | M: 956.508.4203 | O: 956.717.9090

10410 Medical Loop | Laredo, TX 78045-6672
956.717.9090 | www.forumcre.com

814 Union Pacific Boulevard

Laredo, TX 78045



FORUM
CRE

LOCATION



814 Union Pacific Blvd. offers tenants superior access to:

- World Trade Bridge
- Interstate-35
- Laredo's residential neighborhoods and retail amenities.

814 Union Pacific Boulevard

69W (Bob Bullock Loop) is Laredo's most critical commuter route to and from the industrial submarkets

McPherson Rd. is Laredo's most popular retail thoroughfare

World Trade Bridge

Direct access to the busiest US-Mexico commercial land port, handling 6,000+ trucks daily.

69W / Bob Bullock Loop

Laredo's most critical commuter and freight route connecting the industrial submarkets.

Interstate 35 Corridor

Primary north-south artery to San Antonio, Dallas, and the broader US logistics network.

ALFONSO JASSO

alfonsoj@forumcre.com | M: 956.508.4203 | O: 956.717.9090

10410 Medical Loop | Laredo, TX 78045-6672
956.717.9090 | www.forumcre.com

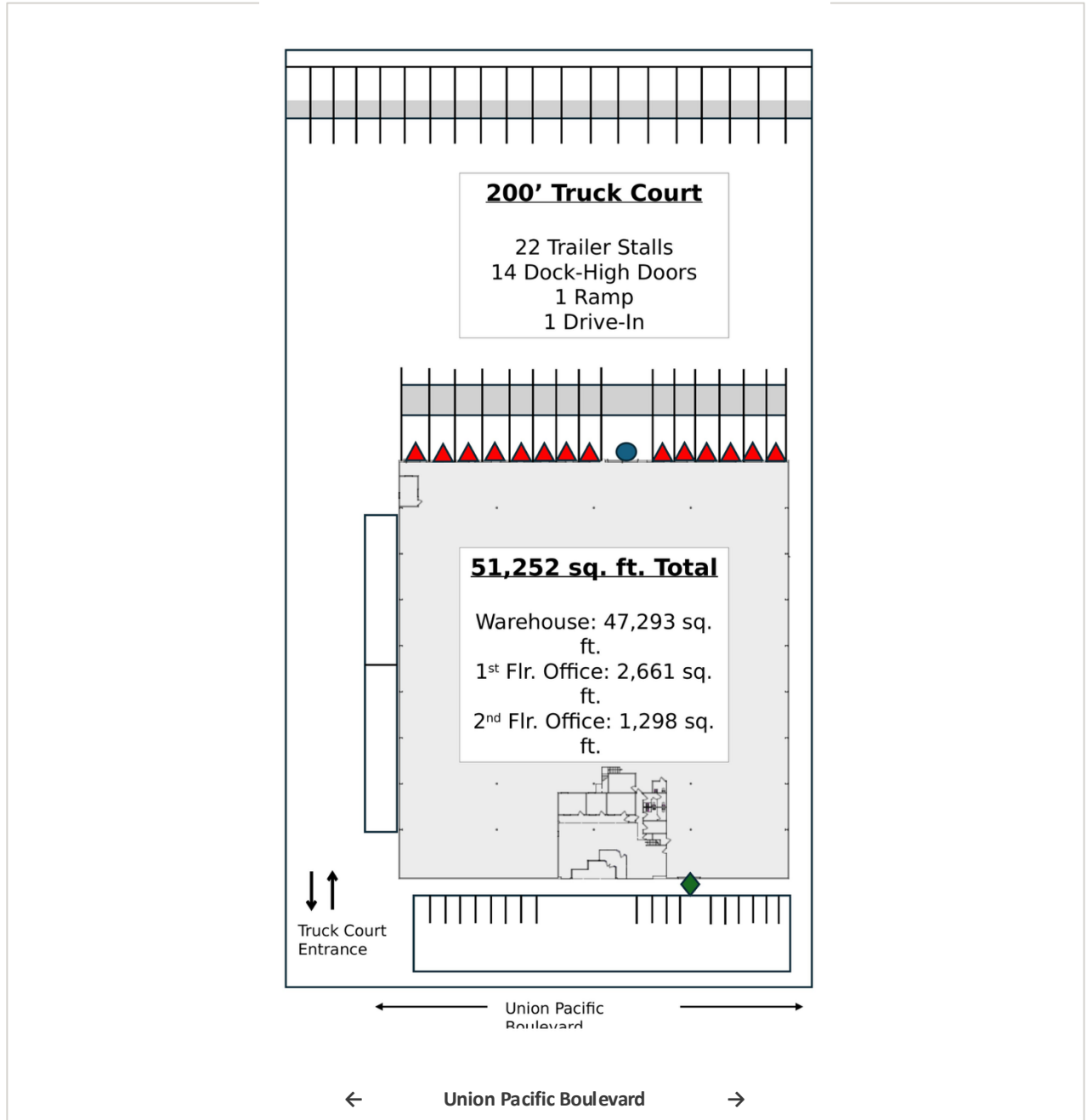
814 Union Pacific Boulevard

Laredo, TX 78045



FORUM
CRE

SITE PLAN



- DOCK-HIGH DOORS (14)
- RAMPED DRIVE-IN (1)
- OFFICE BUILD-OUT (7.7%)
- 200' TRUCK COURT

22	14	200'	17	1
TRAILER STALLS	DOCK DOORS	TRUCK COURT	AUTO PARKS	DRIVE-IN



FLOOR PLANS

01

GROUND FLOOR

WAREHOUSE

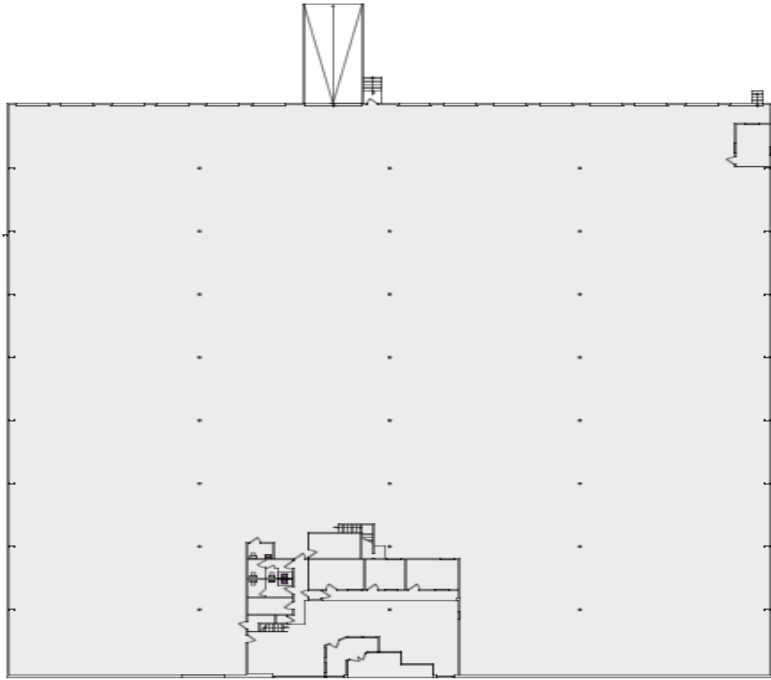
47,293 SF

1ST FL. OFFICE

2,661 SF

CLEAR HEIGHT

21' 8"



02

SECOND FLOOR

OFFICE SPACE

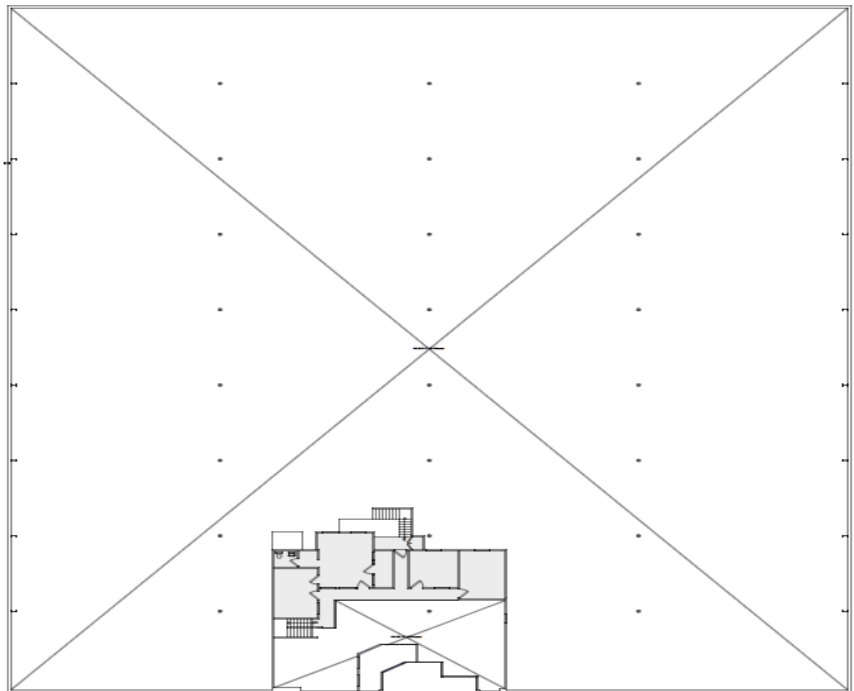
1,298 SF

CONFIGURATION

Open Plan

ACCESS

Interior Stair





OWNERSHIP CAPITAL INVESTMENT

\$260,000

Committed pre-lease investment
to deliver a turn-key industrial asset

SCOPE OF WORK

7 New Dock Levelers

Brand-new hydraulic dock levelers installed across all active loading positions to support modern trailer heights and efficient freight flow.

New Dock Bumpers

Heavy-duty rubber dock bumpers at all dock-high positions to protect the building facade and ensure safe trailer engagement.

LED Warehouse Lighting

Full LED conversion throughout the 47,293 SF warehouse, improving visibility and reducing energy costs for the incoming tenant.

Exterior Lighting Upgrade

New exterior site lighting across the truck court, parking areas, and building perimeter for improved safety and 24/7 operations.

Parking Seal & Stripe

Complete seal coat and fresh striping for all 17 employee parking stalls and truck court circulation areas.

Truck Court Re-stripe

Full re-striping of the 200' truck court including 22 trailer stall markings and directional traffic flow indicators.

Office Refresh

Interior refresh of the 3,969 SF office area including paint, flooring, and restroom upgrades across both floors.

Landscaping

New landscaping and site cleanup along the Union Pacific Boulevard frontage to improve curb appeal and tenant image.

814 Union Pacific Boulevard

Laredo, TX 78045



FORUM
CRE

PROPERTY PHOTOS



ALFONSO JASSO

alfonsoj@forumcre.com | M: 956.508.4203 | O: 956.717.9090

10410 Medical Loop | Laredo, TX 78045-6672
956.717.9090 | www.forumcre.com