

Laredo Mercury Drive

15408 Mercury Drive | Laredo, TX, 78045

± 244,151 SF
Class A Front
Load Industrial
Warehouse
Available for
Lease or Sale



DEVELOPMENT BY:



CBRE

Location Overview

Positioned within North Laredo Industrial Park, offering convenient access to international bridges connecting the US and Mexico and direct connectivity to Interstate 35.



DIRECT HIGHWAY FRONTAGE

Offering direct Interstate 35 frontage for optimal transportation connectivity.



INTERNATIONAL BRIDGE ACCESS

Located approximately 10.5 miles to the World Trade Bridge, 15.5 miles to the Lincoln-Juarez Bridge, and 27.5 miles to the Colombia International Bridge.



HACHAR RUETHINGER ROADWAY

North Laredo Industrial Park benefits from prime access to the planned Hachar-Reuthinger Roadway, offering enhanced highway connections that

10.5 Miles

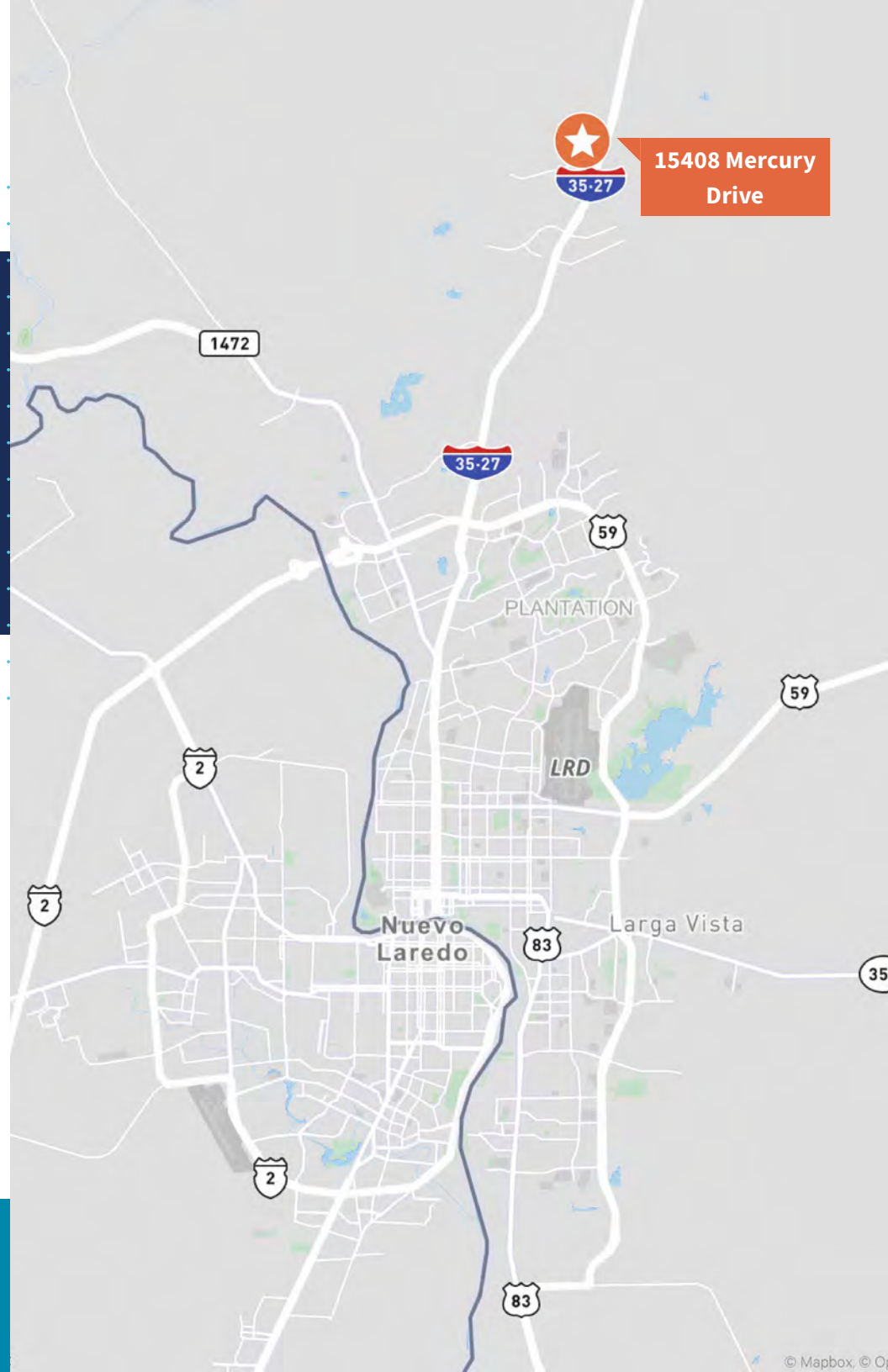
Distance to World Trade Bridge

15.5 Miles

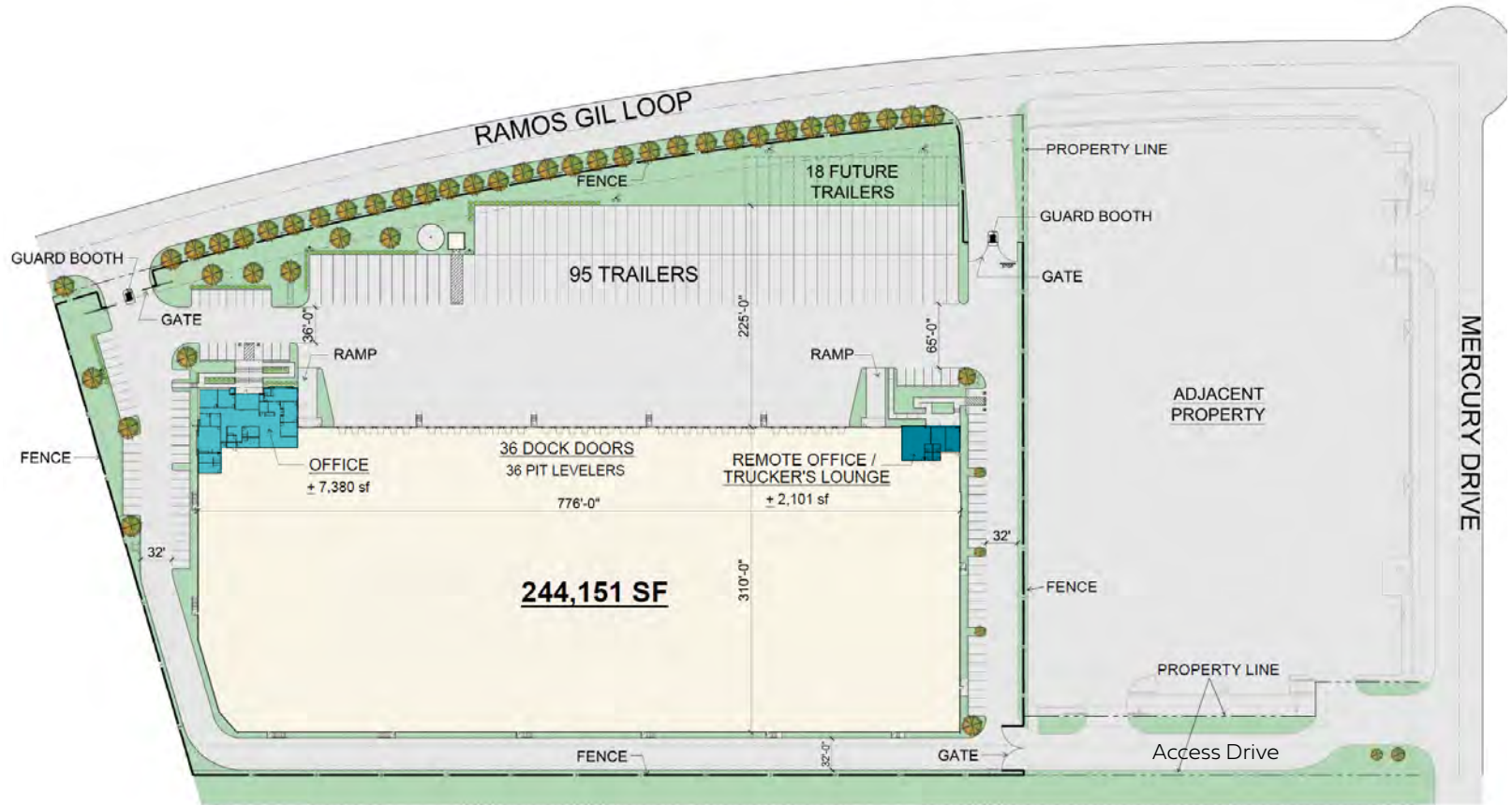
Distance to Lincoln-Juarez Bridge

27.5 Miles

Distance to Colombia Intl. Bridge



Site Plan



LEGEND

- MAIN OFFICE
- SHIPPING OFFICE

Total Building SF
244,151 SF

Acres
13.4 AC

Main Office SF
7,380 SF

Shipping Office SF
2,101 SF

Clear Height
32 Feet

Configuration
Front Load

Building Depth
310 Feet

Truck Court
225 Feet

Slab
6 Inches

Roofing
TPO 60 Mil

Sprinklers
ESFR

Column Spacing
50' x 52' (typ.)

Speed Bay
60 Feet

Dock Doors
36 Doors

Ramps
2 Ramps

Trailer Parking
95 Stalls

Auto Parking
103 Spaces

x Finishes: **White-box painted interior tilt-walls and white roof-deck**

x Power: **1,000 amps, expandable up to 2,000 amps.**

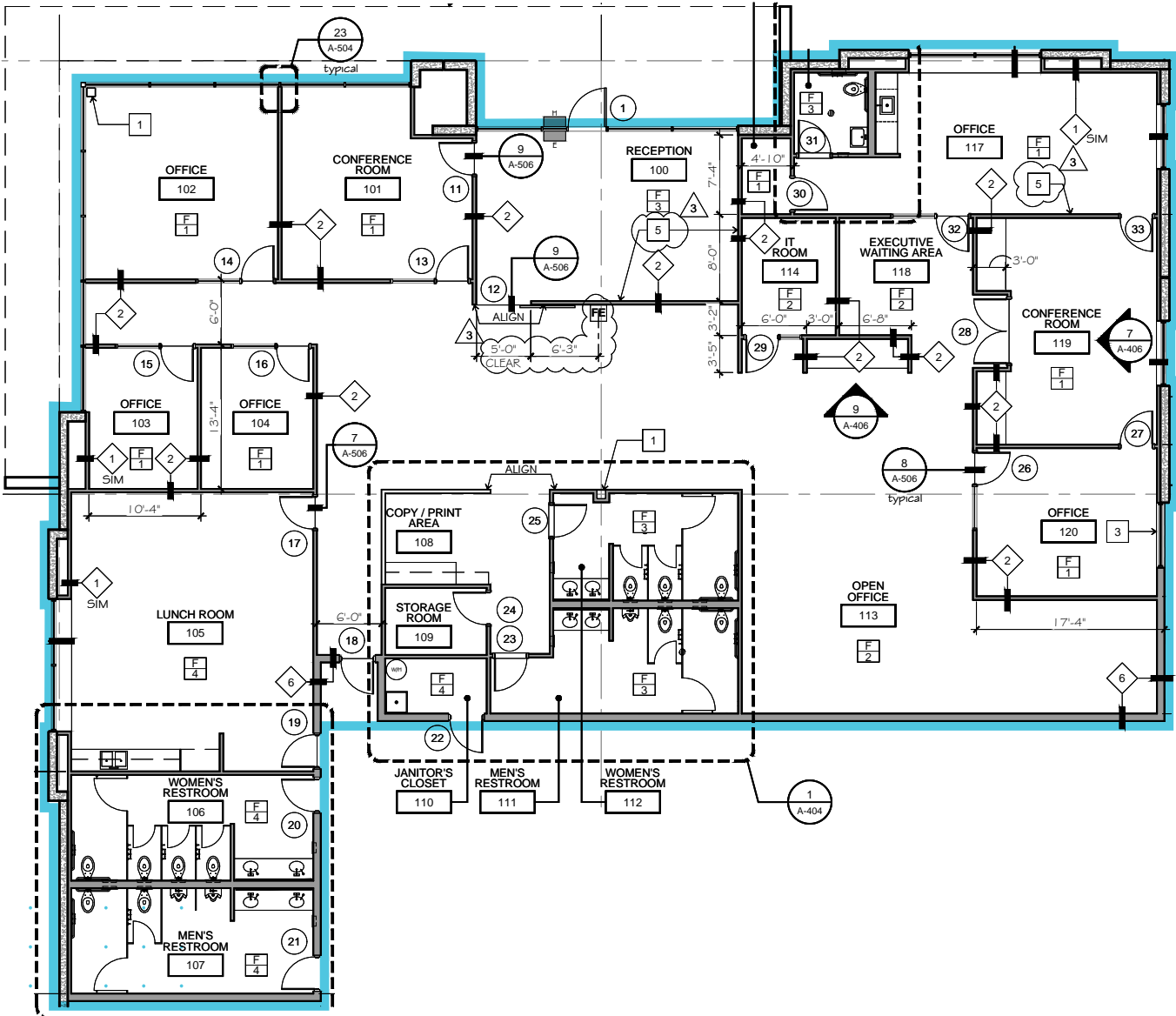
x Dock Levelers: **(36) 40,000 lbs pit levelers with dock seal.**

x HVAC: **Louvers, (2) exhaust fans, and (5) HVLS fans.**

x Features: **Dock equipment, HVLS fans, dock lights, & dock seals.**

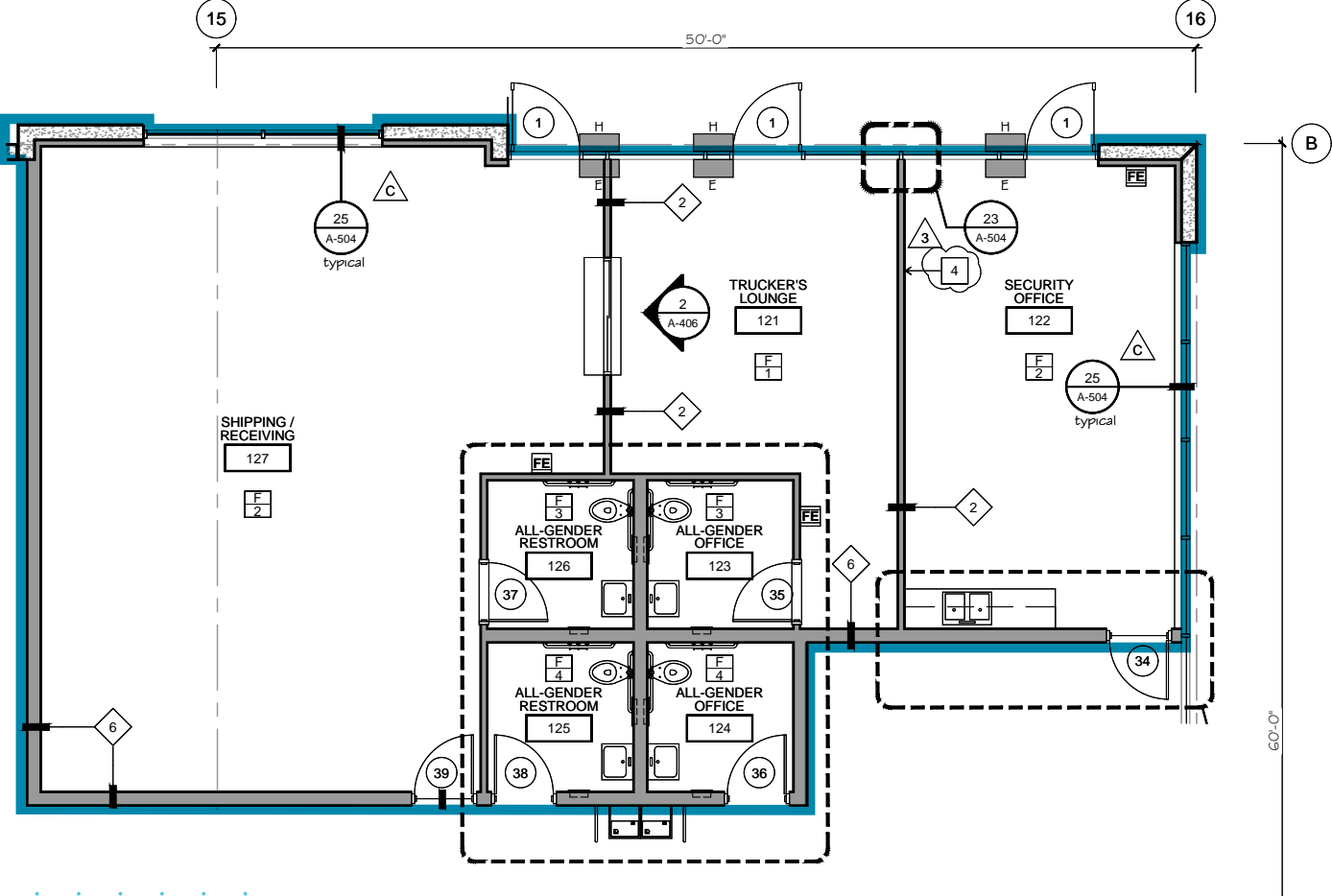
x Security: **Fully fenced with gates and (2) guard shacks.**

Main Office



Main Office SF
7,380 SF

Shipping Office



Shipping Office
2,101 SF

Ingress & Egress

15408 Mercury Drive

RAMOS GIL LOOP

FATIMA DR

REUTHINGER PKWY

MERCURY DR

BELTWAY PKWY

INTERSTATE 35

HUMPHREY RD

N UNITEC DR

CABEZUT DR

BORDER DR



INGRESS



EGRESS



STOP LIGHT



Location Map

Drive Times

U.S.-MEXICO BORDER

DALLAS

TEXAS

AUSTIN

HOUSTON

SAN ANTONIO

PIEDRAS NEGRAS

LAREDO

WORLD TRADE BRIDGE	20 min (9 mi)
JUAREZ-LINCOLN INT. BRIDGE	25 min (13 mi)
COLOMBIA BRIDGE	40 min (25 mi)
SAN ANTONIO, TX	2 hr, 25 min (155 mi)
AUSTIN, TX	3 hr, 45 min (235 mi)
HOUSTON, TX	5 hr (315 mi)
DALLAS, TX	6 hr, 30 min (445 mi)

★ **LAREDO MERCURY DRIVE**

● World Trade Bridge

● Colombia Solidarity Port of Entry

● Juarez-Lincoln Port of Entry

MONCLOVA

MONTERREY

REYNOSA

NUEVO

Laredo Mercury Drive

15410 Fatima Drive | Laredo, TX, 78045



Contacts

Joshua Aguilar, SIOR
Executive Vice President
+1 210 253 6049
joshua.aguilar@cbre.com

Rob Burlingame, SIOR, CCIM
Executive Vice President
+1 210 507 1123
rob.burlingame@cbre.com

Brad O'Neill
Vice President
+1 210 253 6070
brad.oneill@cbre.com



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgowan@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Joshua Aguilar

Sales Agent/Associate's Name

560703

License No.

joshua.aguilar@cbre.com

Email

+1 210 253 6049

Phone

Buyer/Tenant/Seller/Landlord Initials

Date