

For Lease

STI

GSR

ARVIMEX INC

fm GLOBAL LOGISTICS

INTERNATIONAL

M&J CARRIERS

GALAXY FREIGHT FORWARDING (PVT) LTD. We Deliver With Excellence

Arzani Martinez

DARR EQUIPMENT CO

arizona Forwarding Agents, Inc.

Enterprise Street

NAI

2 trailer docks spaces per suite

1

2

3

4

5

6

7

Enterprise Street

Approx. 6 employee and visitor parking spaces per suite

# 702 Enterprise St., Laredo, TX 78045

5,000 SF Individual Suites Available at Interamerica Distribution Park

**NAI** Swisher & Martin Realty  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

9114 McPherson Rd., Ste 2518, Laredo, TX 78045  
956.725.3800 | [swisherandmartinrealty.com](http://swisherandmartinrealty.com)

# 702 Enterprise St. Contact Details



9114 McPherson Rd., Ste 2518  
Laredo, TX 78045  
956.725.3800 | [joeyferguson.com](http://joeyferguson.com)

## Listed by

**Joey Ferguson**, Senior Associate

tel +1 956.725.3800

cell +1 956.324.5639

[joeyferguson@outlook.com](mailto:joeyferguson@outlook.com)

[linkedin.com/in/joey-ferguson/](https://www.linkedin.com/in/joey-ferguson/)

[joeyferguson.com](http://joeyferguson.com)



| Property Info  |   |
|----------------|---|
| Geo ID         | 972-30009-040   |
| Lot Size       | ±2.6753 Acres<br>(±116,536 SF)                          |
| Zoning         | M-1   |
| Dock Spaces    | 2 dock trailer spaces per suite                         |
| Suite Size     | 5,000 SF each   |
| Ceiling Height | 24.8' Clear Ceiling<br>21.9' on Beams                   |
| Parking        | Approx. 6 employee and visitor parking spaces per suite |



**Centrally Located Warehouse/Office Property**

Just off IH-69, minutes from the World Trade Bridge with quick access to major Laredo traffic ways - Mines Road, IH-35 and Bob Bullock Loop 20



**Unique Office & Warehouse Build-Out**

Seven (7) individual suites each with separate reception area, 1 - 2 private offices, small kitchenette, restrooms and private warehouse access each at 5,000 SF



**In the Interamerica Distribution Park - One of the Most Desired Logistics/Industrial Parks**

Part of the Interamerica Distribution Park (305 Acres) with close proximity to Killam Industrial Park (502 acres), Port Grande (2,000 acres), Unitec Industrial Park, Pinnacle Industry Center and Sophia Industrial Park



*Laredo, Texas is the*  
**Largest Inland Port on the US/Mexico Border**

“

***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.***

[Click here for article](#)

**2** Railroads: Union Pacific & Kansas City Southern

International **4** Bridges

**40M** Square Feet of logistical space

**2M** Commercial truck crossings yearly

**\$326B**

Total trade with the World in 2018

# 702 Enterprise St. Aerial Photo



# 702 Enterprise St. Aerial Photo



**GALAXY**  
FREIGHT FORWARDING (PVT) LTD.  
We Deliver With Excellence

**arizona**  
Forwarding Agency, Inc.

**DARR**  
EQUIPMENT CO

SPECIALTIES OF  
**MEXICO**

**G&L**  
UNIVERSAL AGENCY, INC.

2 trailer docks  
spaces per suite



Approx. 6  
employee and  
visitor parking  
spaces per suite

Enterprise Street

Enterprise Street

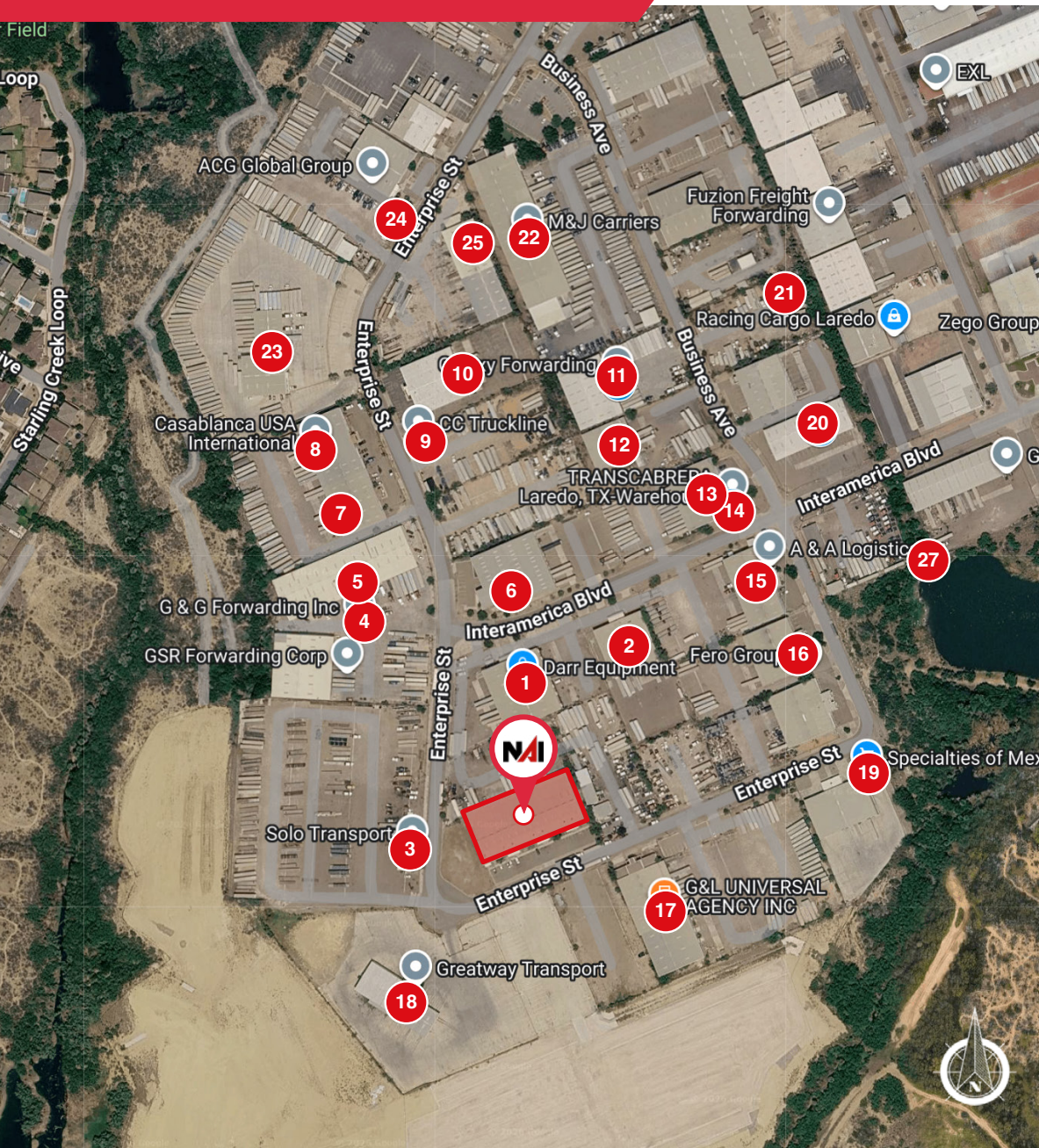
# 702 Enterprise St. Aerial Photo



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

9114 McPherson Rd., Ste 2518, Laredo, TX 78045  
956.725.3800 | [swisherandmartinrealty.com](http://swisherandmartinrealty.com)

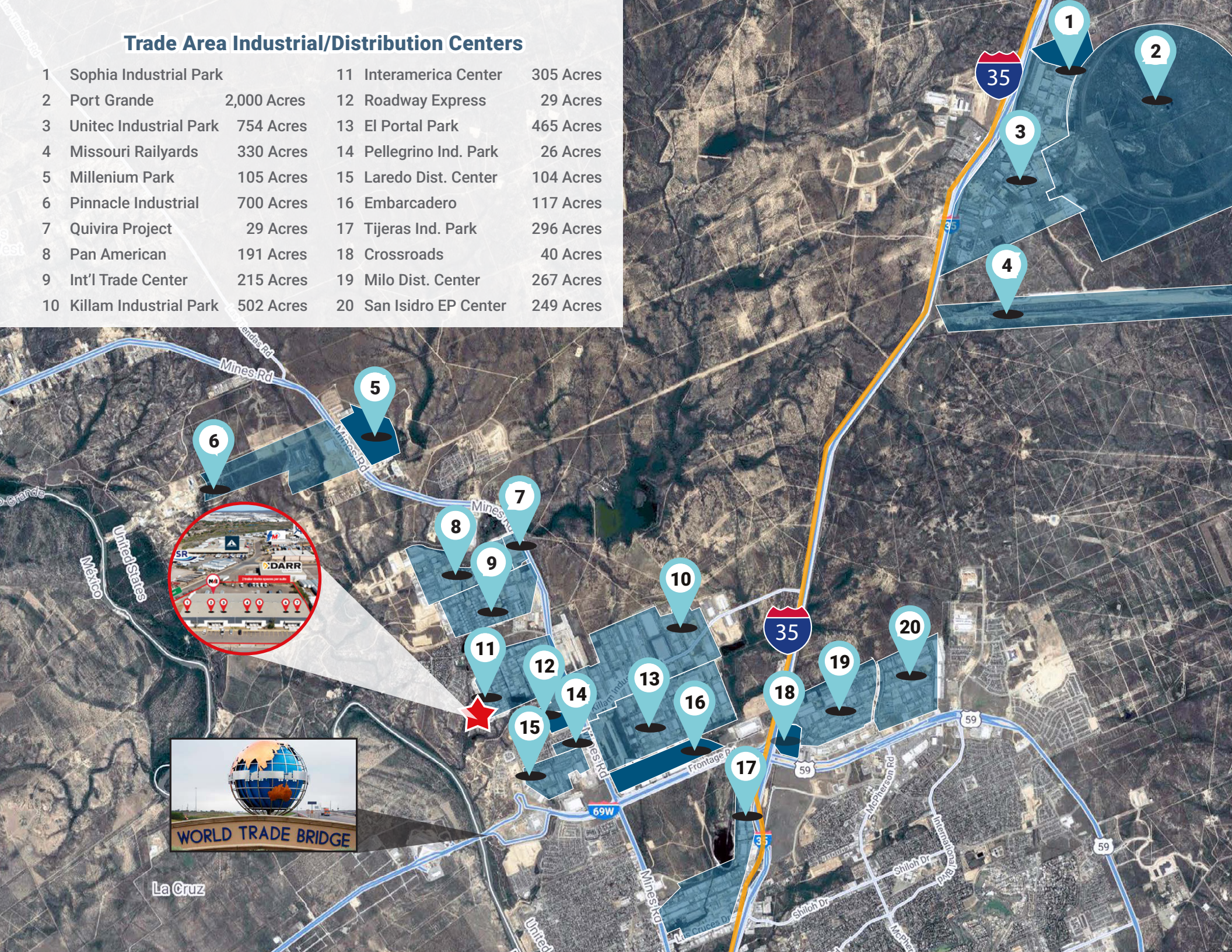
# 702 Enterprise St. Nearby Amenities



| 702 Enterprise St. | Subject Site   |
|--------------------|--|
| 1                  | Darr Equipment Co<br>Equipment / Industrial Services               |
| 2                  | Arizona Forwarding Agents<br>Freight Forwarding / Logistics        |
| 3                  | Solo Transport Inc<br>Trucking / Transportation                    |
| 4                  | G & G Forwarding Inc.<br>Freight Forwarding / Logistics            |
| 5                  | Arvimex Inc<br>Logistics / Distribution                            |
| 6                  | Arzani Martinez Inc<br>Transportation Services                     |
| 7                  | ADVANCERS USA LLC<br>Logistics / Supply Chain Services             |
| 8                  | Casablanca USA International Inc<br>Freight Forwarding / Logistics |
| 9                  | CC Truckline LLC<br>Trucking / Transportation                      |
| 10                 | F M Forwarding Inc<br>Freight Forwarding / Logistics               |
| 11                 | Galaxy Forwarding<br>Freight Forwarding / Logistics                |
| 12                 | Del San Forwarding LLC<br>Freight Forwarding / Logistics           |
| 13                 | R C Forwarding & Freight Inc<br>Freight Forwarding / Logistics     |
| 14                 | TRANSCABRERA Laredo<br>Trucking / Transportation                   |
| 15                 | All in Services LLC<br>Industrial / Business Services              |
| 16                 | Fero Group Inc<br>Logistics / Distribution                         |
| 17                 | G&L UNIVERSAL AGENCY INC.<br>Customs Brokerage / Logistics         |
| 18                 | Greatway Transport<br>Trucking / Transportation                    |
| 19                 | Specialties of Mexico<br>Import / Export Services                  |
| 20                 | Ivan Fernandez Forwarding<br>Freight Forwarding / Logistics        |
| 21                 | Montega Transfer Inc<br>Trucking / Transportation                  |
| 22                 | M&J Carriers LLC<br>Trucking / Transportation                      |
| 23                 | TNL FREIGHTWAYS<br>Trucking / Transportation                       |
| 24                 | Progistic Carriers Laredo Tx<br>Trucking / Transportation          |
| 25                 | Ali International<br>Import / Export Services                      |

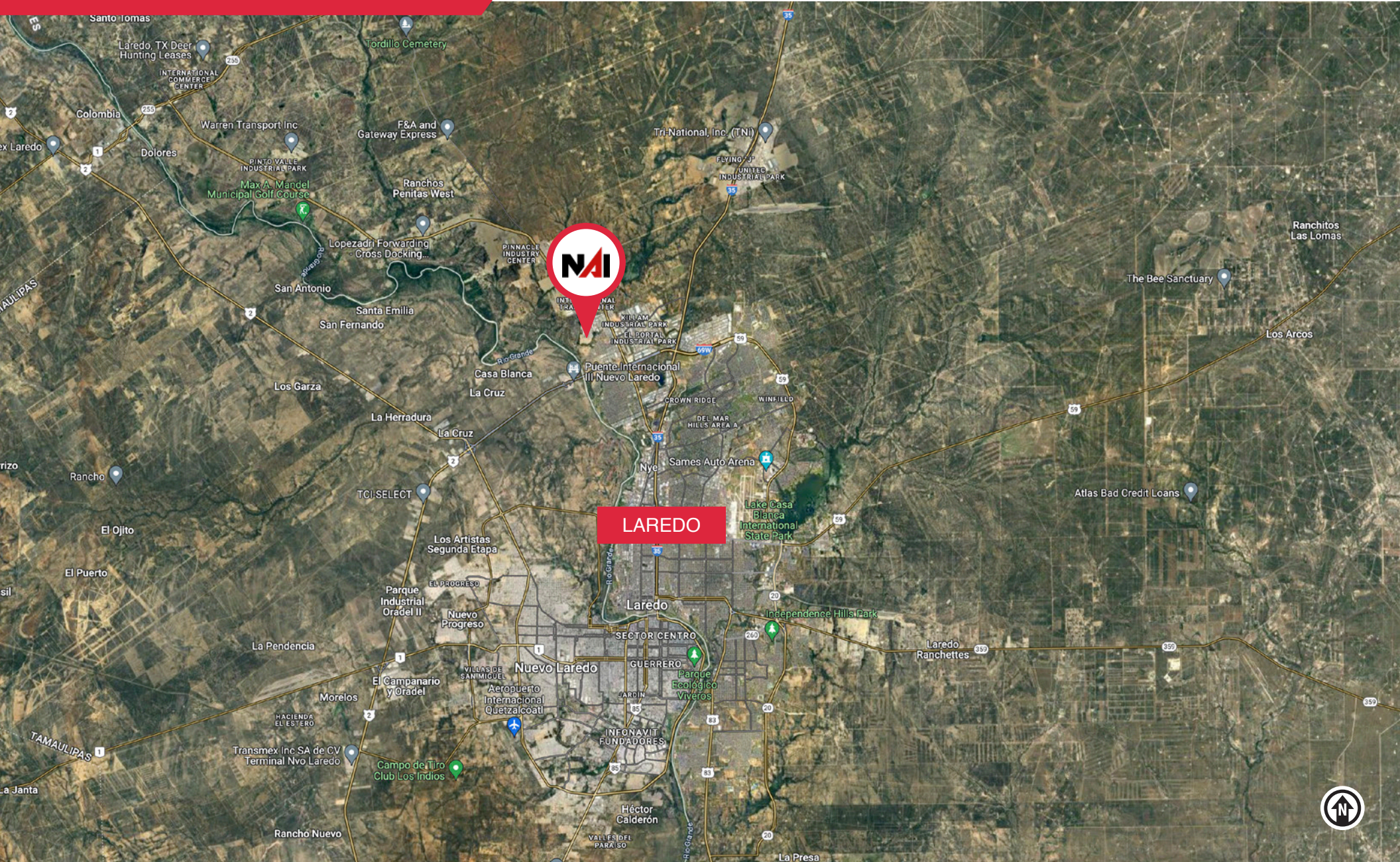
## Trade Area Industrial/Distribution Centers

|    |                        |             |                     |                      |           |
|----|------------------------|-------------|---------------------|----------------------|-----------|
| 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 |



La Cruz

# 702 Enterprise St. Regional Map



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are to be implied.

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

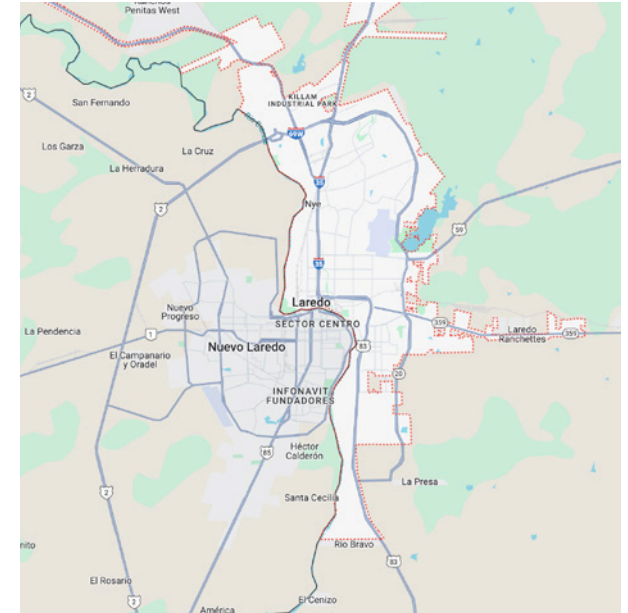
## Laredo, Texas

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.



# 702 Enterprise St. America's #1 Inland Port



**NAI Swisher & Martin Realty**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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)

## 702 Enterprise St., Laredo, TX 78045

5,000 SF Individual Suites Available at Interamerica Distribution Park

**NAI Swisher & Martin Realty**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

9114 McPherson Rd., Ste 2518, Laredo, TX 78045  
956.725.3800 | [swisherandmartinrealty.com](http://swisherandmartinrealty.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

## Presented by



**Joey Ferguson**, Senior Associate

tel +1 956.725.3800

cell +1 956.324.5639

joeyferguson@outlook.com

linkedin.com/in/joey-ferguson/

joeyferguson.com

Joey Ferguson is a powerhouse real estate professional with over 25 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.



# 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.

2-10-2025



## 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.

|   |                              |   |                               |
|---|------------------------------|---|-------------------------------|
| <b>NAI Swisher &amp; Martin Realty</b><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>443600</b><br>License No. | <b>cristy@swisher Realty.com</b><br>Email | <b>(956)725-3800</b><br>Phone |
| <b>DSS Development Corporation</b><br>Designated Broker of Firm   | <b>443600</b><br>License No. | <b>cristy@swisher Realty.com</b><br>Email | <b>(956)725-3800</b><br>Phone |
| <b>Cristina Swisher</b><br>Licensed Supervisor of Sales Agent/<br>Associate                                     | <b>414292</b><br>License No. | <b>cristy@swisher Realty.com</b><br>Email | <b>(956)725-3800</b><br>Phone |
| <b>Joey Ferguson</b><br>Sales Agent/Associate's Name  | <b>492776</b><br>License No. | <b>joeyferguson@outlook.com</b><br>Email  | <b>956.324.5639</b><br>Phone  |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501