

For Lease

Immediate Availability

- Additional 20 trailer parking spaces available
- Lot size 3.5 Acres



8115 Las Cruces Dr., Laredo, TX 78045

30,000 SF Total / Warehouse Space 27,284 SF / Office Space – 2,716 SF

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
956.615.8888 | joeyferguson@outlook.com

8115 Las Cruces Dr. Contact Info



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

Listed by

Joey Ferguson, Senior Associate

tel +1 956.725.3800

cell +1 956.324.5639

joeyferguson@outlook.com

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

joeyferguson.com



Property Features

Unlock the potential of Laredo's booming industrial market with this versatile warehouse property at 8115 Las Cruces Drive. Spanning 30,000 square feet of clear-span warehouse space under a durable steel frame construction, the asset delivers the scale and flexibility operators demand. The property offers a 20-foot clear height, multiple access points, and efficient central electric HVAC, ensuring year-round functionality for a wide range of industrial and logistics uses.

Situated on a 1.49-acre lot (64,730 SF), the site provides secured, fenced yard space and ample onsite parking, with potential to explore additional truck/trailer capacity nearby through separate arrangements. The property is fully equipped with private restrooms, fenced storage, and security lighting, making it ready for immediate occupancy or repositioning.

Strategically located within the highly desirable M-1 industrial zoning district, the warehouse sits at the center of Laredo's growth corridor—one of the most active industrial markets in the U.S.—with excellent connectivity to city infrastructure, major highways, and the international trade network. With over four decades of operational history, this property presents both stability and upside: a reliable asset for an owner-user, or a value-add opportunity for investors seeking to capitalize on strong industrial demand and rising rents in Laredo.

This is your chance to secure a well-located, functional, and highly adaptable industrial property in a market defined by cross-border trade and long-term growth.



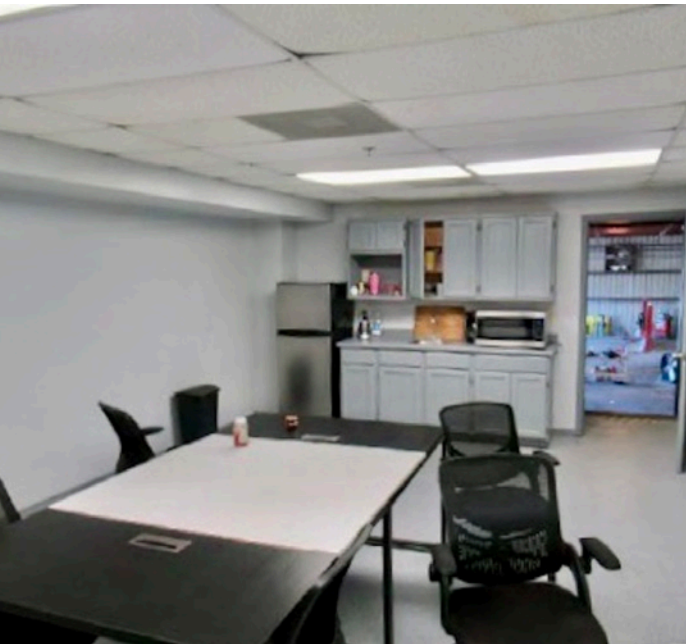
Property Facts

| | |
|--------------------------------------|---|
| Address: | 8115 Las Cruces Dr. Laredo, TX 78045 |
| Available: | For Sale or Lease |
| Building Size: | 30,000 SF |
| Warehouse Size: | 27,284 SF |
| Office Space: | 2,716 SF |
| Clear Height: | 20' |
| Dock Doors: | 1 |
| Trailer Parking | 25 |
| Employee and Visitor Parking: | 10 |

8115 Las Cruces Dr. Property Photos

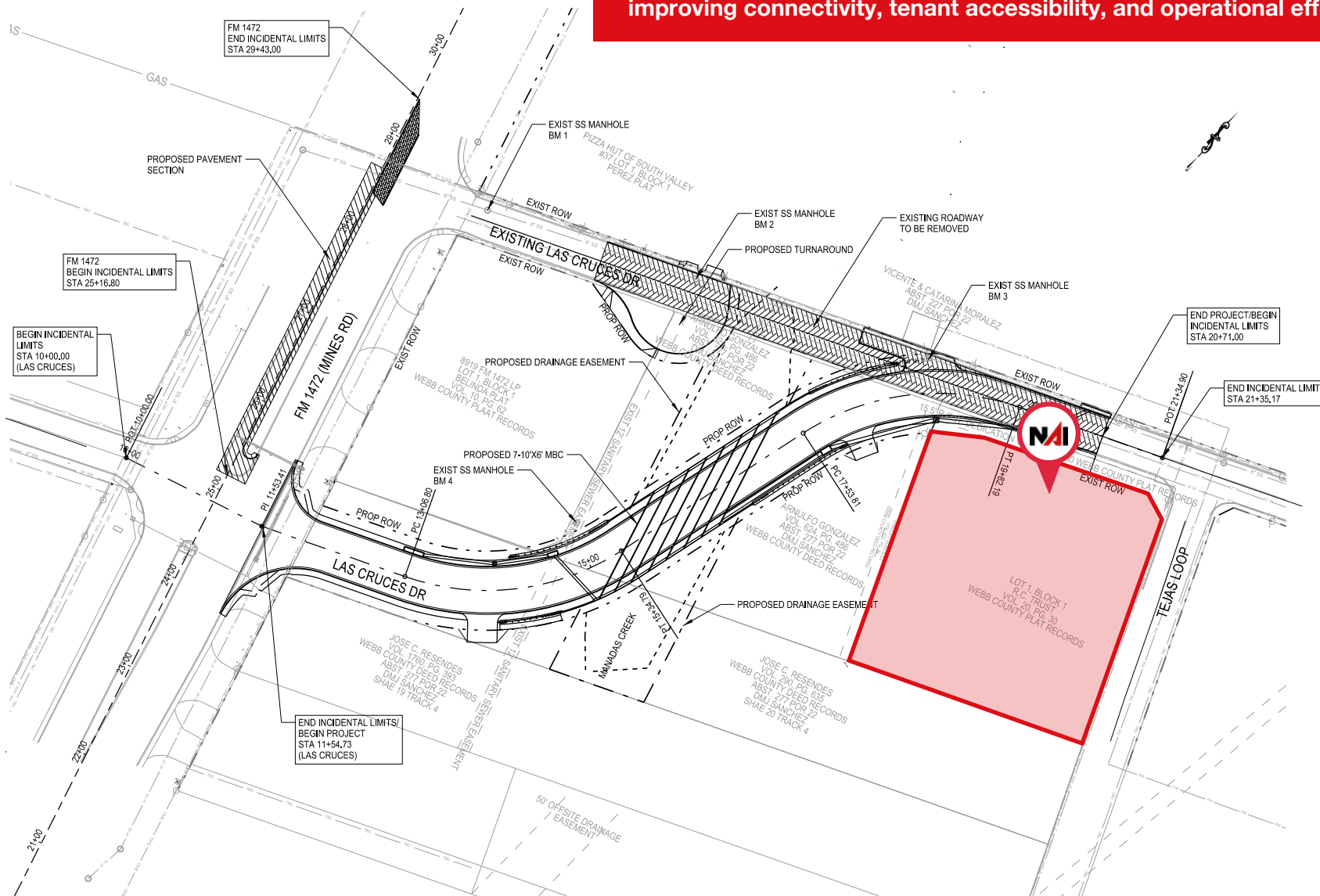


8115 Las Cruces Dr. Property Photos



8115 Las Cruces Dr. Project Layout

City-approved road extension providing direct access to Mines Road, significantly improving connectivity, tenant accessibility, and operational efficiency.



8115 Las Cruces Dr. Location Map

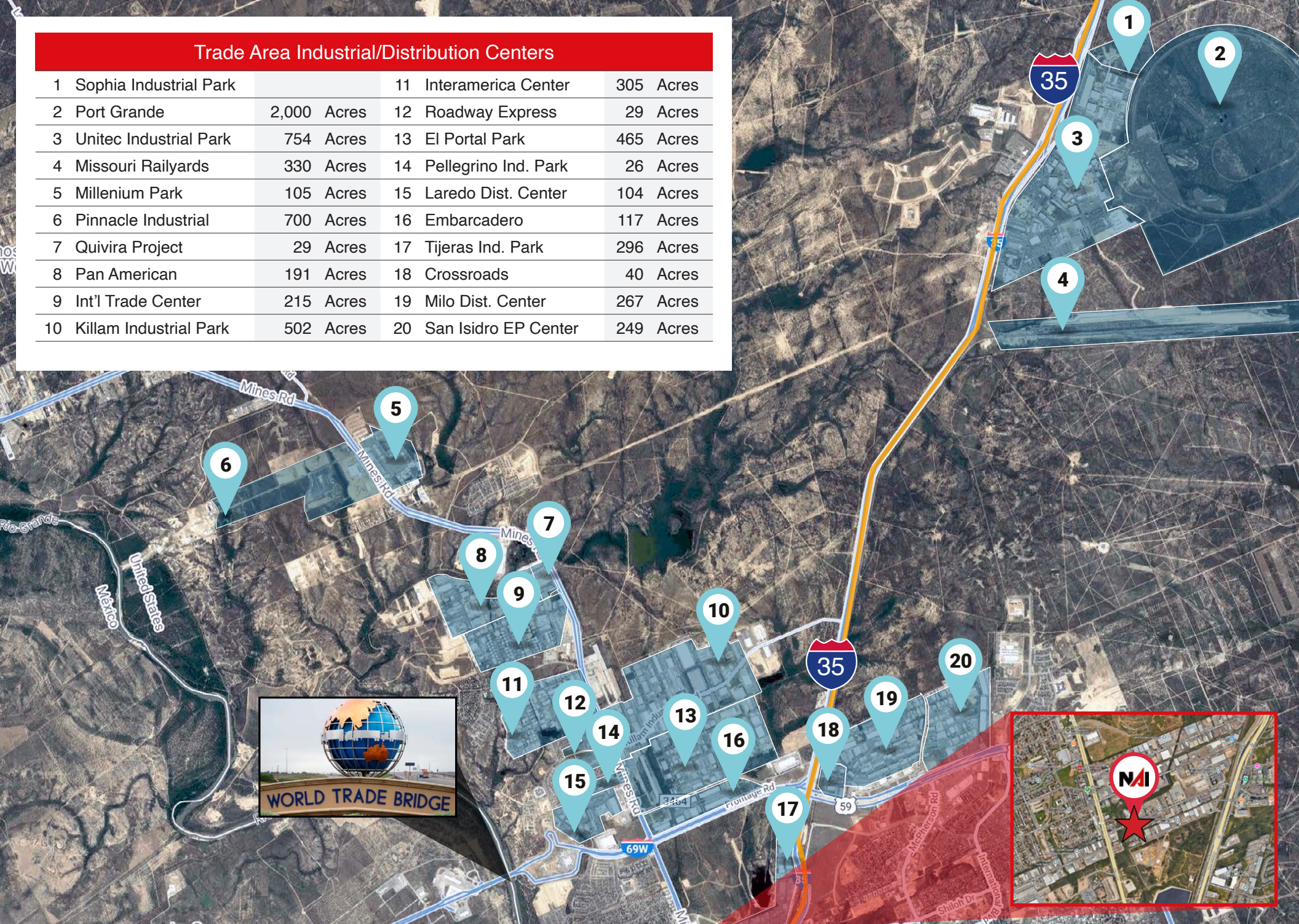


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Trade Area Industrial/Distribution Centers

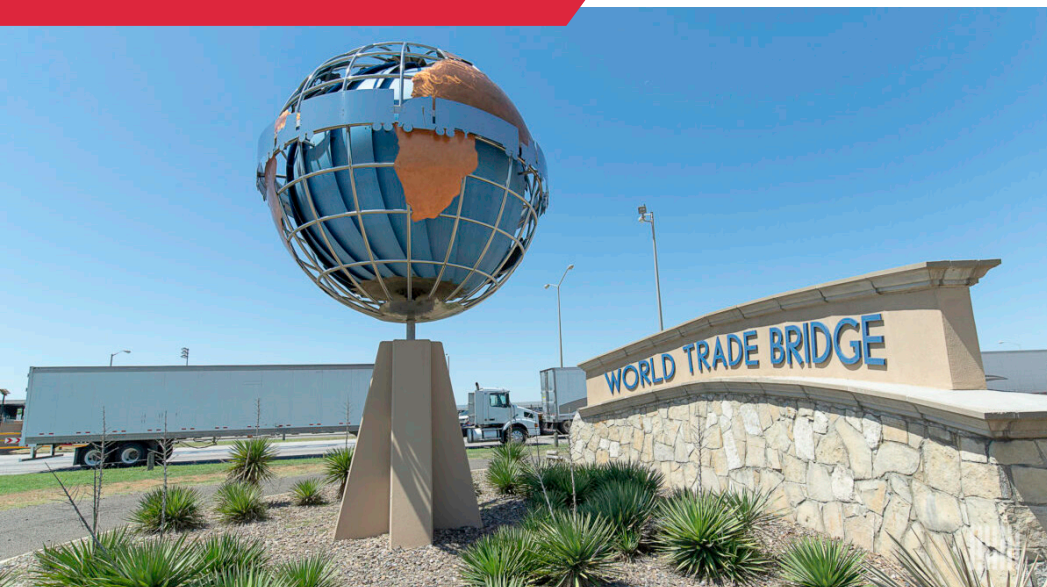
| | | | | | |
|----|------------------------|-------------|----|----------------------|-----------|
| 1 | Sophia Industrial Park | | 11 | Interamerica Center | 305 Acres |
| 2 | Port Grande | 2,000 Acres | 12 | Roadway Express | 29 Acres |
| 3 | Unitec Industrial Park | 754 Acres | 13 | El Portal Park | 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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8115 Las Cruces 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.

”



Strategic Location near Mines Rd

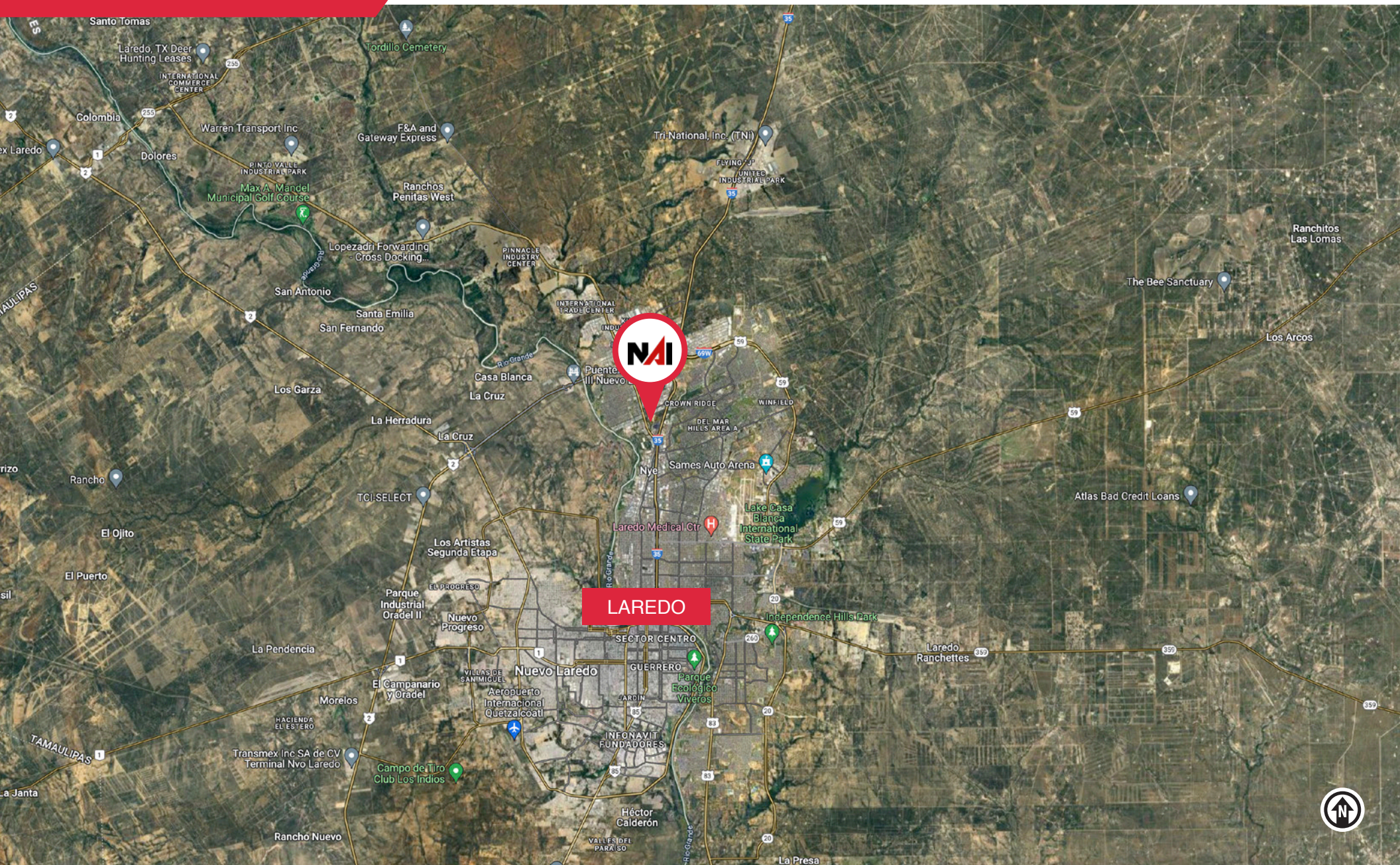
Located just off Mines Rd, this property offers excellent accessibility to major highways, international bridges, and Laredo's core industrial corridors. Its placement makes it ideal for a wide variety of industrial uses, including warehouse, logistics, distribution, and light manufacturing.



Strong Industrial Corridor

Surrounded by established operators and growing trade activity, the site benefits from being in one of Laredo's most sought-after industrial zones.

8115 Las Cruces Dr. Regional Map



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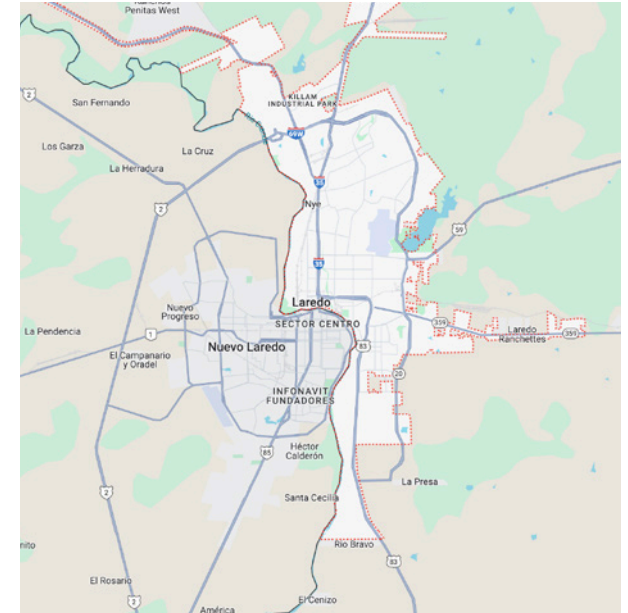
Laredo, Texas

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.



8115 Las Cruces 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)

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov