

813 Nafta Boulevard

Laredo, TX 78045

Forum CRE



SAN ISIDRO EAST POINT CENTER

49,840 SF Cross-Border Industrial Distribution Asset

AVAILABILITY: IMMEDIATE

49,840

TOTAL SF

3.61

ACRES

20'

CLEAR HEIGHT

20

DOCK DOORS

PROPERTY OVERVIEW

Cross-Border Industrial Distribution Asset

This 49,840 SF rear-load industrial warehouse in San Isidro East Point Center delivers strong functionality for distribution, logistics, and cross-border freight operations. The building features 20 dock-high loading positions with edge-of-dock levelers, three drive-in ramps, and 33 trailer parking positions on a 180-foot concrete truck court.

The 49,840 SF warehouse delivers as a single open, contiguous footprint built for large-scale operations, staging, and distribution. Concrete tiltwall construction, 20-foot clear height, and 4,134 SF of office space round out a well-equipped facility.

Located approximately 10 minutes from the World Trade Bridge—the busiest commercial land port in the US—with direct access to I-35 and Loop 20, the site sits at the center of Laredo's industrial logistics corridor, ideal for customs brokers, freight forwarders, and 3PLs.

PROPERTY SPECIFICATIONS

Address	813 Nafta Blvd Laredo, TX 78045
Submarket	San Isidro East Point Center
Total Building SF	49,840 SF
Warehouse SF	45,706 SF
Office SF	4,134 SF
Site Size	3.61 Acres
Clear Height	20'
Construction	Concrete (Tiltwall)
Dock Positions	20 Dock-High
Dock Levelers	20 Edge-of-Dock
Drive-In Ramps	3
Points of Access	2
Trailer Parking	33 Positions
Truck Court	180' Depth (Concrete)
Zoning	M-1 (Industrial)

AVAILABILITY

Immediate

Entire building available for lease

FOR LEASE

813 Nafta Blvd, Laredo TX 78045

AERIAL VIEW 03/07

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superior access to:

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



DRIVE TIMES & DISTANCES



World Trade Bridge

~5 Miles · 10 Min



Colombia-Solidarity Bridge

~16 Miles · 20 Min

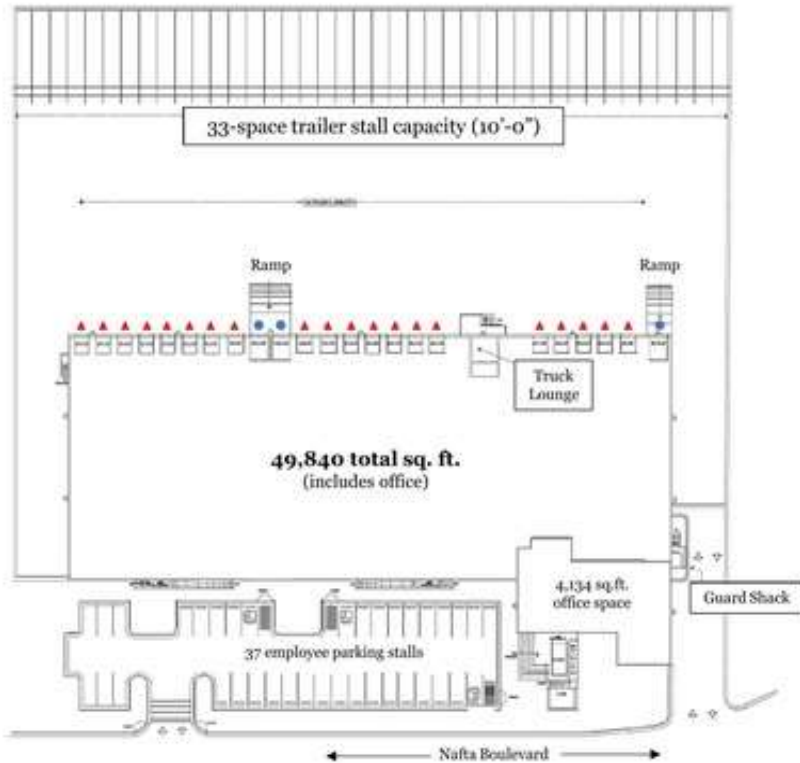


Laredo Int'l Airport

~7 Miles · 12 Min

NEARBY INDUSTRIAL PARKS

San Isidro East Point Center · San Isidro Trade Park · Killam Industrial Park · InterAmerica Distribution Park · Pan American Business Park



- ▲ - Dock-high doors (20)
- - Ramped Drive-ins (3)
- ☺ - 8.3% Office Build-out
- 🚛 - 180' Truck Court Depth

33
TRAILER STALLS

20
DOCK DOORS

180'
TRUCK COURT

37
AUTO PARKS

3
DRIVE-INS

OWNERSHIP CAPITAL INVESTMENT

\$165,000

Ownership completed \$165,000 in pre-lease investment to deliver a turn-key industrial asset.

SCOPE OF WORK

Exterior Painting

Full exterior painting of the building completed.

New Dock Bumpers & Levelers

New dock bumpers and edge-of-dock levelers installed at all 20 dock-high doors.

LED Lighting

New LED lighting installed throughout the warehouse for improved visibility.

Truck Court

180' concrete truck court cleaned and re-stripped.

Employee Parking

Sweep, seal, stripe, and patch employee parking areas.

Landscaping

Refreshed landscaping along Nafta Boulevard frontage.

PROPERTY PHOTOS

813 Nafta Blvd — Visual Tour

