

FOR LEASE | INDUSTRIAL PROPERTY

813 NAFTA BLVD.

813 NAFTA BLVD., LAREDO, TX 78045



FORUM
CRE



PROPERTY OVERVIEW

This 49,840 SF rear-load industrial warehouse sits on 3.61 acres within the San Isidro East Point Center Industrial Park, combining functional design with strategic location. The building includes 4,134 SF of office space, 20 dock-high doors with edge-of-dock levelers, and 3 ramps for versatile loading and unloading. With a 20' clear height and parking for 37 vehicles plus 40 trailer stalls, the site supports both employee needs and high-volume freight activity. The warehouse will be delivered as one open, contiguous space with existing demising walls removed, providing flexibility for largescale operations, staging, and distribution.

LOCATION OVERVIEW

Approximately 10 minutes from the World Trade Bridge, this property offers direct and immediate access to I-35 and Loop 20, ensuring quick connections to major transportation corridors, ports of entry, and regional markets. Its location within the established San Isidro East Point Center Industrial Park places it among other industrial users while remaining close to both mature and rapidly developing commercial areas. This prime positioning offers the dual benefit of efficient crossborder logistics and proximity to the amenities, services, and workforce resources that support business growth in Laredo's thriving trade environment.

PROPERTY SPECIFICATIONS

BUILDING SIZE	49,840 SF
AVAILABLE SF	49,840 SF
LOT SIZE	3.61 AC
OFFICE SIZE	4,134 SF
CLEAR HEIGHT	20'
DOCK DOORS	20 Dock-High (EOD Levelers)
DRIVE-INS	3
FIRE SUPPRESSION	Fully Sprinklered
CONSTRUCTION	Concrete- Tilt
TRUCK COURT	180' Depth (Concrete)
ZONING	M-1

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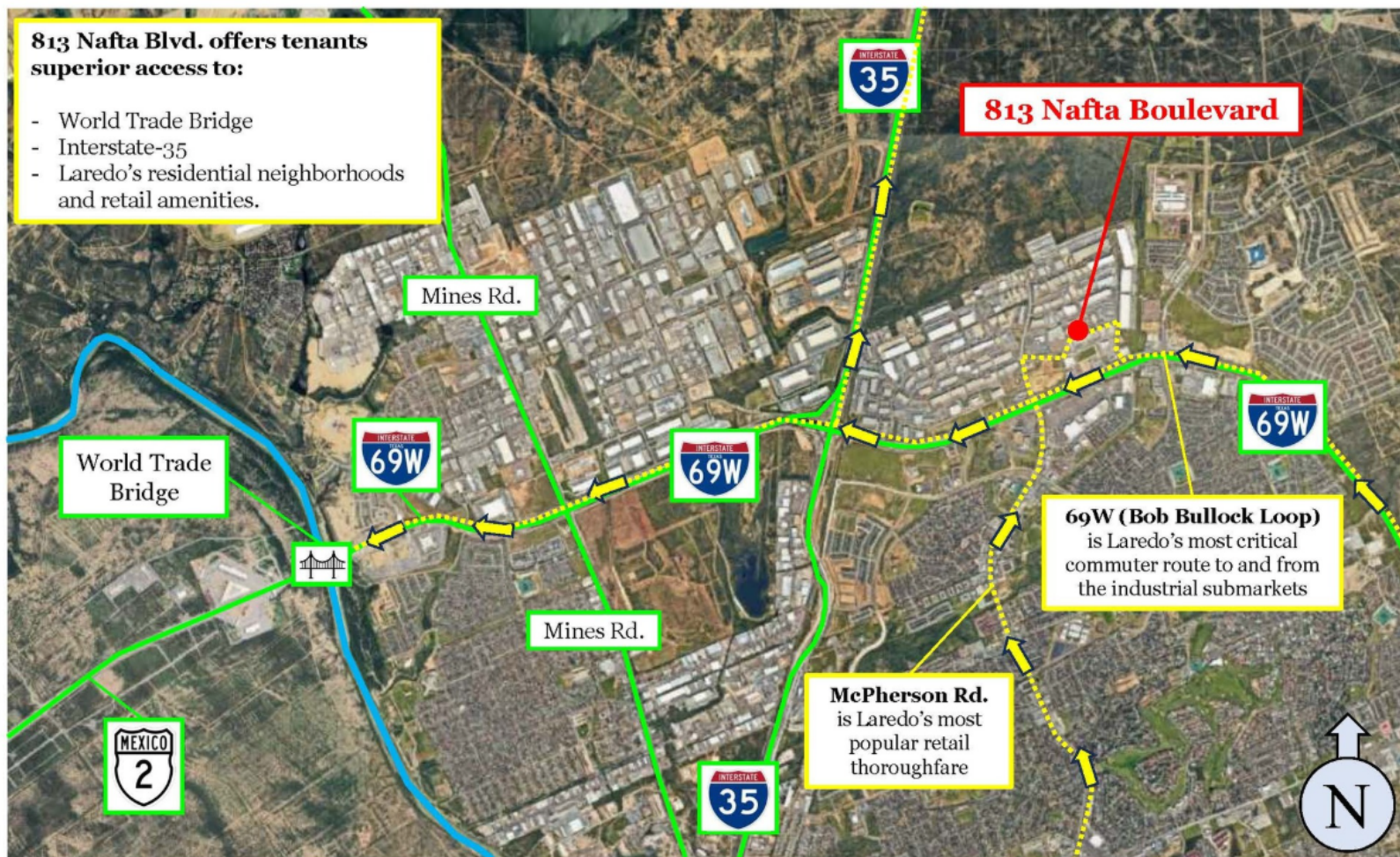
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813 Nafta Blvd. offers tenants superior access to:

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



813 Nafta Boulevard

World Trade Bridge

Mines Rd.

Mines Rd.

McPherson Rd.
is Laredo's most popular retail thoroughfare

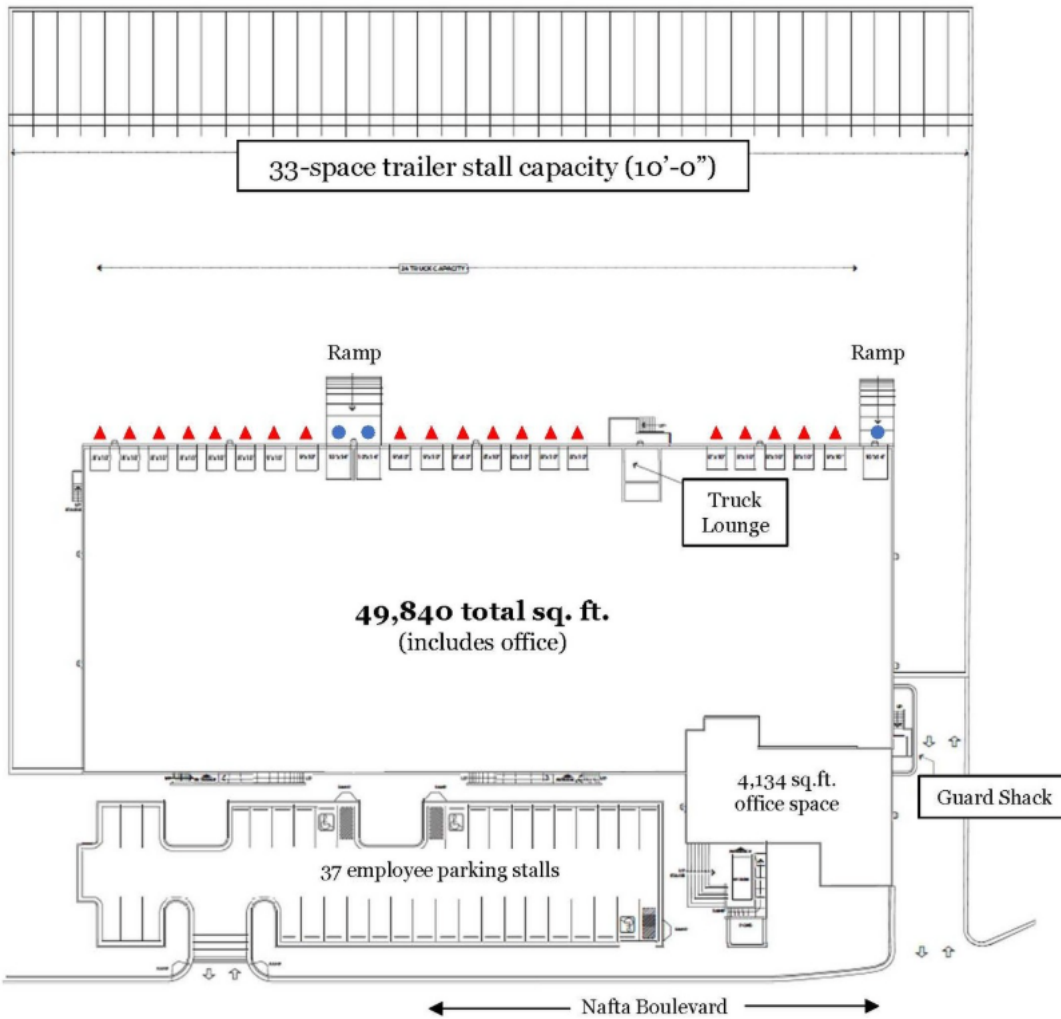
69W (Bob Bullock Loop)
is Laredo's most critical commuter route to and from the industrial submarkets

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

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Ownership Investment

Ownership will spend \$165,000 to improve the property:

- Landscaping
- Sweep, seal, stripe and patch employee parking
- Clean and re-stripe truck court
- Remove interior demising walls
- Exterior painting
- LED Lighting



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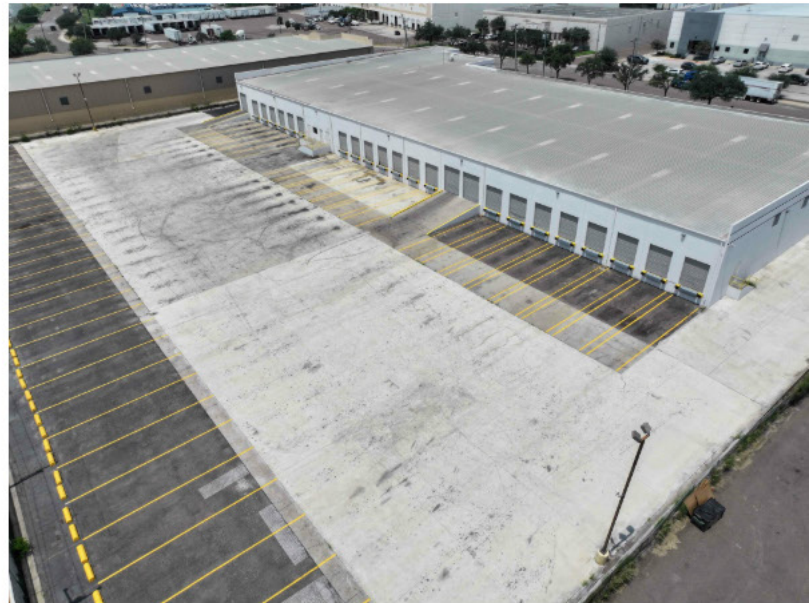
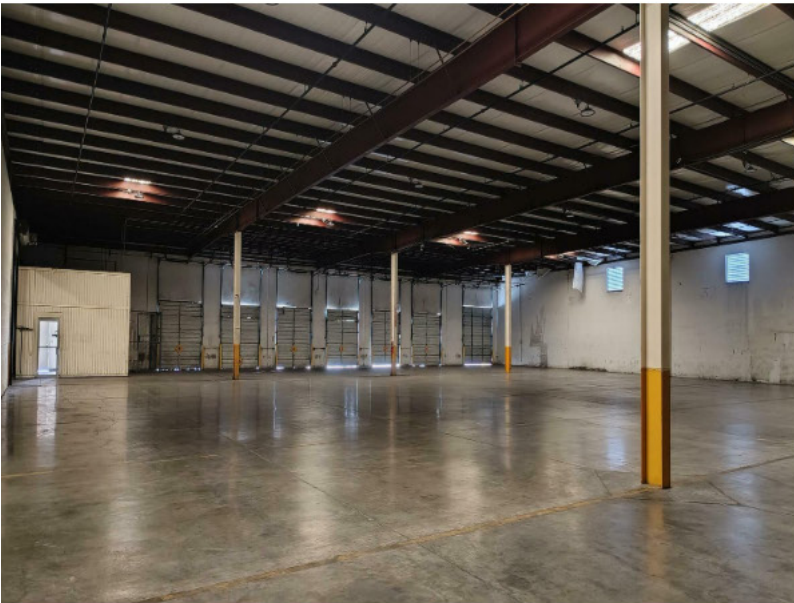
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Information About Brokerage Services

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov