

LAREDO, TX INDUSTRIAL 1905 MADISON ST

Laredo, TX 78040



Rail Accessible
Proximity to the U.S./Mexico Border
Easy Access to Interstate 35
Ample Clear Heights

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

1905 MADISON ST

Laredo, TX 78040



OFFERING SUMMARY

Lease Rate:	\$7.20
NNN:	\$1.15
Total Building:	77,766 SF
Warehouse:	40,080 SF
Office:	4,302 SF
Excess Land:	Available
Overhead Doors:	9
Loading Docks:	10
Rail Spur Access:	4 RRC
Year Built:	1985
Clear Height:	24'
Sprinklers:	None

PROPERTY OVERVIEW

Situated in the heart of Laredo, TX, this warehouse is strategically positioned to serve as a vital link in the supply chain network. Laredo is known for its proximity to the US-Mexico border, making it a gateway for international trade and commerce. This facility boasts direct rail access, allowing for efficient transportation of goods via the nearby rail lines. Laredo is the 13th largest Foreign Trade Zone (FTZ) for warehouse and distribution in the U.S. for exports activity.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,391	28,454	53,344
Total Population	17,238	82,723	160,873
Average HH Income	\$41,070	\$44,167	\$53,964

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ADDITIONAL PHOTOS

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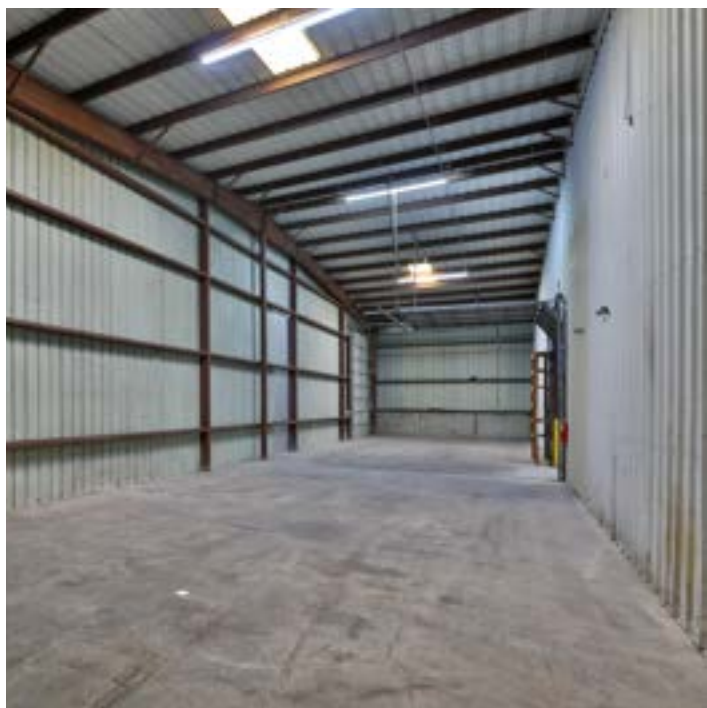


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INTERIOR PHOTOS

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AERIAL MAP

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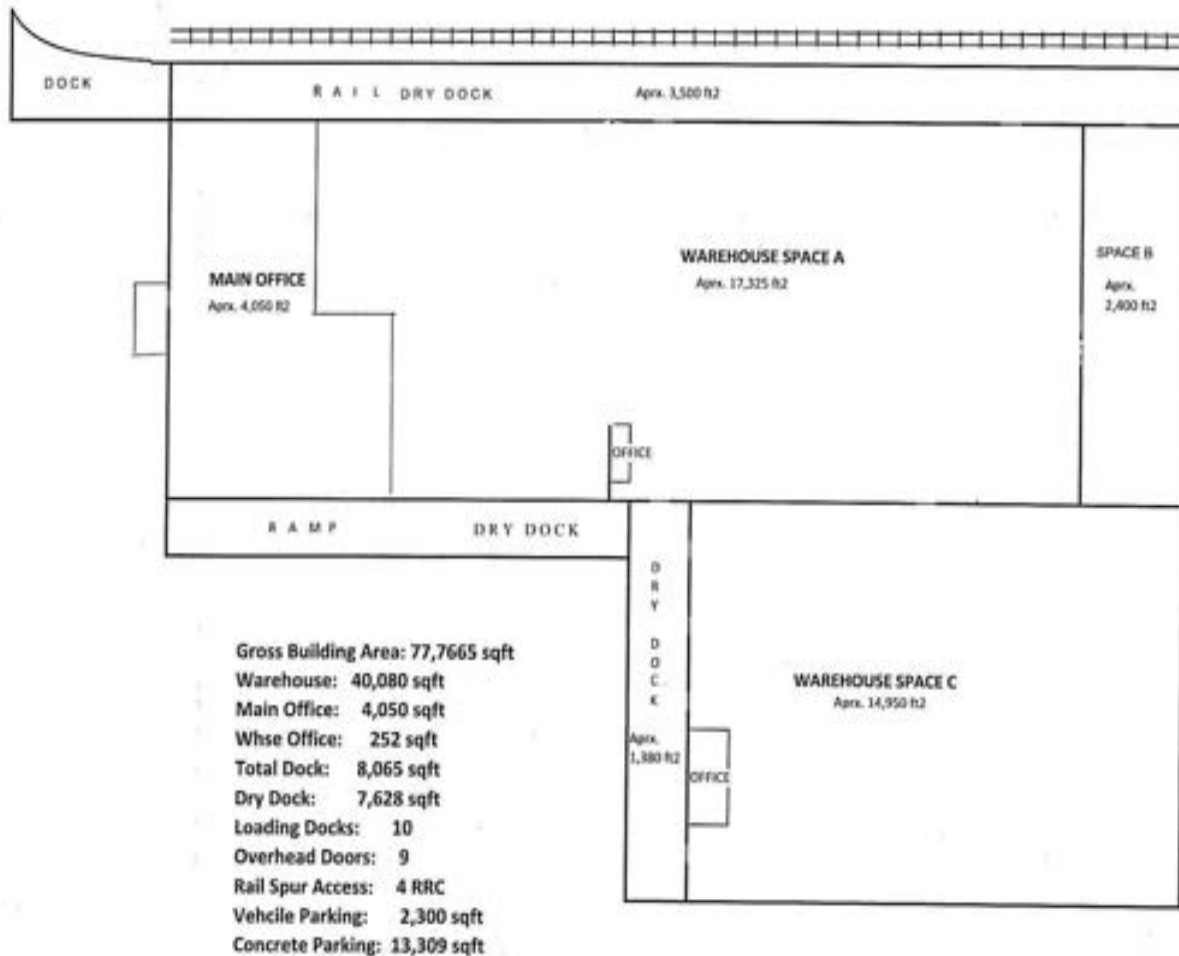


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BUILDING LAYOUT

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LAREDO FACTS

#1 Inland Port on the U.S. - Mexico Border

#1 Railroad interchange point on U.S. - Mexico Border

Nation's third busiest port among more than 450 airports, seaports, and border crossings

Gateway for Air Cargo Transportation

Automotive Supply Chain Corridor

Only airport on the U.S. - Mexico border with 24/7 U.S. Customs preinspection services.

Over 4+ million commercial trucks crossings every year Ranked #1 City in the U.S. to start a business.

Laredo is the 13th largest Foreign Zone (FTZ) for warehouse and distribution in the U.S. for export activity; surpassing cities like Boston, Detroit, and El Paso.



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#1 IN LAND PORT ALONG US - MEXICO BORDER

Approximately 5,546,575 trucks crossed the border in 2022 north and southbound.

Home to 251 freight forwarders, 656 trucking/transportation companies, and 120 U.S. Customs Brokers.

1 Rail Bridge and 4 vehicle bridges: 2 commercial, 3 private vehicles.

Good shipped through Laredo travel to more than 60 countries.

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AREA INFO

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INTERNATIONAL BRIDGES

Bridge 1 - Gateway to the America's Bridge Non-commercial and Pedestrian

Bridge 2 - Lincoln - Juarez International Bridge Non-commercial

Bridge 3 - Columbia Solidarity Bridge Non-commercial and Commercial

Bridge 4 - World Trade Bridge Commercial

Between the World Trade and Columbia, about 14,000 commercial trucks cross the bridges each day. This is only 40% of the capacity of these bridges.



RAIL SERVICE

International rail service is provided by Union Pacific and Kansas City Southern

Union Pacific provides Intermodal service within 8 miles of most industrial parks as well as service to Dallas and the Midwest.

Railroad bridges - (1) KCSR International Rail Bridge

2021 Total Trucks Crossings: 5,070,857



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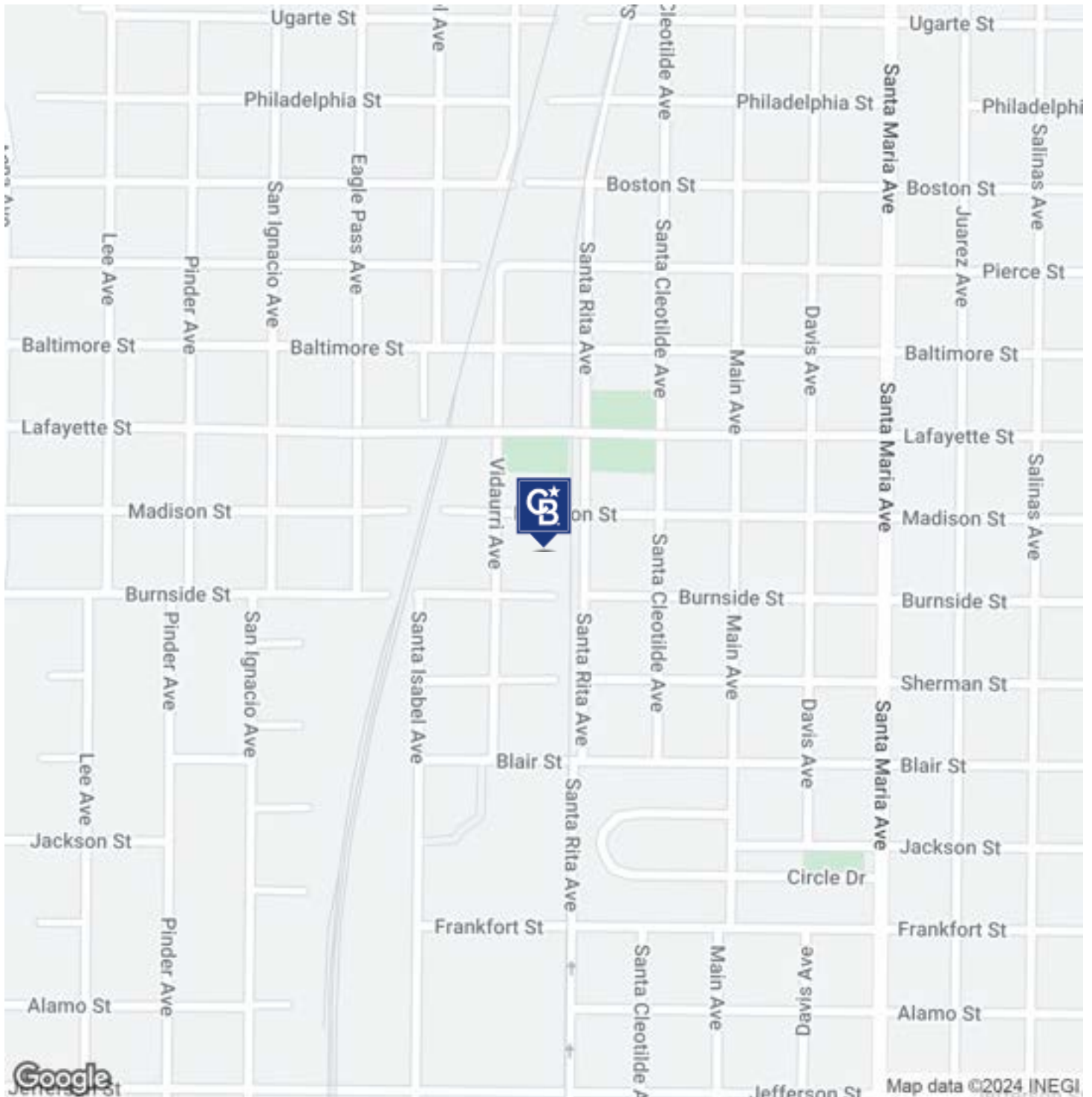


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LOCATION MAP

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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,238	82,723	160,873
Average Age	28.8	31.7	31.6
Average Age (Male)	25.6	29.9	30.3
Average Age (Female)	33	34.2	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,391	28,454	53,344
# of Persons per HH	3.2	2.9	3
Average HH Income	\$41,070	\$44,167	\$53,964
Average House Value	\$85,850	\$107,901	\$124,385

2020 American Community Survey (ACS)

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