



New Warehouse in Pinnacle Industry Center
610 Vidal Cantu | Laredo, TX 78045



LISTED **BY**



Joey Ferguson
Senior Associate

956.324.5639 (Mobile)

956.725.3800 (Office)

joeyferguson@outlook.com

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

NAIswisherandmartinrealty.com

NAI Swisher & Martin Realty

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

9114 McPherson Rd, Suite # 2518
Laredo, TX 78045



Property Info	
Delivery	2nd Quarter, 2021
Lot Size	±10 Acres (±435,600 SF)
Zoning	M-1
Trailer Info	209 Total trailer spaces including docks
Staging	167 Spaces (Yard) 42 Trailer Spaces (Dock)
Rear Dock	Four (4) spaces with 1 ramp
Building Size	±97,030 SF
Warehouse	±92,796 SF (Can be divided into 2 suites)
Office	±4,234 SF (or build to suit per landlord)
Covered Access	±4,870 SF
Covered Dock Area	±1,120 SF
Ceiling Height	32' Clear (Warehouse)
Building Depth	146.4' (Warehouse)
Dock Doors	42' Dock high OHD's 9x10
Parking	50 Employee & visitor parks

For more info, click logo



For more info, click logo



For video, click on logo



Joey Ferguson, Senior Associate

956.324.5639 (m) | joeyferguson@outlook.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Mines Rd.

**Street / Access
Build-Out**

527.50'

782.81'

**Building Size
±97,030 SF**

Vidal Cantu Rd.

720.77'



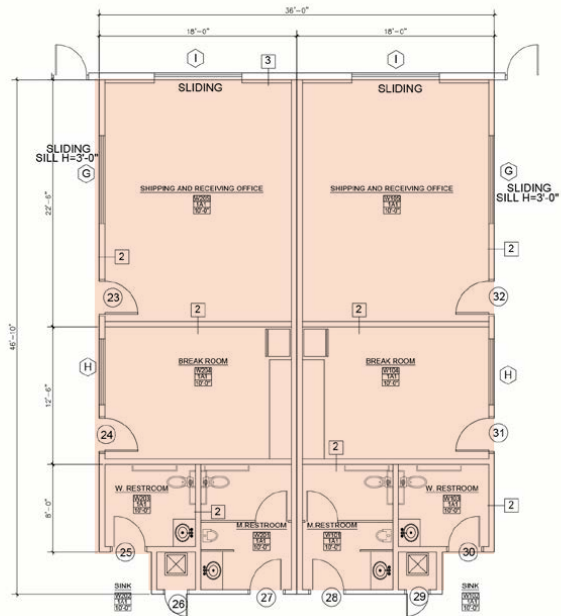
Joey Ferguson, Senior Associate

956.324.5639 (m) | joeyferguson@outlook.com

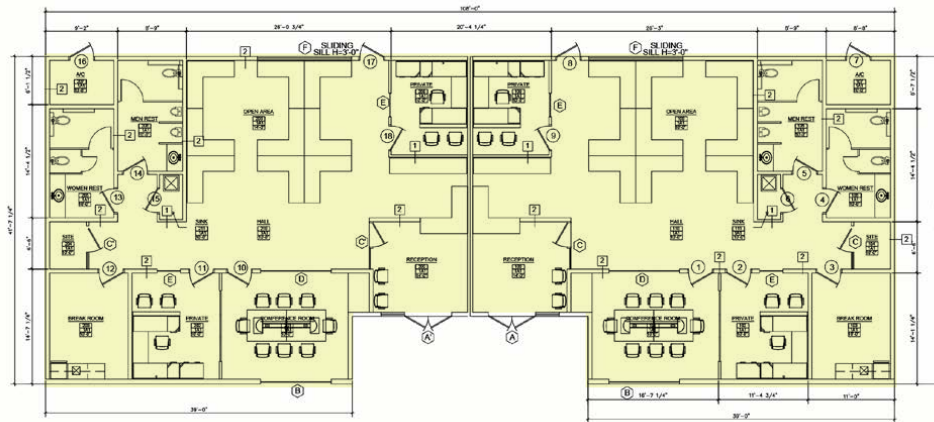
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Warehouse Office Floorplan



Main Office Floorplan



- Warehouse
- Warehouse Office
- Main Office



Located in the Pinnacle Industry Center and is across from Millennium Industrial Park with future direct access to Mines Rd., 5 miles north of World Trade Bridge and 13 miles south of Colombia Bridge



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

2 Railroads: Union Pacific & Kansas City Southern

International Bridges **4**

40M Square Feet of logistical space

\$326B

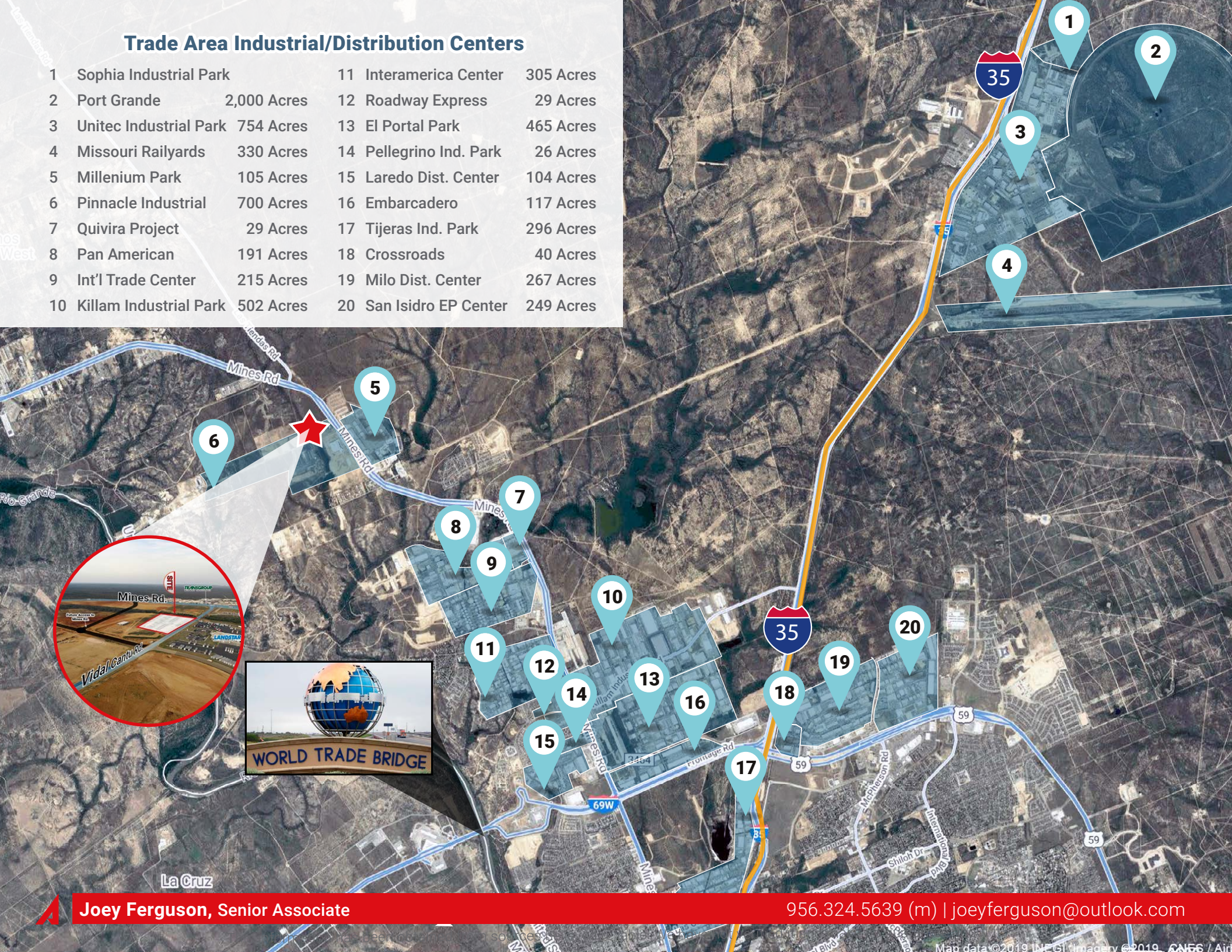
2M Commercial truck crossings yearly

Total trade with the World in 2018



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



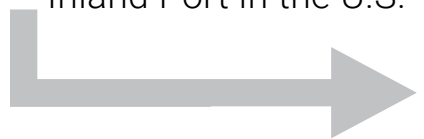
La Cruz



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)

PROFESSIONAL PROFILE



Joey Ferguson
Senior Associate

956.324.5639 (Mobile)

956.725.3800 (Office)

joeyferguson@outlook.com

linkedin.com/in/joey-ferguson/

NAIswisherandmartinrealty.com

Career Summary

Joey Ferguson is a powerhouse real estate professional with over 15 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 world-class 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.

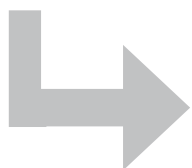
Offices **400**

Throughout North America, Latin America, Europe, Africa and Asia Pacific



425M\$

of Managed Property



7,000

Market Professionals **Local**

\$20B

in Commercial Real Estate Transactions throughout the World





Information About Brokerage Services

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

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.

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.

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.

NAI Swisher & Martin Realty	443600	cristy@swisherrealty.com	(956)725-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
DSS Development Corporation	443600	cristy@swisherrealty.com	(956)725-3800
Designated Broker of Firm	License No.	Email	Phone
Cristina Swisher	414292	cristy@swisherrealty.com	(956)725-3800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willam Ferguson Jr	492776	joeyferguson@outlook.com	(956)324-5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date