

14002 MERCURY DR | LAREDO, TX 78045



INDUSTRIAL PROPERTY FOR SUB-LEASE | 70,000 SF



FOR MORE PROPERTY INFORMATION AND SITE TOURS, PLEASE CONTACT:

ENRIQUE VOLKMER, SIOR
210.889.6430 | enriquev@stx-cre.com

EDWARD VILLAREAL, SIOR
956.994.8900 | edwardv@stx-cre.com

NAI STX | 102 Del Ct, Ste 102,
Laredo 78041 | 956.712.8022

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PROPERTY OVERVIEW

PROPERTY SUMMARY

Positioned in one of Laredo's fastest-growing industrial corridors, 14002 Mercury Dr offers a modern 70,000-square-foot warehouse built in 2023 and available immediately. The property features a 25-foot clear height, LED warehouse lighting, 34 dock doors, wet fire protection, and one ramp, designed to support efficient distribution and logistics operations. With 66 dedicated truck parking spaces and convenient access to major freight routes serving the Laredo trade corridor, the facility provides an ideal opportunity for companies seeking immediate occupancy in a high-demand industrial market serving cross-border and regional supply chains.

PROPERTY FEATURES

Available SF:	70,000 SF
Trailer Parking:	± 66
Clear Height:	25'
Dock Doors:	34 and 1 ramp
Dock Equipment:	Edge of Dock Levelers
Fire Protection:	Wet
Lighting:	LED Lighting
Year Built:	2023

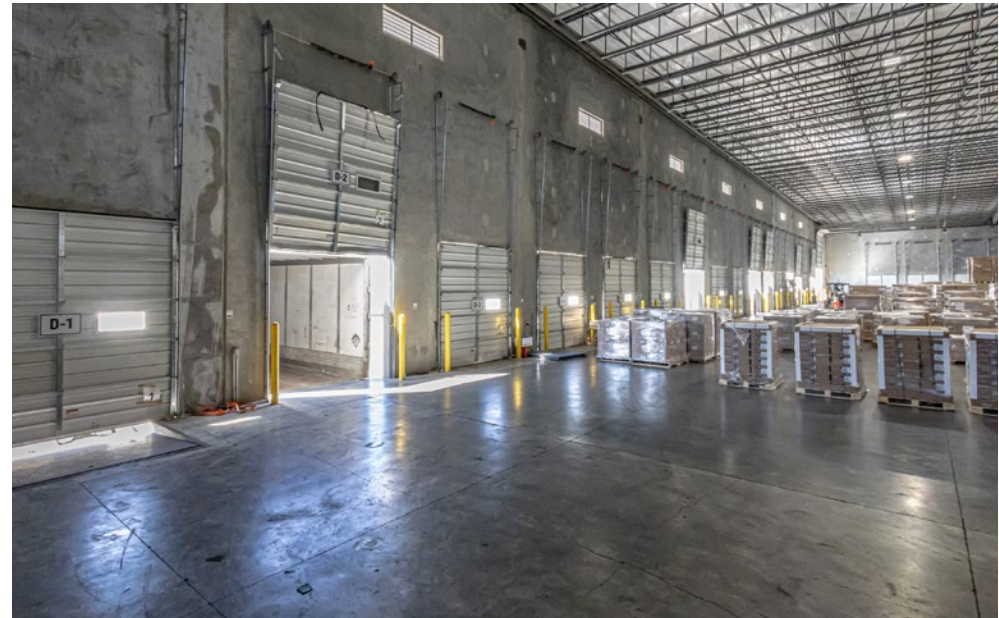


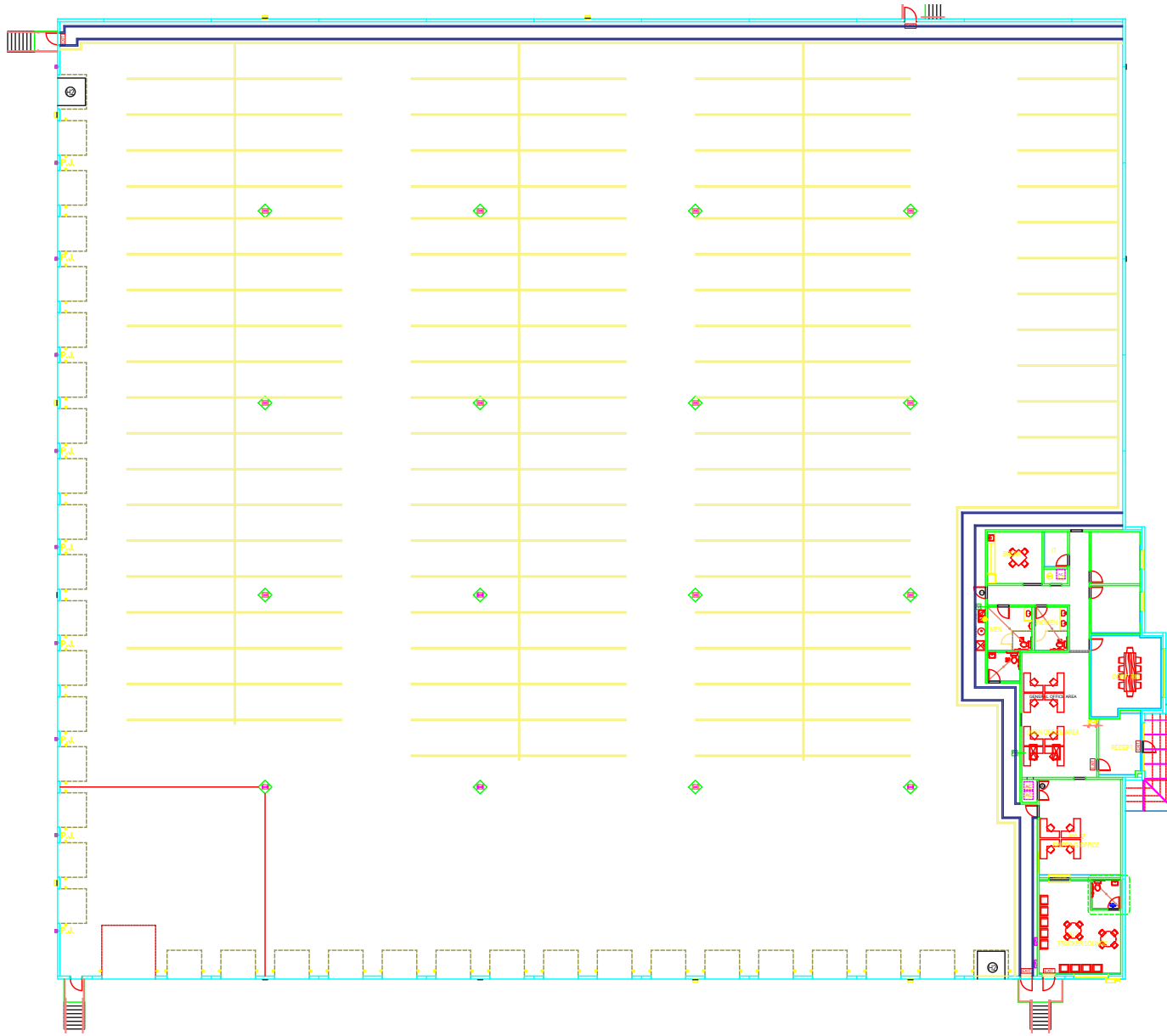
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AERIALS













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