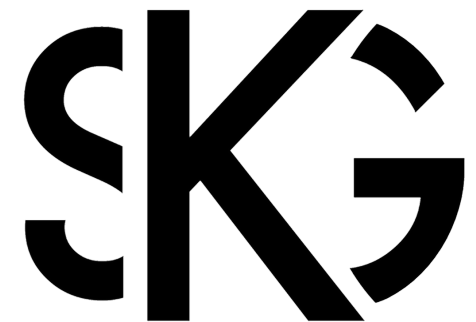




HACHAR INDUSTRIAL PARK

IH35 FRONTAGE LAREDO, TEXAS

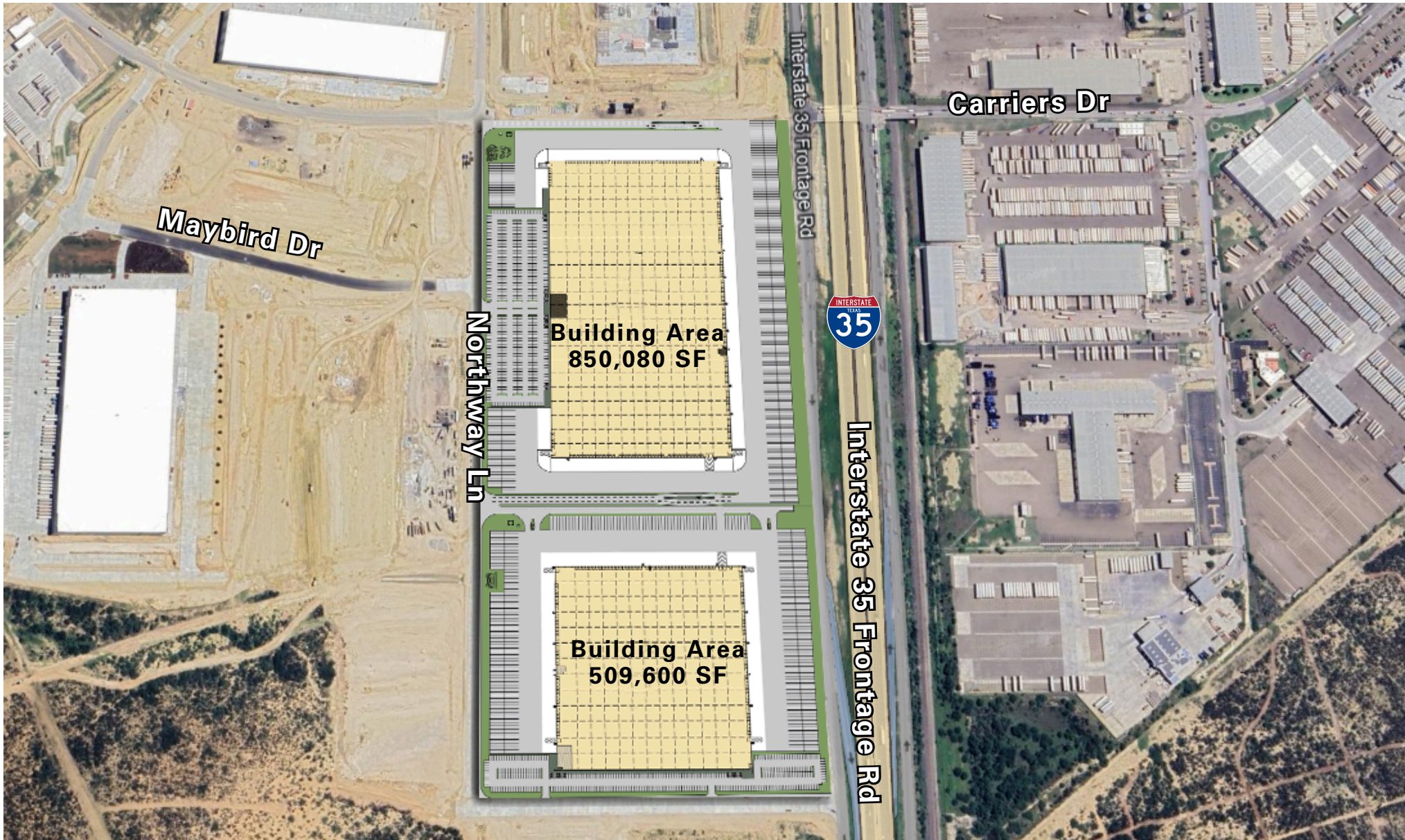
218,400 SF UP TO 1,359,680 SF



FOR LEASE

HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN LAREDO, TEXAS - 78045



956.415.0100

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN LAREDO, TEXAS - 78045

PROPERTY OVERVIEW

Industrial warehouse ideal for your business North Laredo, excellent opportunity for development.

We are excited to announce Hachar Industrial Park
Warehouse B : 509,600 SF - Delivery 2nd quarter 2025

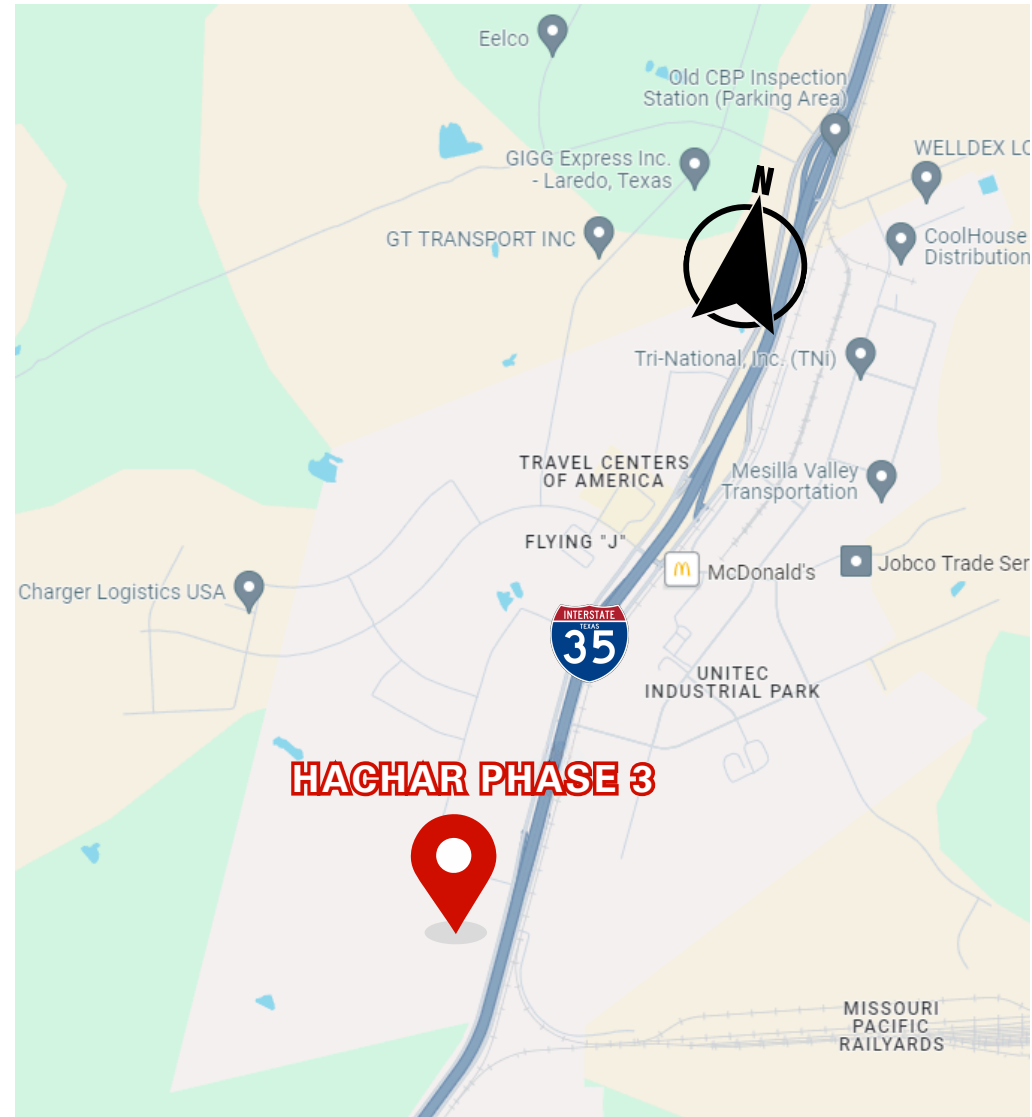
Don't miss out on this great opportunity to lease top-of-the-line warehouse space in a prime location.

- *One of the largest and tallest warehouses available in the city*
- *Easy and quick access to IH35, both North and South*
- *42 Feet low clear heights*
- *TPO Roof*
- *ESFR Sprinkler System*

LOCATION OVERVIEW

Warehouse available at North Laredo, Texas.
Industrial building located at Hachar Industrial Park.

- Quick access to Interstate 35 Frontage Rd.
- Great exposure on highway frontage.
- Give your business maximum visibility.



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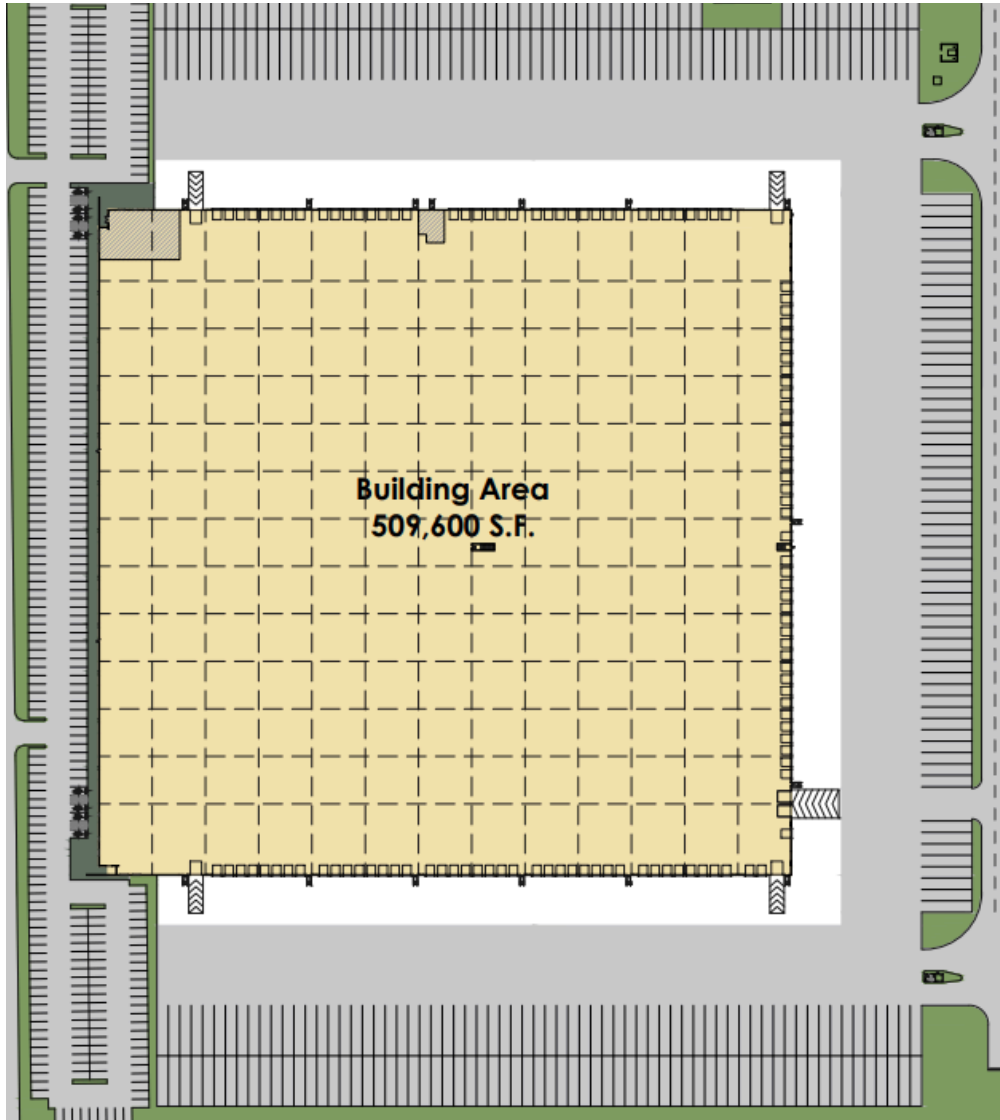
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS, 78045

WAREHOUSE B / DELIVERY 2ND QUARTER 2025



Lot Size:	29.12 Acres
Building Size:	504,554 SF
Office area:	5,046 SF
Column Spacing:	50' x 56'
L.E.H (Low Eave Height)	42'
Construction Type	Concrete
Speed Bay	75'
Over head doors	121
Ramps	5
Trailer Parking	343
Trailer Parking Material	Concrete
Truck Court	243'
Car Parking	330
ADA Car Parking	8
Sprinkler system	ESFR
Roof Type	TPO
Lighting	Led Highbay
Natural Illumination (skylight)	2% (+perim. windows)
HVLS fans	NO

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FACTS

- #1 INLAND PORT INTO THE U.S.A
- #1 RAILROAD INTERCHANGE ON THE U.S. - MEXICO BORDER
- #3 PORT IN THE U.S. BY \$ VALUE
- SERVICED BY UNION PACIFIC RAILROAD AND KCSCP



PORT LAREDO MARKET ACTIVITY (2023)

 **5.2 MM**
TRUCK CROSSINGS

 **650 MM LBS**
AIR CARGO

 **305,447**
RAIL CARS

RANK	YTD
Motor vehicle parts	\$2.02 B
Commercial vehicles	\$816.36 M
Passenger vehicles	\$815.63 M
Tractors	\$671.8 M
Computers	\$589.15 M
Insulated wire, cable	\$475.45 M
Cell phones, related equipment	\$404.38 M
Air-conditioning machines	\$400.24 M
Electrical boards, panels and switches	\$326.23 M
Seats, excluding barber, dental	\$308.2 M

Source: US Trade Numbers

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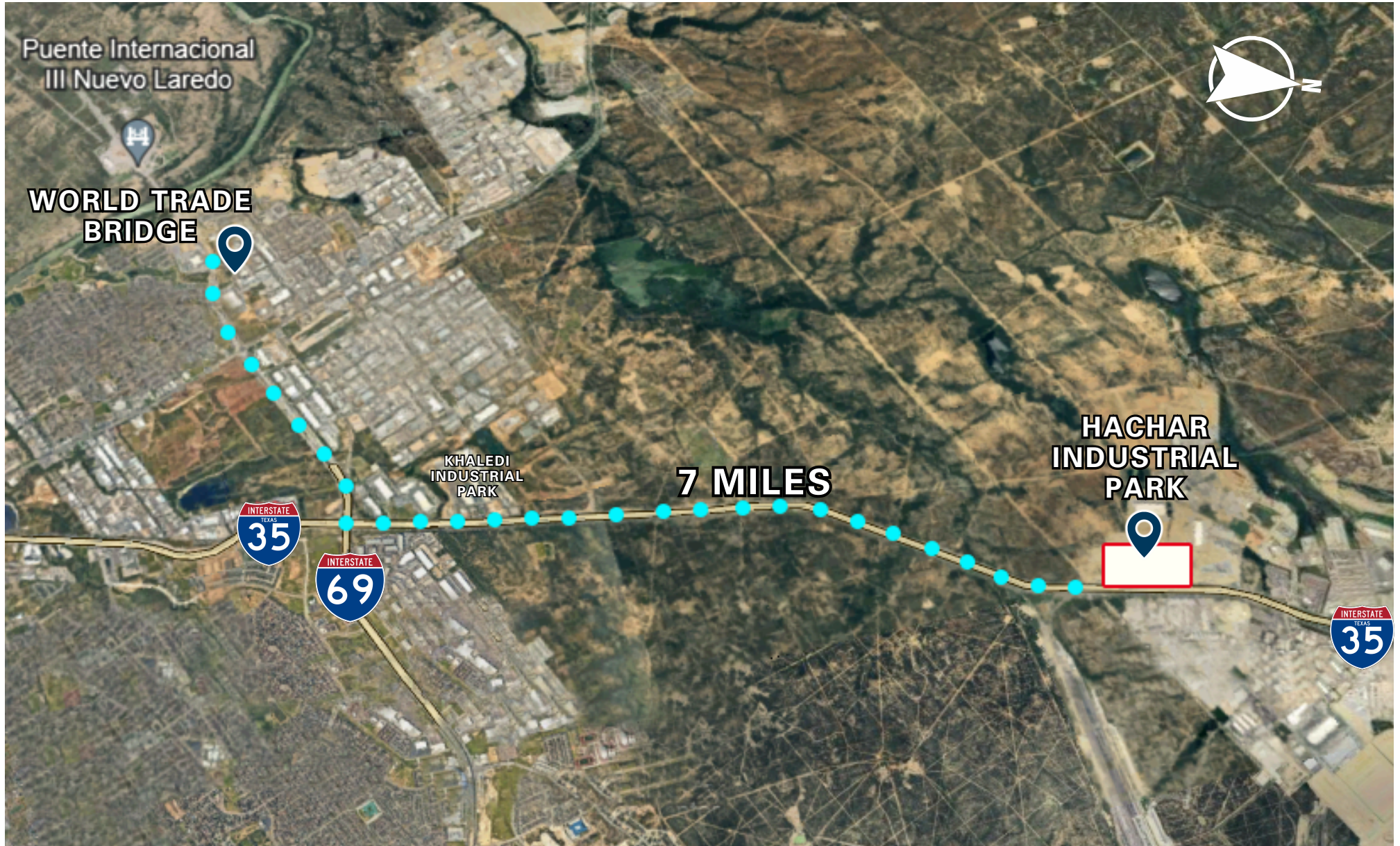


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