

FOR SALE | FOR LEASE

240 ACRE INDUSTRIAL DEVELOPMENT



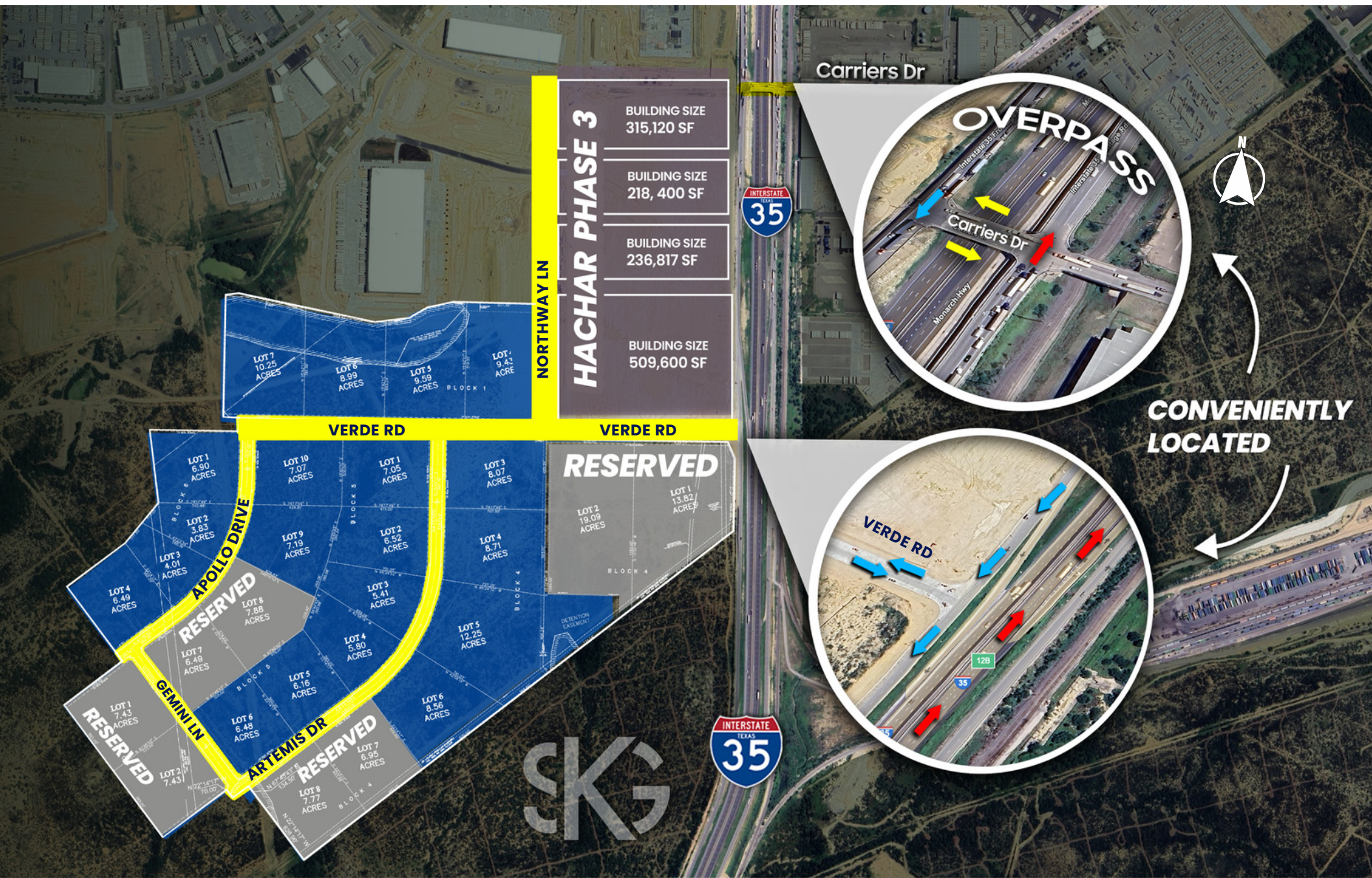
HACHAR INDUSTRIAL PARK – PHASE 4 LAREDO, TEXAS

INQUIRE INFORMATION: contact@skgroupusa.com



956.415.0100

LAREDO, TEXAS



PROPERTY OVERVIEW

Class A Location with IH35 frontage inside the City of Laredo

Total Acreage: 240 Acres

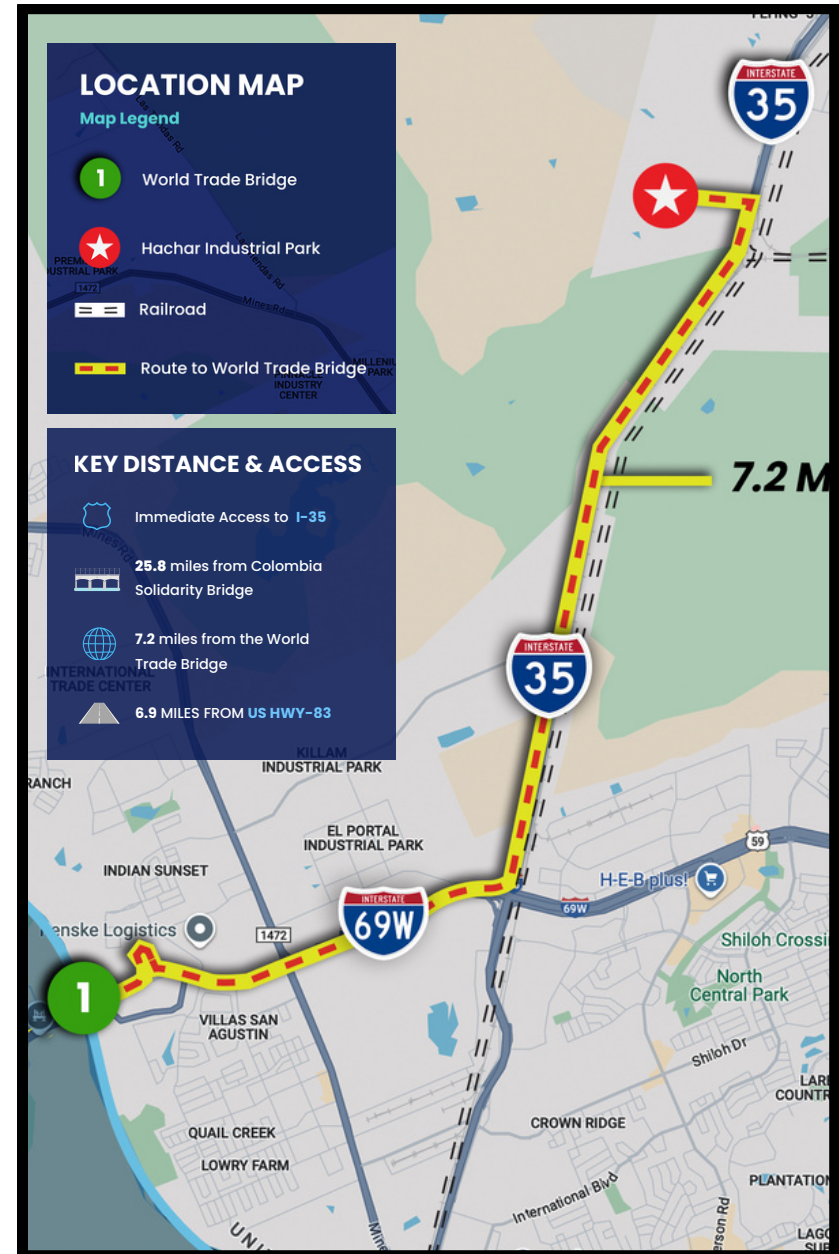
Lot Sizes from 3.83 Acres to 19.09 Acres*

Warehouse sizes from 98,250 SF to 315,000 SF*

*LARGER WAREHOUSES CAN BE BUILT WITH CROSS-LOT DEVELOPMENT

BUILDING SPECS

- Construction – Concrete Tilt
- Clear Height: 32' – 42'
- Roof – TPO
- Fire Protection – ESFR
- Concrete trailer & auto parking
- LED illumination with motion sensors



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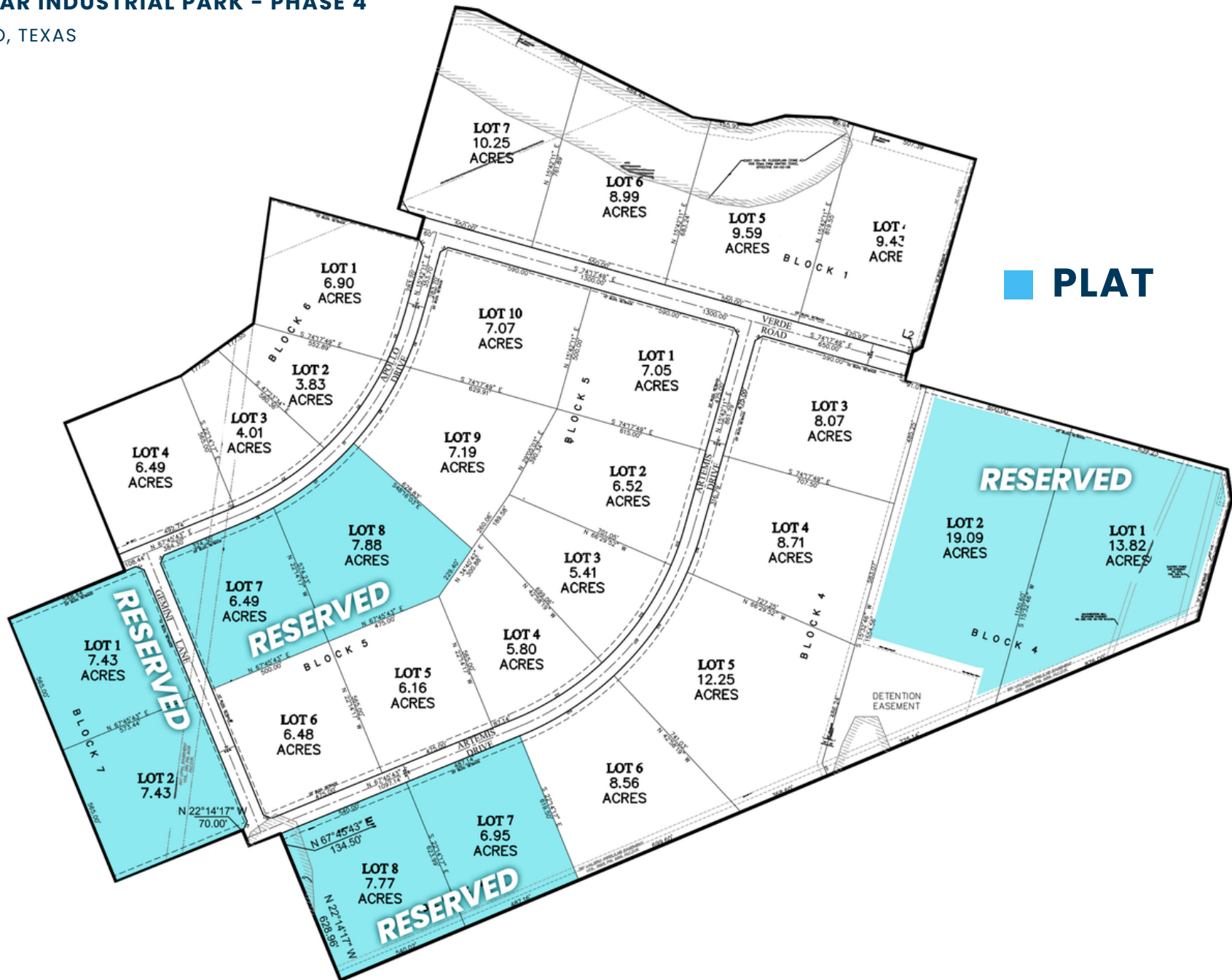


SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

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Port Laredo

TEXAS

#1

**Inland Port
into the USA**

#1

**Railroad Interchange
into the USA-MX**

#3

**Inland Port
in the USA by \$ value
of merchandise**

Serviced by Union Pacific
Railroad and KCSCP

FACTS

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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