

**BASE RENT: \$X.XX SF Yearly**

**FOR SALE: \$XX,XXX,XXX / \$XXX SF**

**CONSTRUCTION  
COMPLETE!**



**Class A Building: 509,600 SF**

4,196 SF Main Office | 850 SF Receiving Office | 42' Clear Height

**956.415.0100**

[contact@skgroupusa.com](mailto:contact@skgroupusa.com)



# SKG AT HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS 78045



**956.415.0100**

[contact@skgroupusa.com](mailto:contact@skgroupusa.com)  
[skgholdings.com](http://skgholdings.com)



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



# SITE HIGHLIGHTS

- DUAL YARD ACCESS
- FTZ ELIGIBLE
- FULLY FENCED PERIMETER
- CTPAT COMPLIANT
- GUARD HOUSE INCLUDED
- LED HIGH BAYS AT INTERIOR
- EQUIPPED WITH EOD LEVELERS



<b>Lot Size:</b>	29.12 Acres
<b>Building Size:</b>	509,600 SF
<b>Office area:</b>	5,046 SF
<b>Column Spacing:</b>	50' x 56'
<b>L.E.H (Low Eave Height)</b>	42'
<b>Construction Type</b>	Concrete
<b>Speed Bay</b>	75'
<b>Overhead doors</b>	121
<b>Forklift Ramps</b>	5
<b>Trailer Parking</b>	464
<b>Trailer Parking Material</b>	Concrete
<b>Truck Court</b>	243'
<b>Car Parking</b>	319
<b>ADA Car Parking</b>	8
<b>Sprinkler System</b>	ESFR
<b>Roof Type</b>	60 Mil TPO
<b>Lighting</b>	LED High bay
<b>Natural Illumination (skylight)</b>	2% (+perim. windows)

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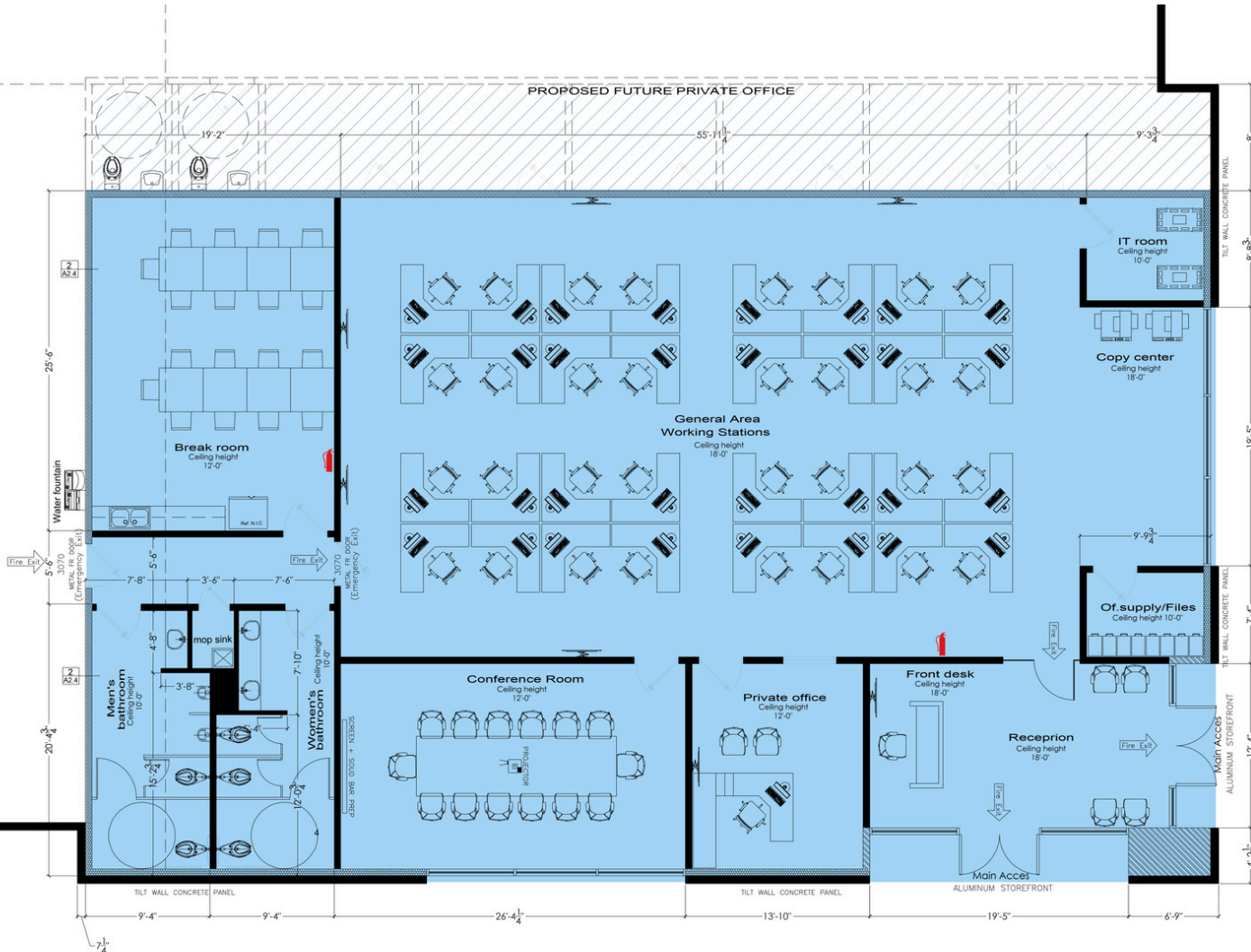


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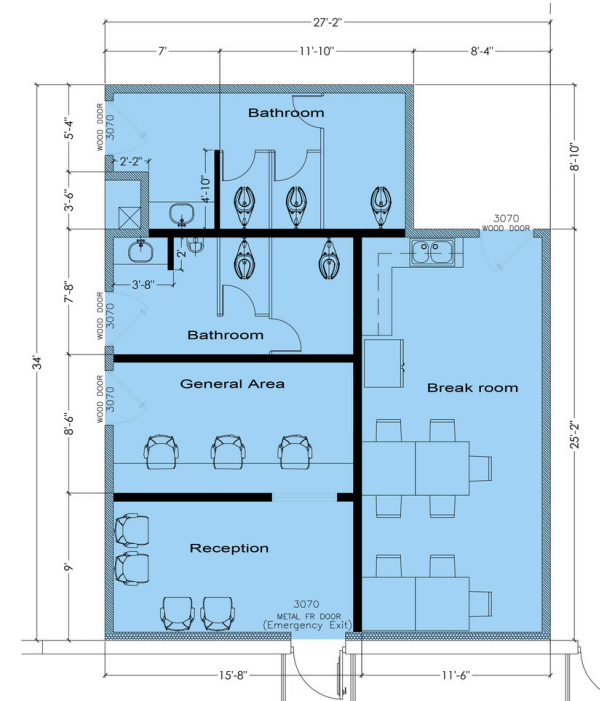
## MAIN OFFICE AREA: 4,196 SF



- RECEPTION AREA
- GENERAL WORK AREA
- LARGE BREAK ROOM
- 3 PRIVATE OFFICES

- IT ROOM
- STORAGE ROOM
- RESTROOMS

## RECEIVING OFFICE: 850 SF



- RECEPTION AREA
- GENERAL AREA
- BREAK ROOM
- RESTROOMS



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# SKG AT HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS 78045



**subject property**

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1031 NORTHWAY LN, LAREDO, TEXAS 78045



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# 1017 Northway Ln.

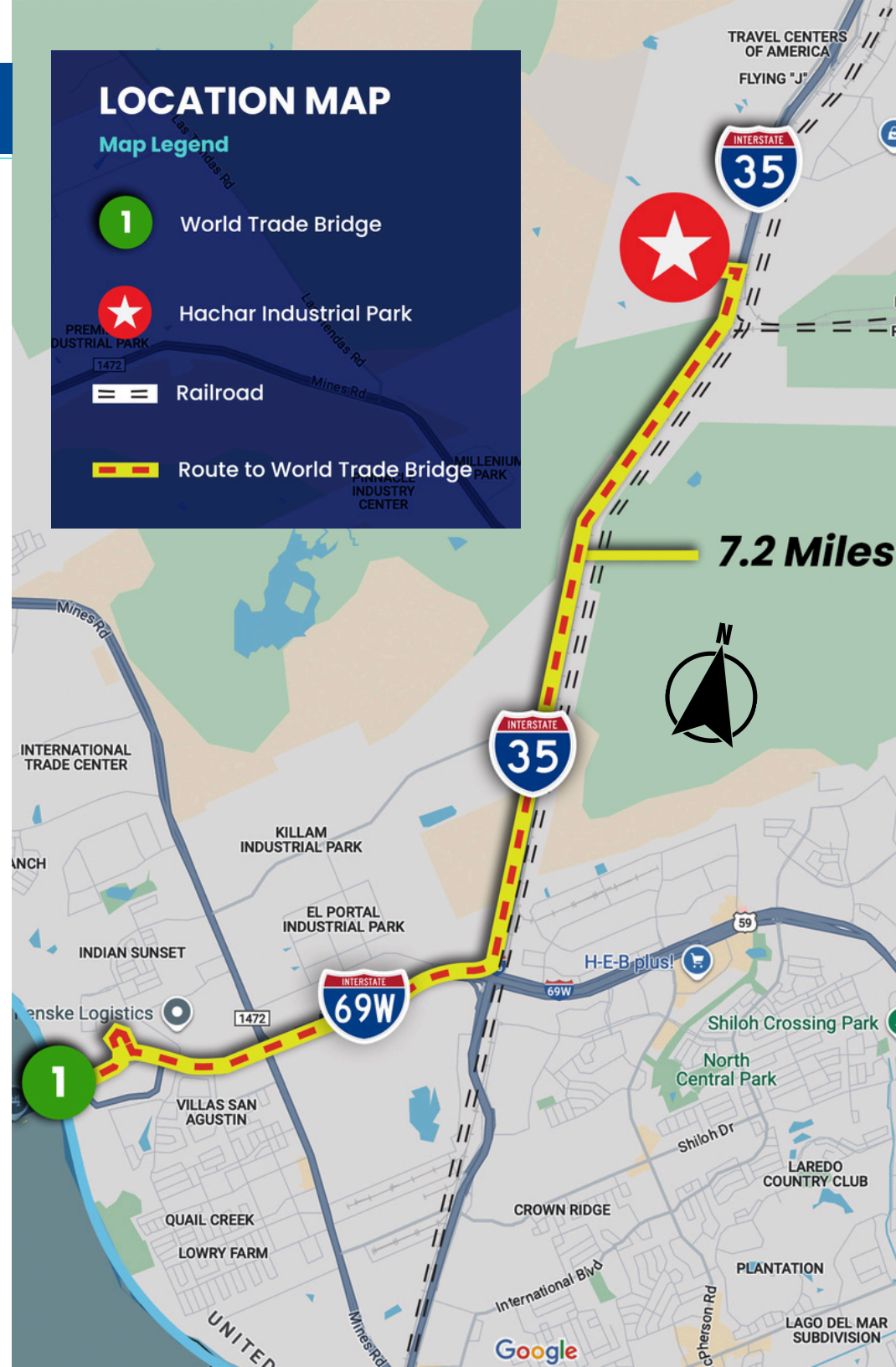
**509,600 SF | Built in 2025**

## ● **PROPERTY OVERVIEW** **CLASS A BUILDING WITH 42 FT CLEAR HEIGHT**

- Immediate access to IH35, both North and South.
- Dual Yard-Entrance for smooth inbound/outbound traffic flow.
- Ample Parking: 464 trailer parking spaces.
- Unmatched cubic storage capacity- 42' low eave height.
- Large office space ideal for full onsite management teams.
- Best in class finishes to appeal to the most discriminating user.

## ● **LOCATION OVERVIEW** **BEST LOCATION IN LAREDO**

- Unmatched visibility for your business at IH-35 frontage.
- At the forefront of Laredo's fastest growing industrial corridor.
- Surrounded by Top Tier Logistics, automotive, and manufacturing operators.
- Quick access to Mines Rd, HWY 255, and Union Pacific Railroad.
- 7.2 miles from World Trade Bridge.
- 25.8 miles from Colombia Solidarity Bridge.





# SKG AT HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS 78045

## 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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