



1031 Northway Ln.
LAREDO, TEXAS

236, 817 SF - August 2025
IH-35 Frontage at Hachar Industrial Park Mile 13



HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN LAREDO, TEXAS - 78045



956.415.0100

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

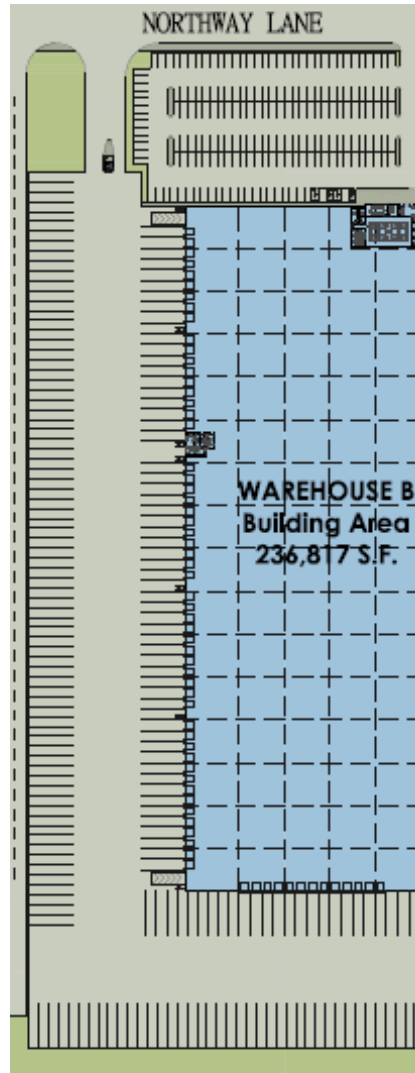
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS, 78045

SITE SPECIFICATIONS



Lot Size:	13.85 Acres
Building Size:	236,817.75 SF
Office area:	5,150 SF
Column Spacing:	52' x 55'
L.E.H (Low Eave Height)	36'
Construction Type	Concrete
Speed Bay	65'
Over head doors	68
Ramps	2
Trailer Parking	125
Trailer Parking Material	Concrete
Truck Court	190'
Car Parking	220
ADA Car Parking	4
Sprinkler system	ESFR
Roof Type	TPO
Lighting	LED Highbay
Natural Illumination (skylight)	2% (+perim. windows)

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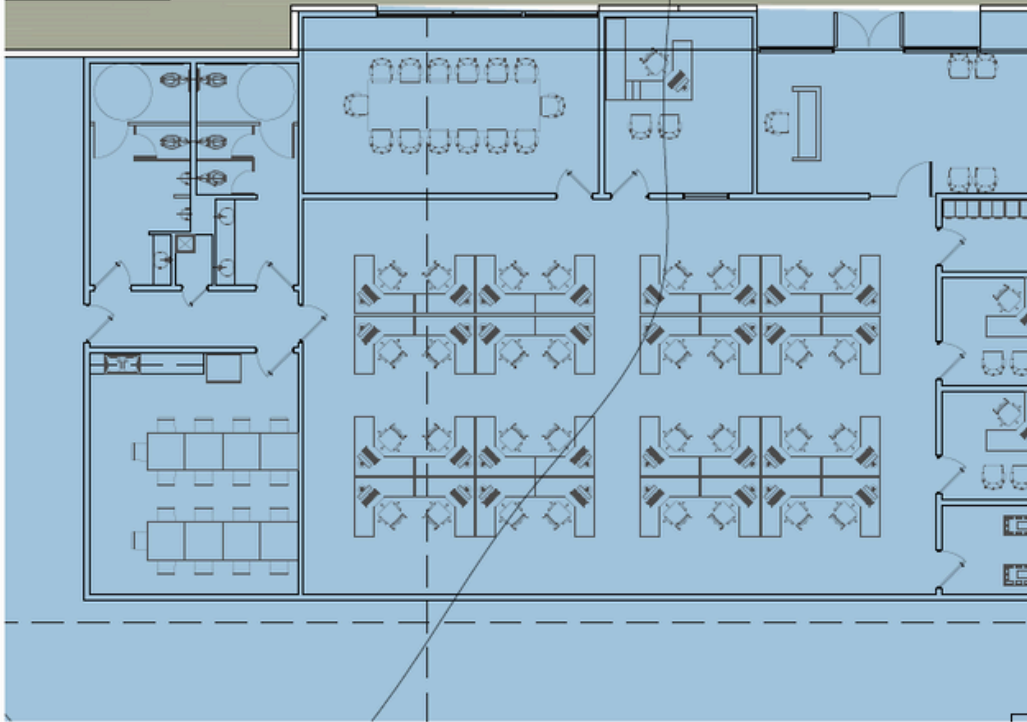
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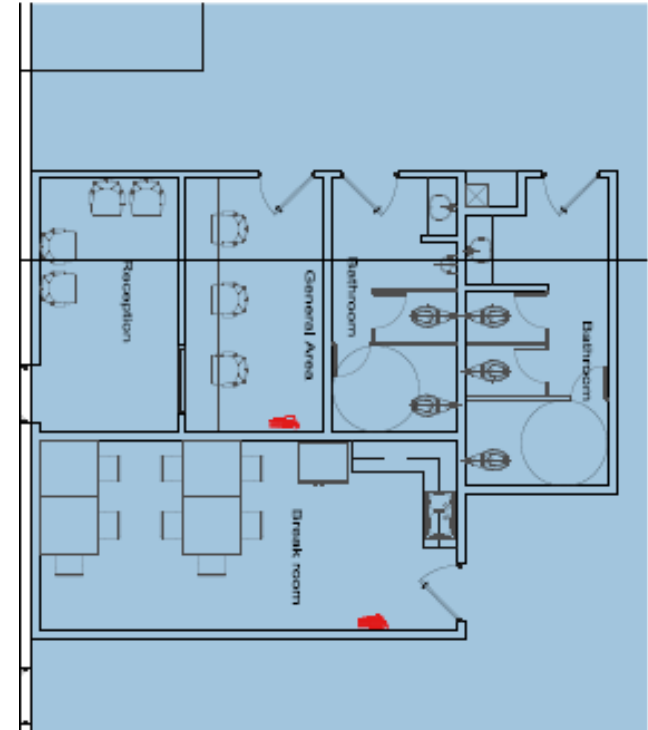
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OFFICE AREA



MAIN OFFICE FLOOR PLAN 4,277 SF



RECEIVING FLOOR PLAN 873 SF

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HACHAR INDUSTRIAL PARK / HIGHWAY FRONTAGE

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HACHAR INDUSTRIAL PARK

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■ PROPERTY OVERVIEW

We are pleased to unveil our newest development at Hachar Industrial Park, expected to be delivered **August 2025**.

1031 Northway Ln: 236,817 SF - August 2025

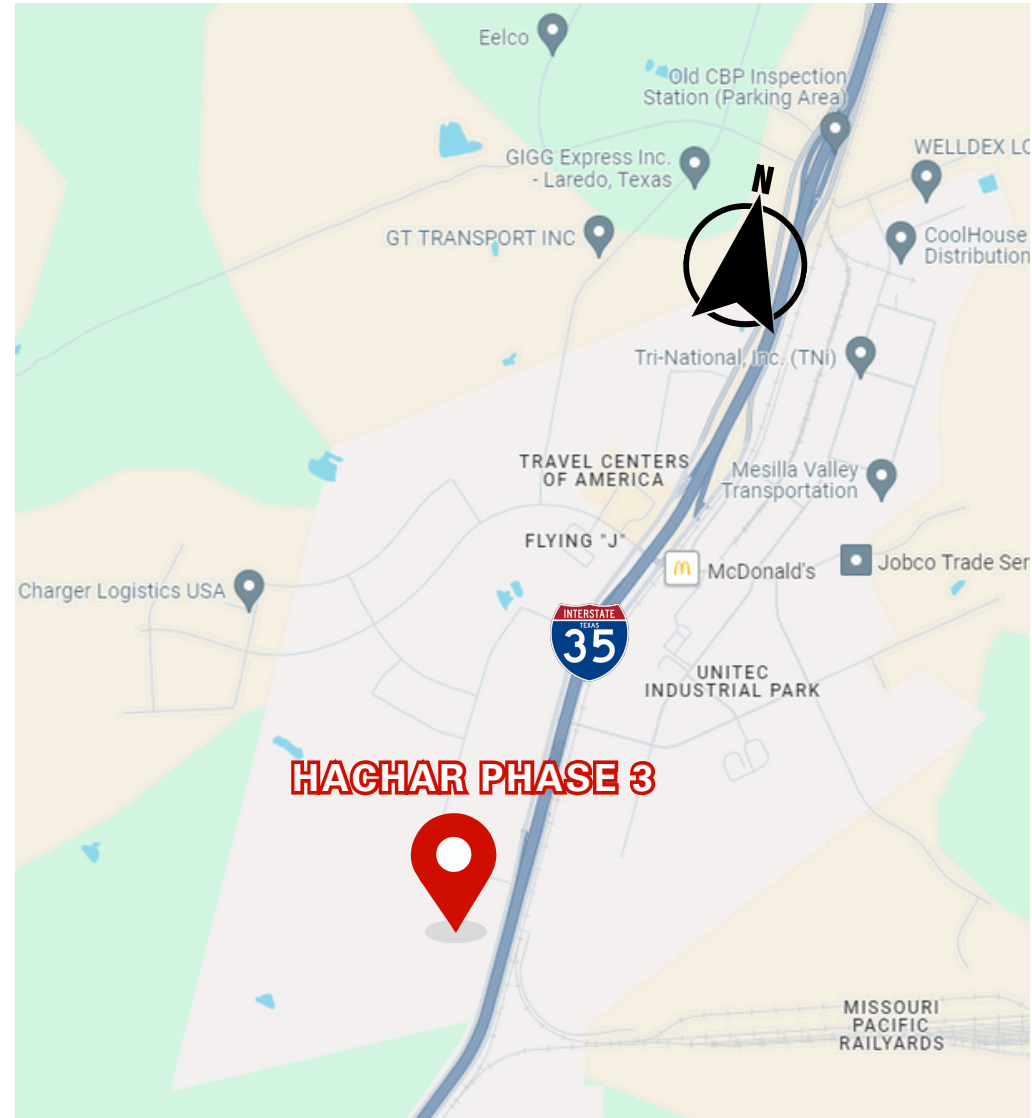
Don't miss out on this great opportunity to lease top-of-the-line warehouse space in a prime location.

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

■ LOCATION OVERVIEW

Highly coveted location with a significant growth uptick and easy access to major transportation routes, making this a great opportunity for your business.

- Strategic positioning enhancing business operations.
- IH-35 Frontage with maximum visibility.
- 8.2 miles from World Trade Bridge.
- 25.8 miles from Colombia Solidarity Bridge.



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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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