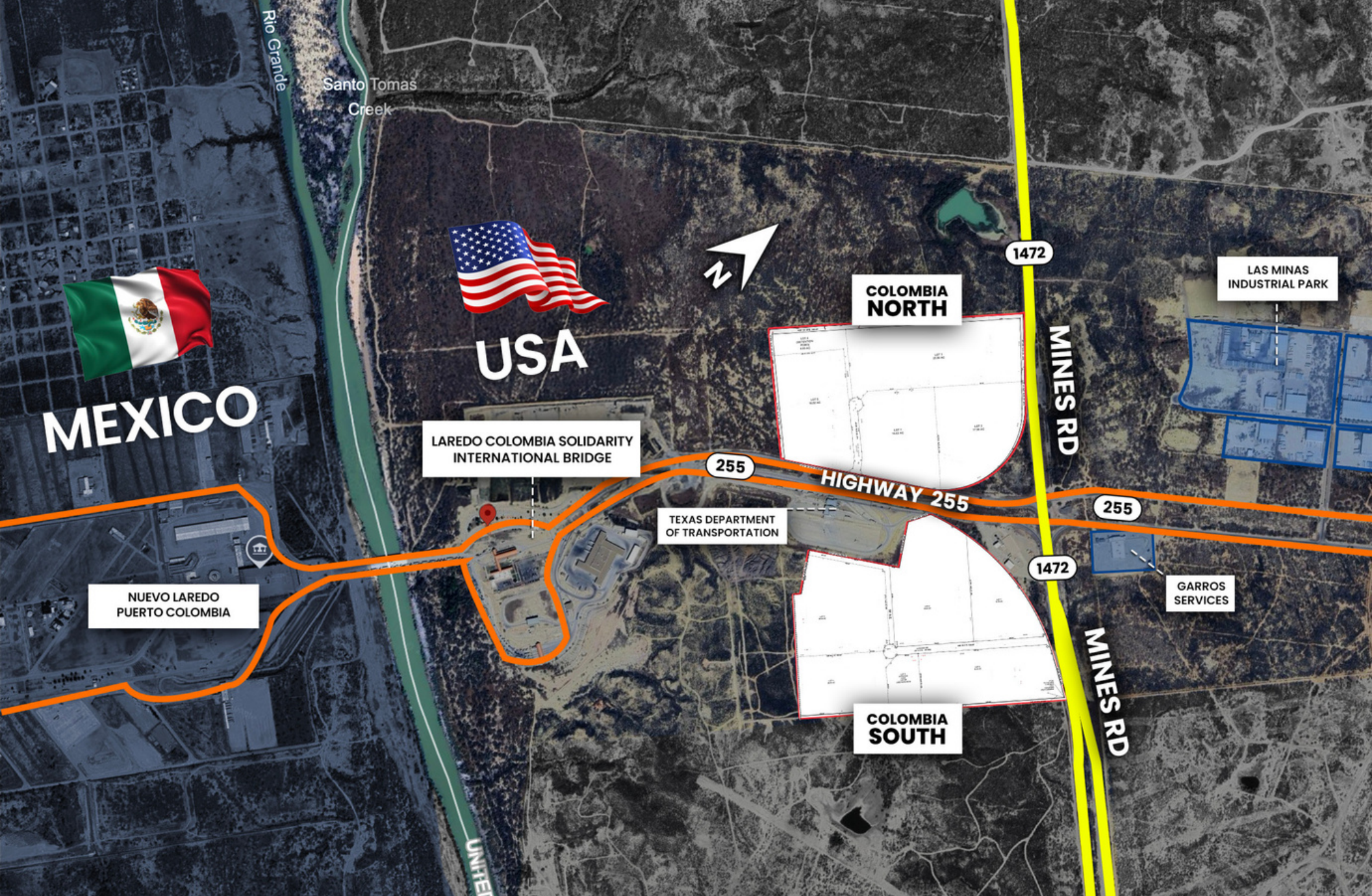




# SKG COLOMBIA INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472  
Laredo, TX 78045

**956.415.0100**

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

# SKG COLOMBIA INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472

## NORTH 802,400 SF

Speculative

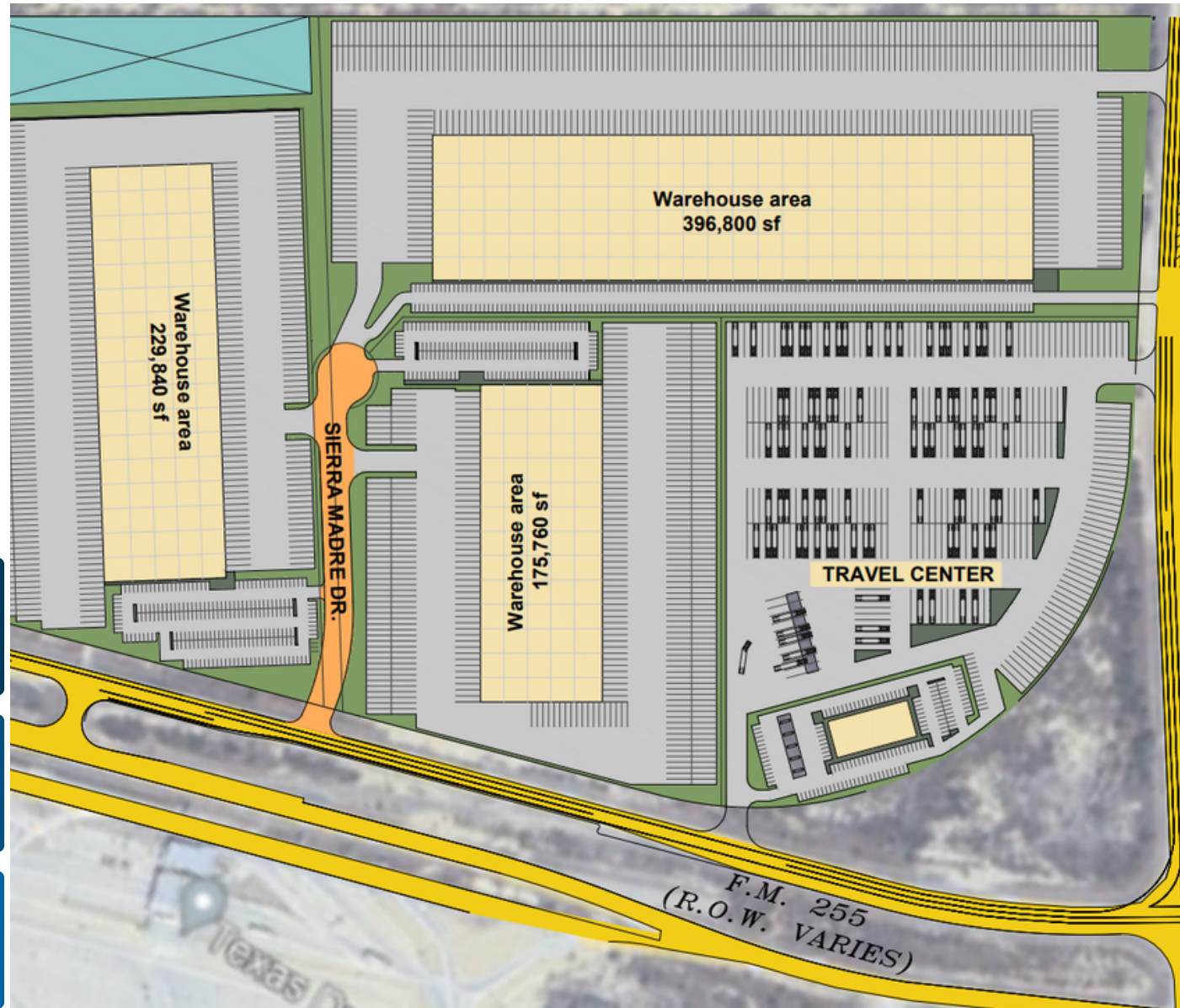
1 Travel Center  
Available for  
Lease/Purchase

We can build to meet your design  
and physical specifications

**Warehouse 1  
175,760 SF**

**Warehouse 2  
229,840 SF**

**Warehouse 3  
396,800 SF**



**956.415.0100**

contact@skgroupusa.com  
skgholdings.com



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

# SKG COLOMBIA INDUSTRIAL PARK

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## SOUTH 949,720 SF

Speculative

1 Travel Center  
Available for  
Lease/Purchase

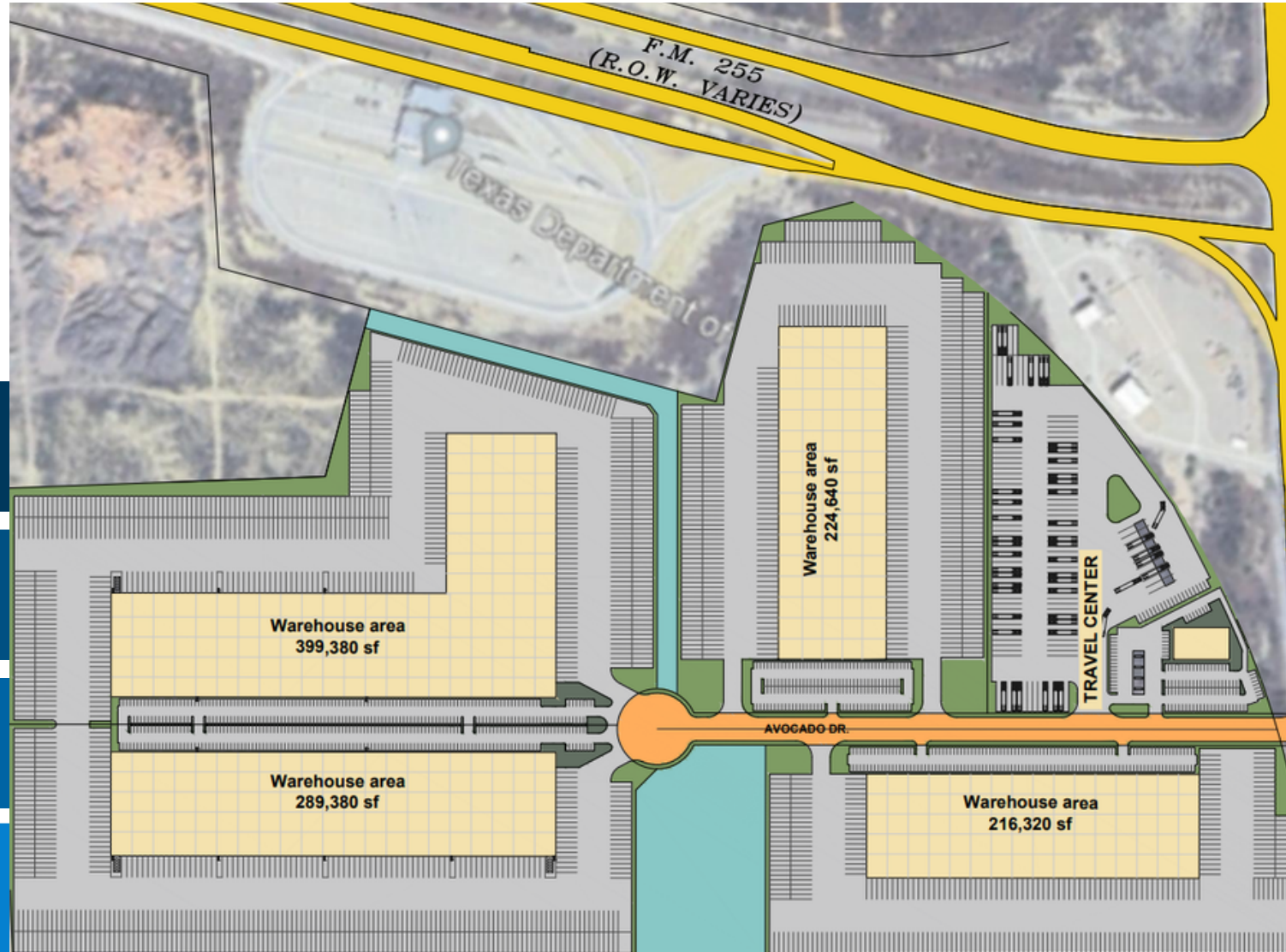
We can build to meet your design  
and physical specifications

**Warehouse 1**  
**216,320 SF**

**Warehouse 2**  
**289,380 SF**

**Warehouse 3**  
**399,380 SF**

**Warehouse 4**  
**224,640 SF**



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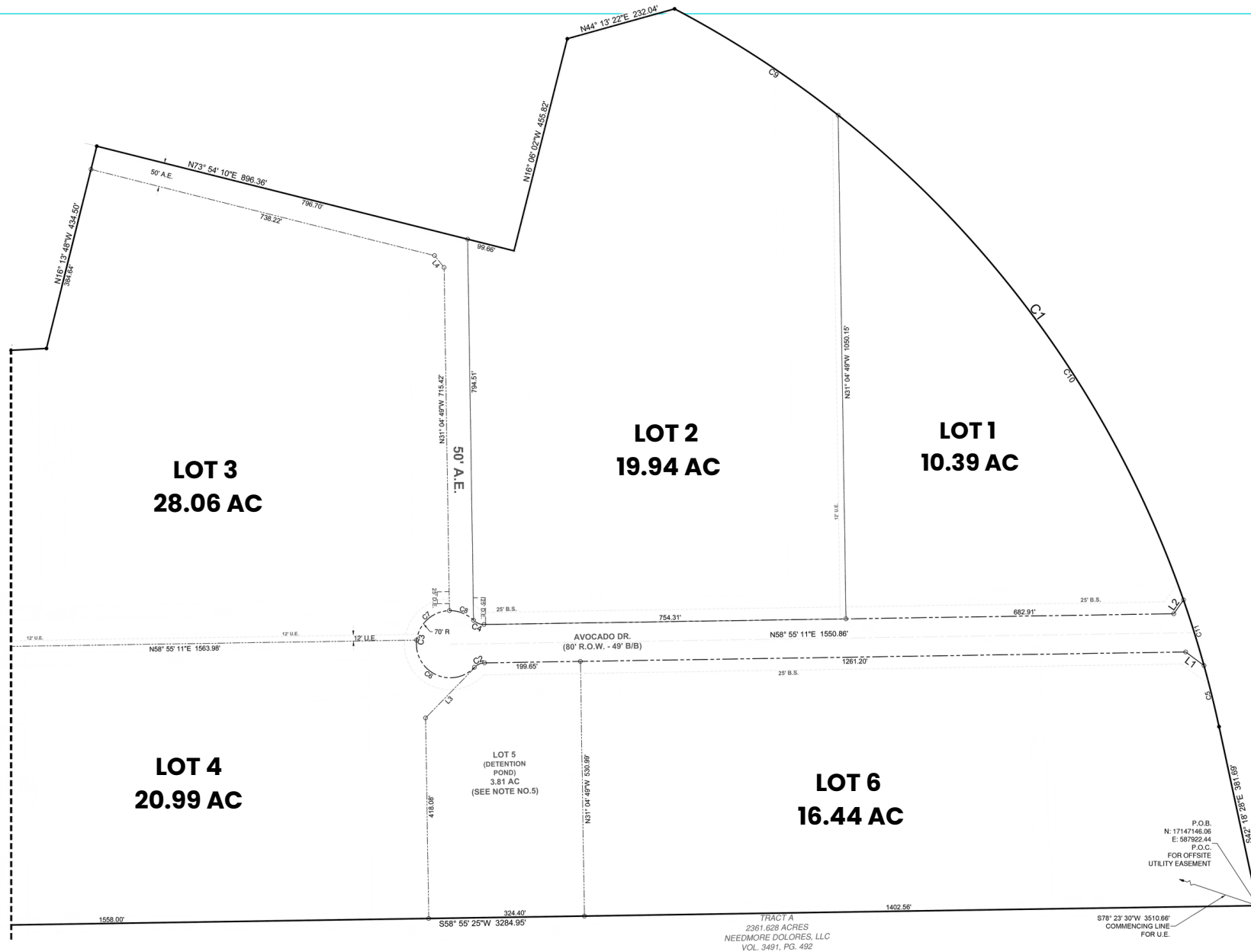
## FM 255 FRONTAGE AND FM 1472



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LAREDO, TEXAS 78045

# Colombia South - 104.5 Acres

FM 255 FRONTAGE AND FM 1472



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# SKG AT HACHAR INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472

## 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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