



14413 IMPORT RD, LAREDO TX
17,509 SF WAREHOUSE | 3,074 SF OFFICE SPACE

956.415.0100
contact@skgroupusa.com

14413 IMPORT RD.

LAREDO, TEXAS, 78045



Lot Size:	1.00 Acres
Building Size:	17,509 SF
Office area:	3,074 SF
Construction Type	Metal Building
Over head doors	3

Ramps	1
Trailer Parking	19
Trailer Parking Material	Asphalt
Car Parking	8
Natural Illumination (skylight)	YES

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SKG LAREDO OFFICE
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2-Story Ample Office Space: 3,074 SF

- RECEPTION AREA
- (3) PRIVATE OFFICES
- (1) CONFERENCE ROOM
- (2) GENERAL WORK AREAS
- PRIVATE BATHROOM IN OFFICE
- BREAK ROOM



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PROPERTY OVERVIEW

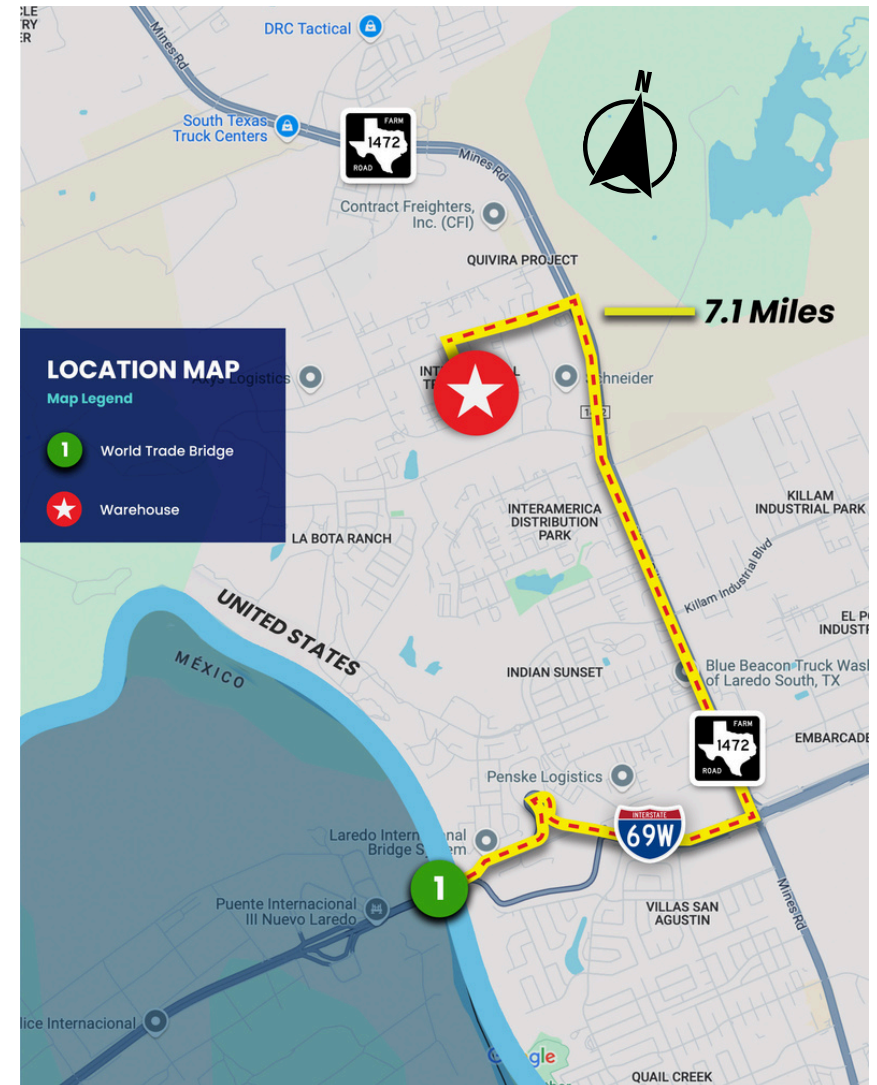
Offers a prime setting for logistics, manufacturing or distribution operations with ample space, high functionality, and large trailer yard.

- Industrial warehouse totaling 1.00 Acres Lot Size and 17,509 building SF.
- 3 over head doors with 9 docking positions and 1 ramp.
- trailer parking and 4 car parking.
- Ample office space of 3,074 SF to accommodate your operations.

LOCATION OVERVIEW

This area is experiencing a significant growth uptick and provides easy access to major transportation routes, making this a great opportunity for your business.

- Strategic positioning enhancing business operations.
- .13 mile from Mines Rd.
- 1.5 miles from IH-35.
- 7.1 miles from World Trade Bridge
- 18.1 miles from Colombia Solidarity Bridge.



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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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