

**CONSTRUCTION
COMPLETE!**

1017 NORTHWAY LN



Class A Building: 509,600 SF

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

956.415.0100

contact@skgroupusa.com

SKG AT HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS 78045

NORTHWAY IN

VERDE DR

FRONTAGE ROAD



956.415.0100

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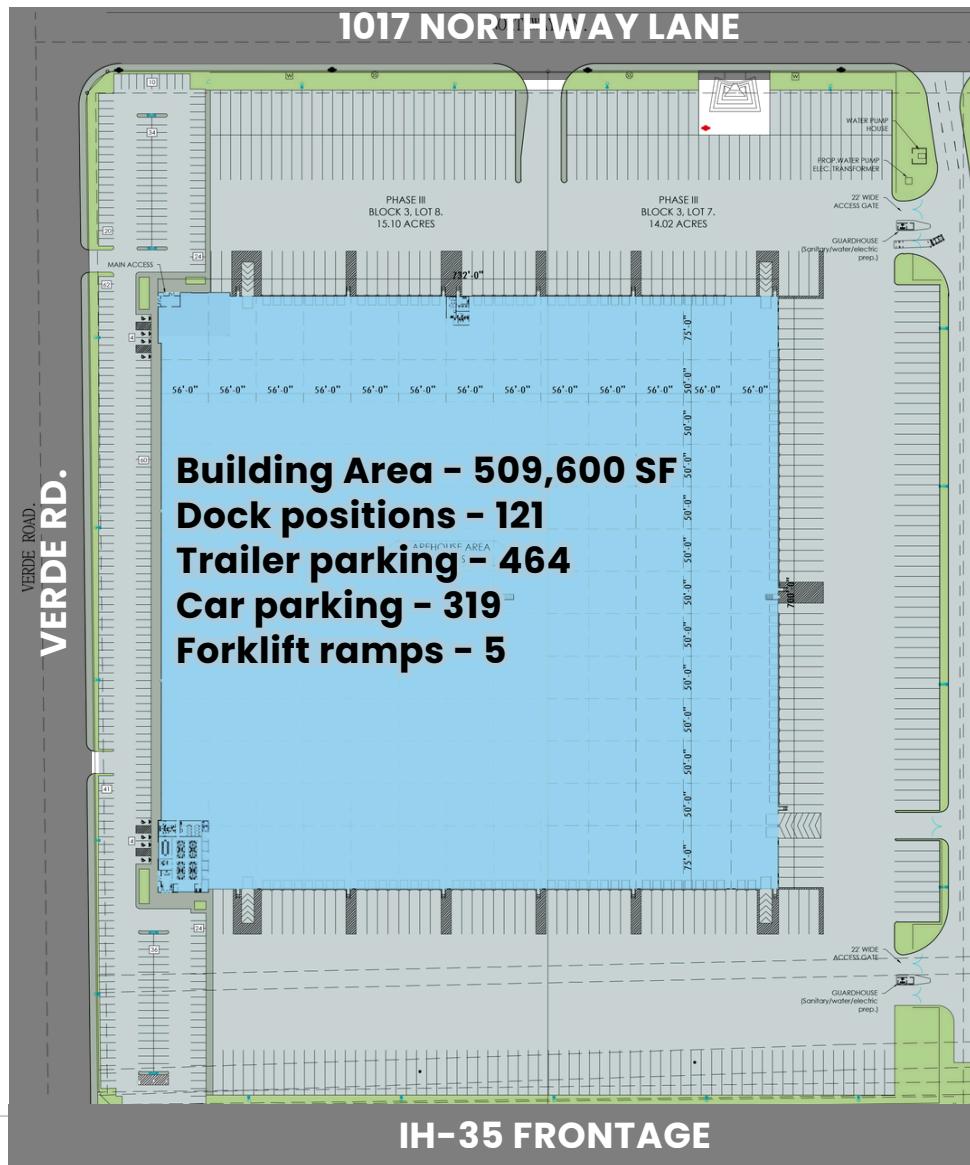


SKG LAREDO OFFICE

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

SITE HIGHLIGHTS

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



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

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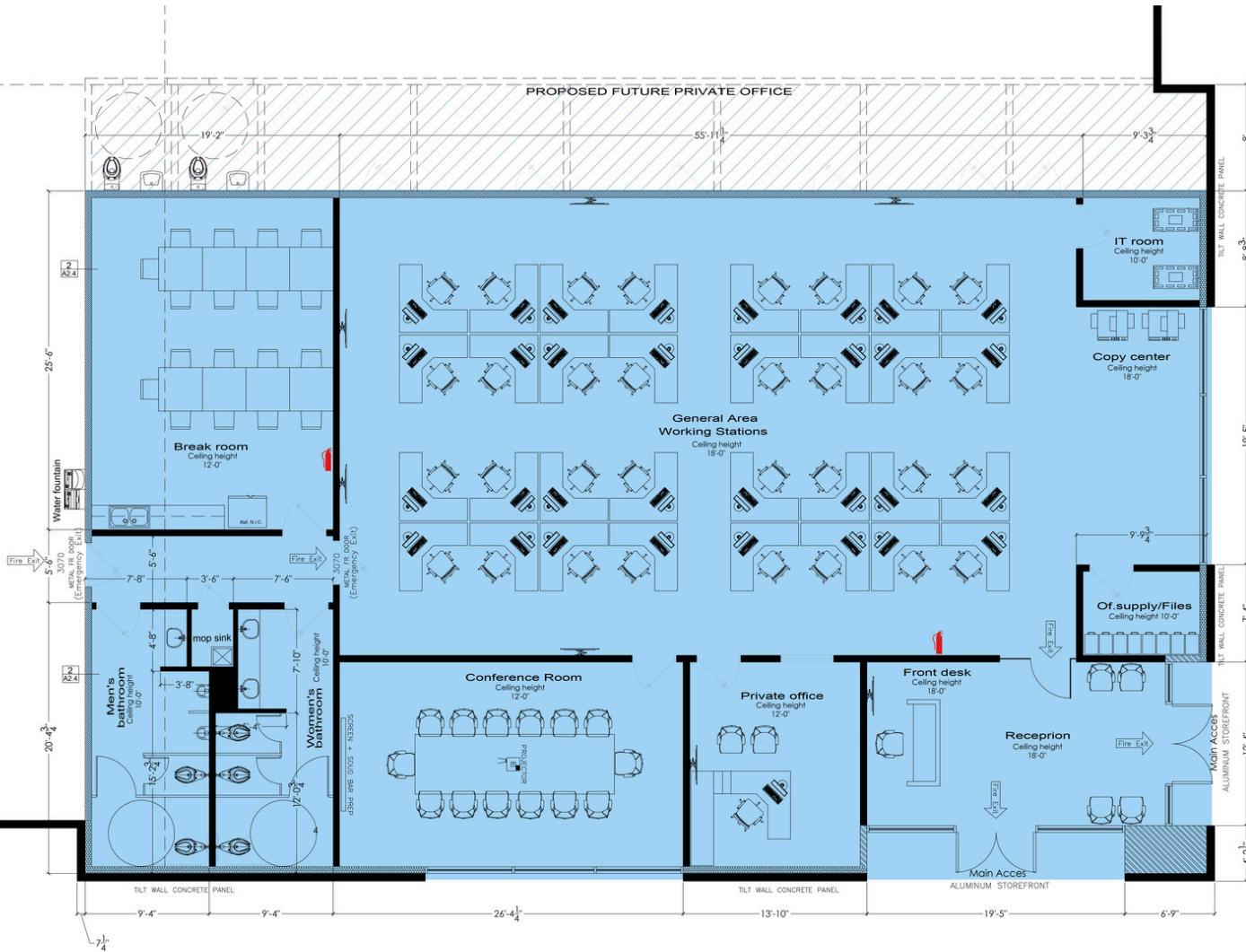
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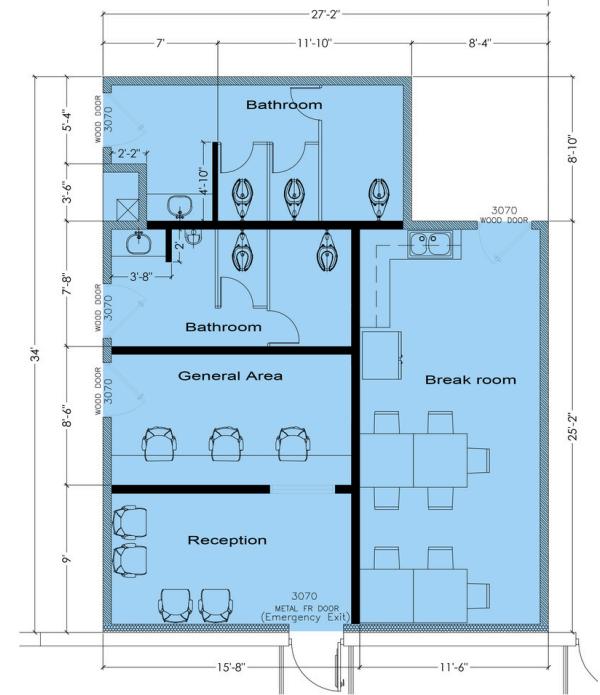
1017 NORTHWAY LN, LAREDO, TEXAS 78045

MAIN OFFICE AREA: 4,196 SF



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

RECEIVING OFFICE: 850 SF



- RECEPTION AREA
- GENERAL AREA
- BREAK ROOM
- RESTROOMS

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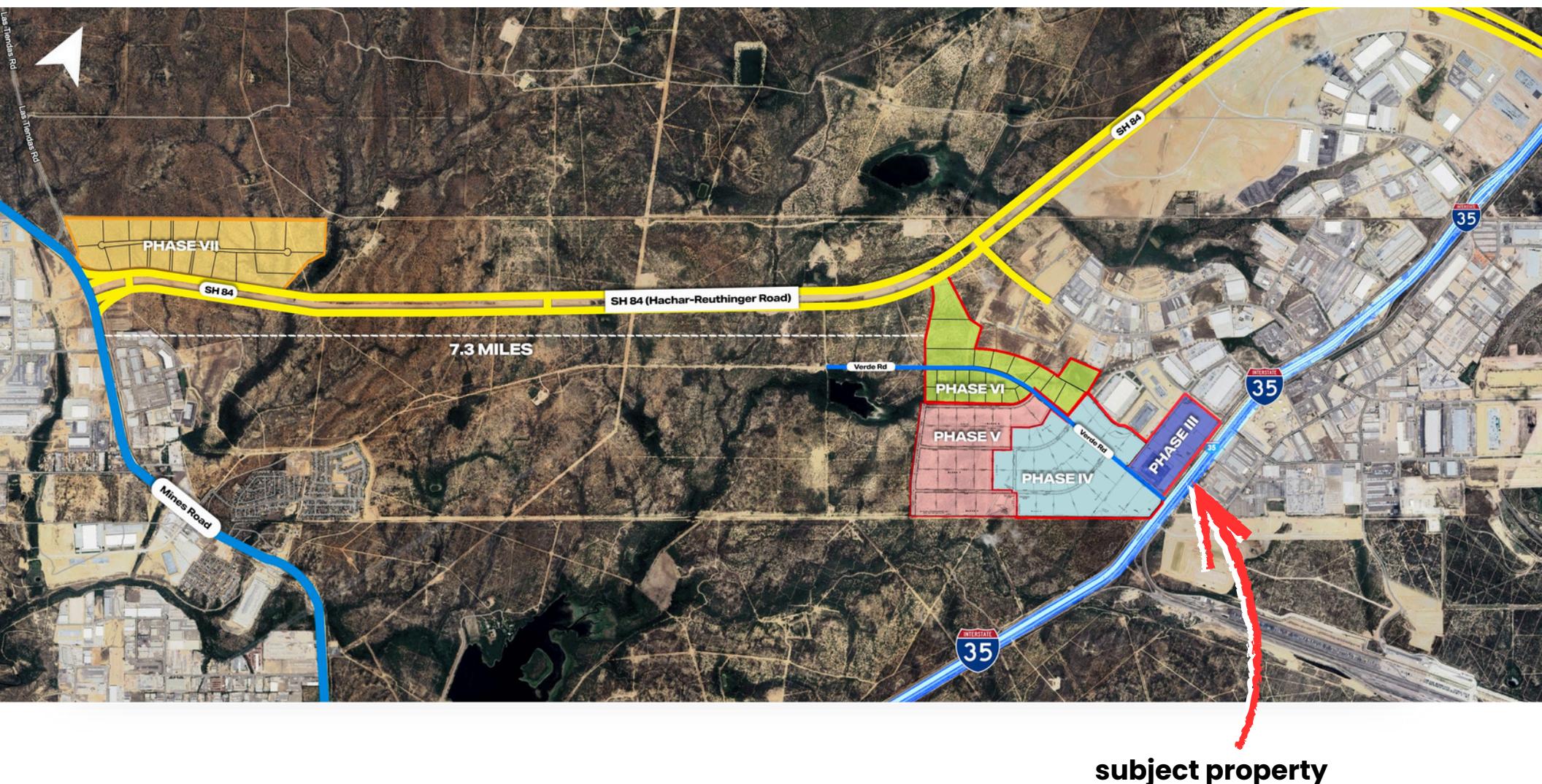


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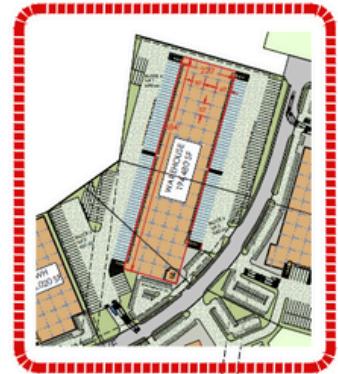
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13002 Apollo Dr.- Option 2



subject property



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

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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