

240 ACRE CLASS A INDUSTRIAL DEVELOPMENT

LOTS: 3.83 ACRES – 19.09 ACRES | WAREHOUSES: 86,025 SF TO 2,477,297 SF



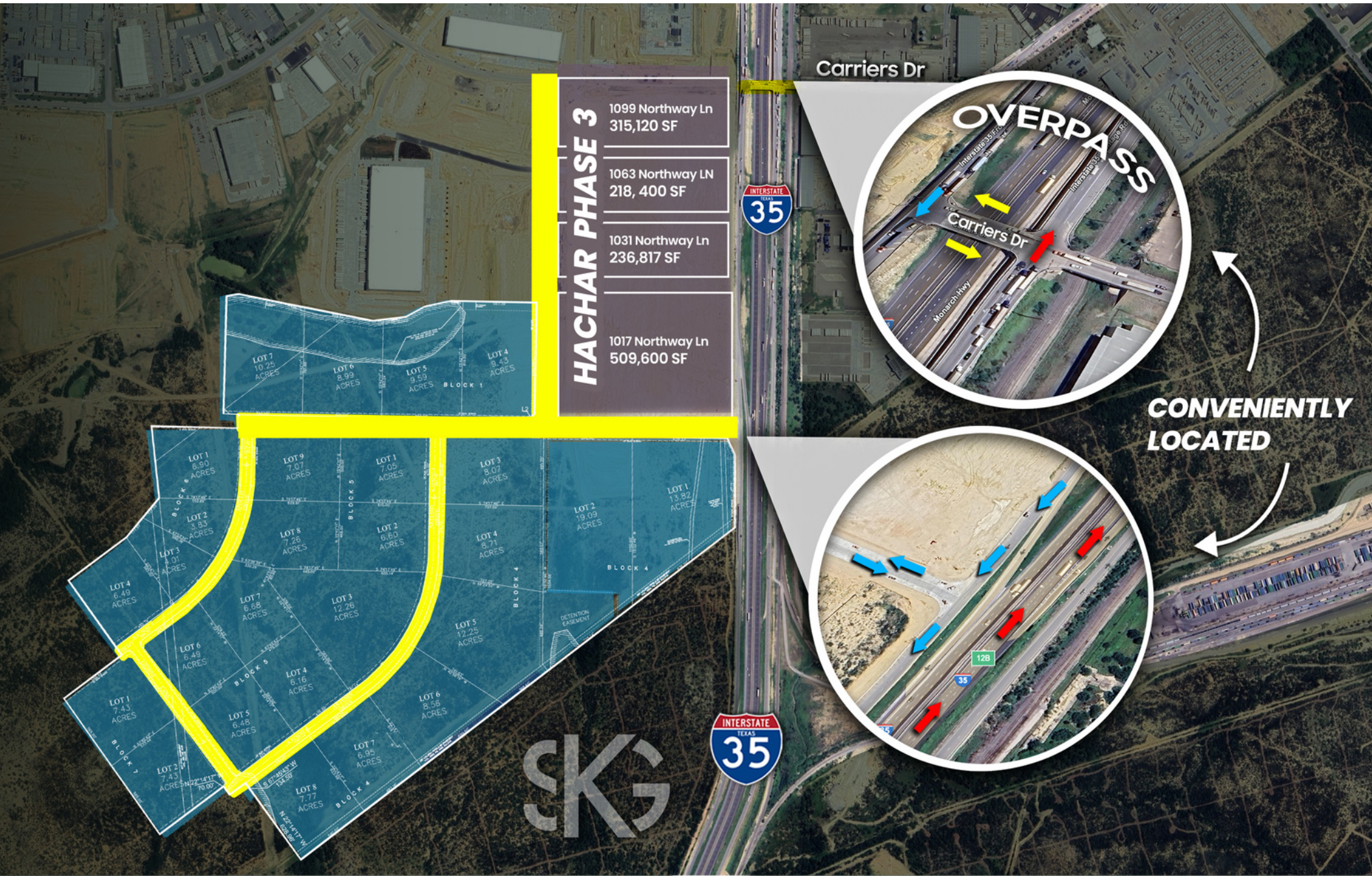
SKG AT HACHAR INDUSTRIAL PARK PHASE IV

LOTS AVAILABLE NOW | WAREHOUSES AVAILABLE DEC 2026

956.415.0100

contact@skgroupusa.com

HACHAR INDUSTRIAL PARK - PHASE 4
LAREDO, TEXAS



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LAREDO, TEXAS

PROPERTY OVERVIEW

- Class A Location with IH35 frontage inside the City of Laredo
- Total Acreage: **240 Acres**
- Lot Sizes from **3.83 Acres to 225.63 Acres**
- Warehouse sizes from **86,025 SF to 2,477,297 SF**

*LARGER WAREHOUSES CAN BE BUILT WITH CROSS-LOT DEVELOPMENT

BUILDING SPECS

- Construction – Concrete Tilt
- Clear Height: 32' – 42'
- Roof – TPO
- Fire Protection – ESFR
- Concrete Trailer & Auto parking
- LED Illumination with Motion Sensors



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



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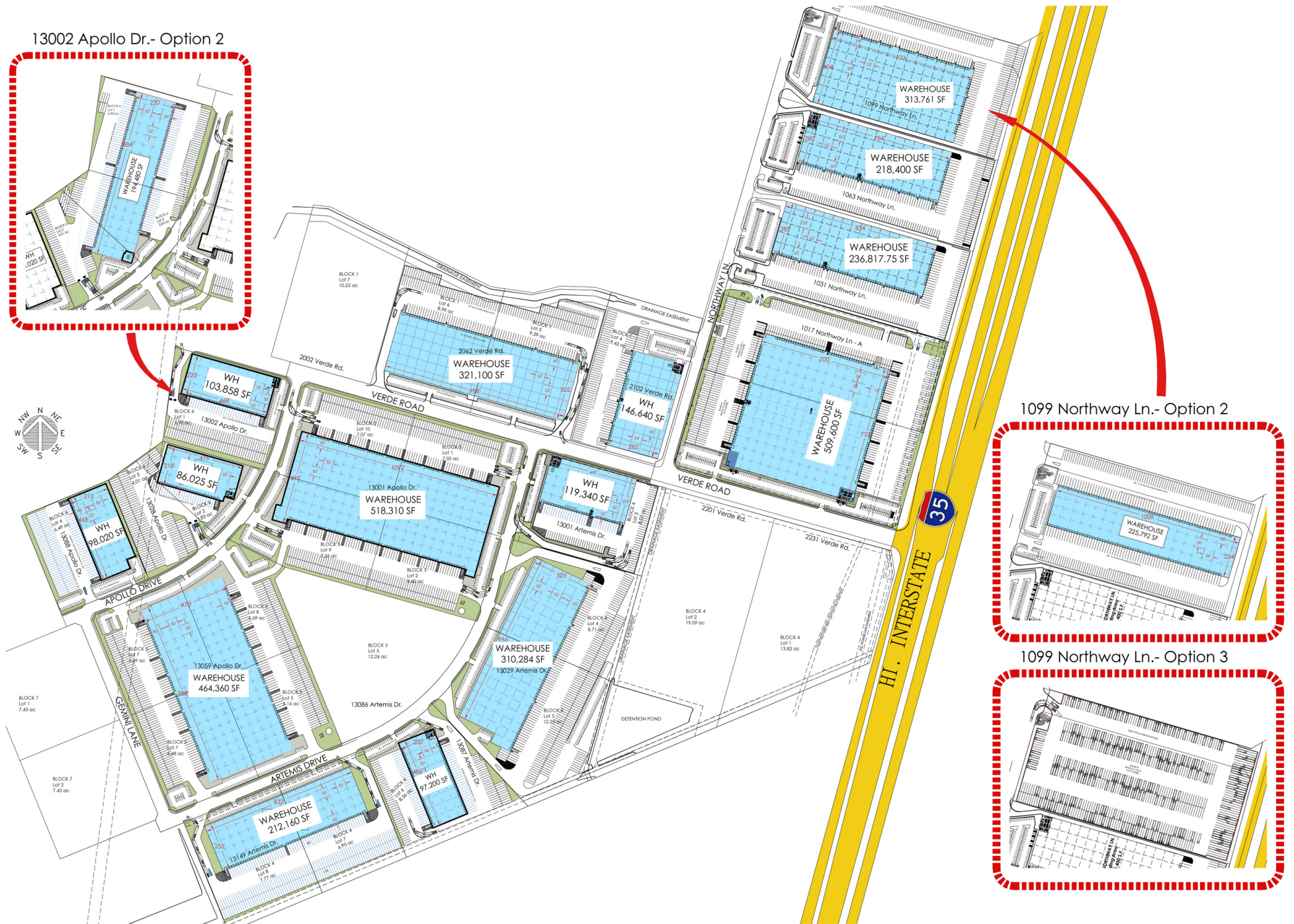
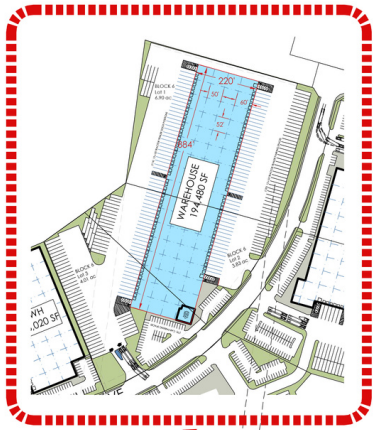


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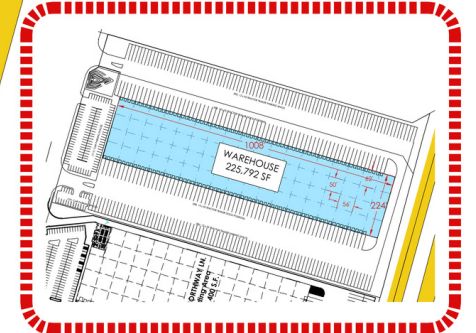
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

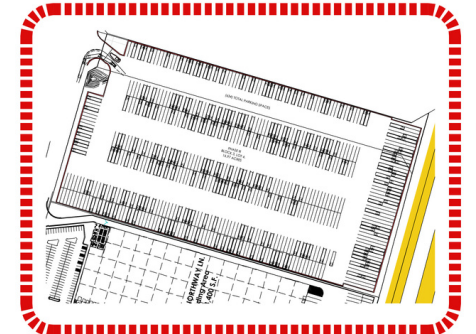
13002 Apollo Dr.- Option 2



1099 Northway Ln.- Option 2



1099 Northway Ln.- Option 3



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SKG AT HACHAR INDUSTRIAL PARK

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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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