

FOR SALE | FOR LEASE

MEXICO



USA

LAREDO COLOMBIA SOLIDARITY
INTERNATIONAL BRIDGE

NUEVO LAREDO
PUERTO COLOMBIA

TEXAS DEPARTMENT
OF TRANSPORTATION

COLOMBIA
NORTH

COLOMBIA
SOUTH

HIGHWAY 255

MINES RD

MINES RD

LAS MINAS
INDUSTRIAL PARK

GARROS
SERVICES

SKG COLOMBIA INDUSTRIAL PARK

LAREDO, TEXAS, 78045

INQUIRE INFORMATION: contact@skgroupusa.com



956.415.0100

SKG COLOMBIA INDUSTRIAL PARK - NORTH

LAREDO, TEXAS

802,400 SF

Speculative

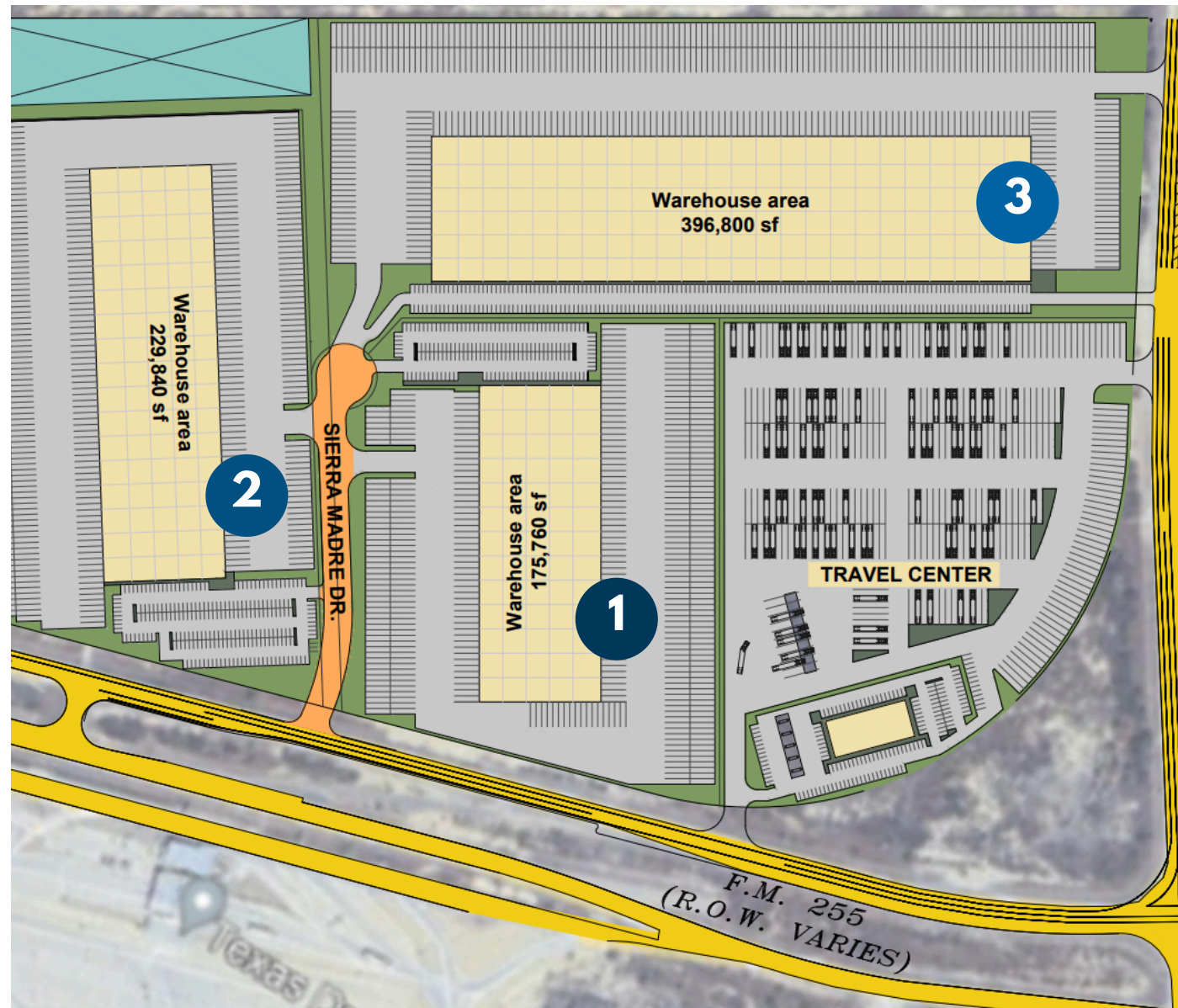
1 Travel Center
Available for
Lease/Purchase

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 - SOUTH

LAREDO, TEXAS

949,720 SF

Speculative

1 Travel Center
Available for
Lease/Purchase

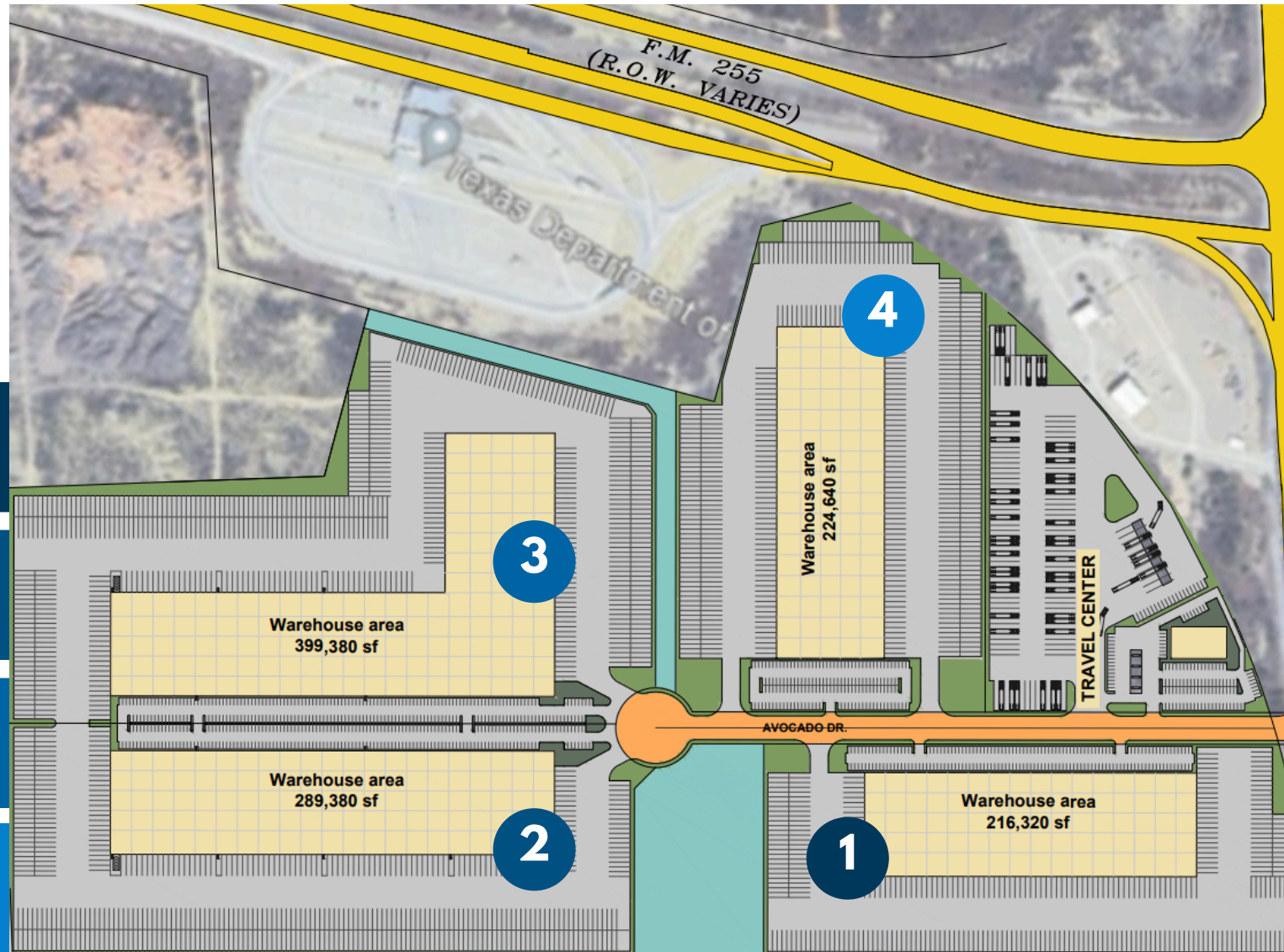
We can build to meet your design
and physical specifications

Warehouse 1
216,320 SF

Warehouse 2
289,380 SF

Warehouse 3
399,380 SF

Warehouse 4
224,640 SF



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SKG LAREDO OFFICE

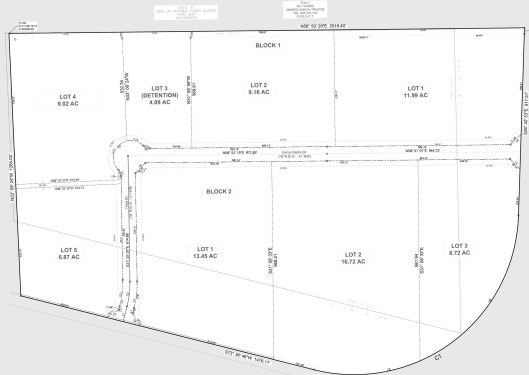
3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

SKG COLOMBIA INDUSTRIAL PARK

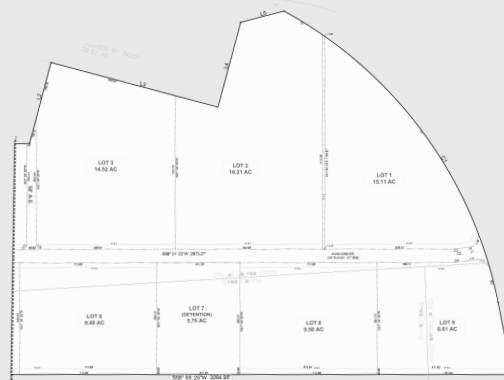
LAREDO, TEXAS

PROPERTY OVERVIEW

UNIQUE INVESTMENT OPPORTUNITY THAT WILL ALLOW YOUR DEVELOPMENT TO BE ON THE FOREFRONT OF GROWTH IN A HIGH-DEMAND AREA.



Colombia North
85.07 Acres



Colombia South
104.5 Acres



BUILD-TO-SUIT

Available for build-to-suit projects, allowing for customized development tailored to your specific needs and requirements.



SUITABILITY

Ideal for warehousing, diverse industrial operations, and cross-border trade.



ZONING FLEXIBILITY

Currently zoned as M1, with potential for rezoning to suit various development needs.

LOCATION OVERVIEW

STRATEGICALLY LOCATED NEAR COLOMBIA SOLIDARITY BRIDGE WITH HIGH VISIBILITY AND ACCESSIBILITY.



KEY DISTANCE & ACCESS



Immediate Access to **FM-255** and **FM-1472**



Less than 1 mile from Colombia Solidarity Bridge



19 miles from the World Trade Bridge



26 miles from Laredo International Airport

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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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