

AVAILABLE FOR LEASE JANUARY 1, 2026



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

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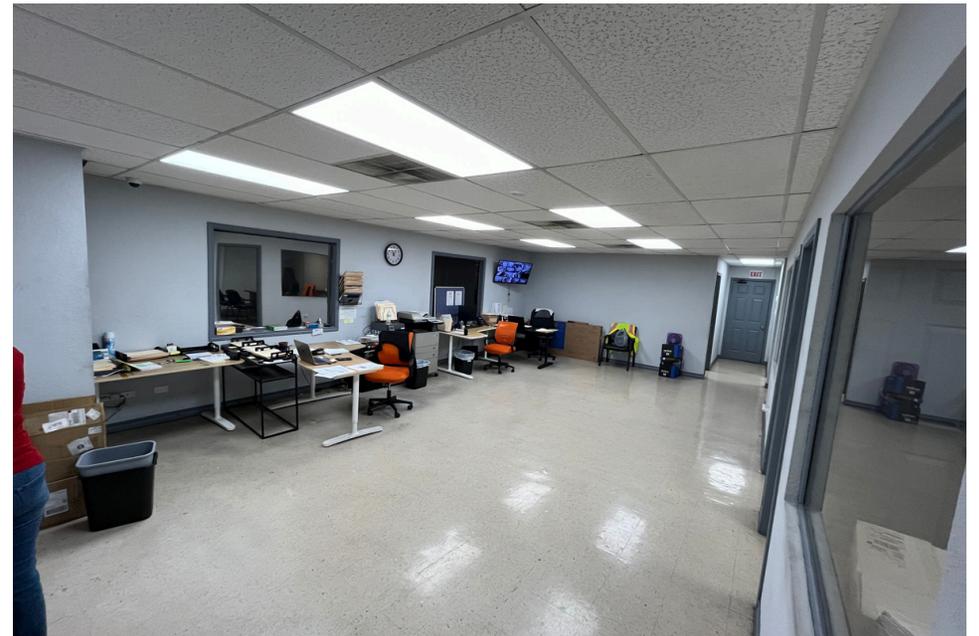
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2-Story Ample Office Space: 3,074 SF

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



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PROPERTY OVERVIEW

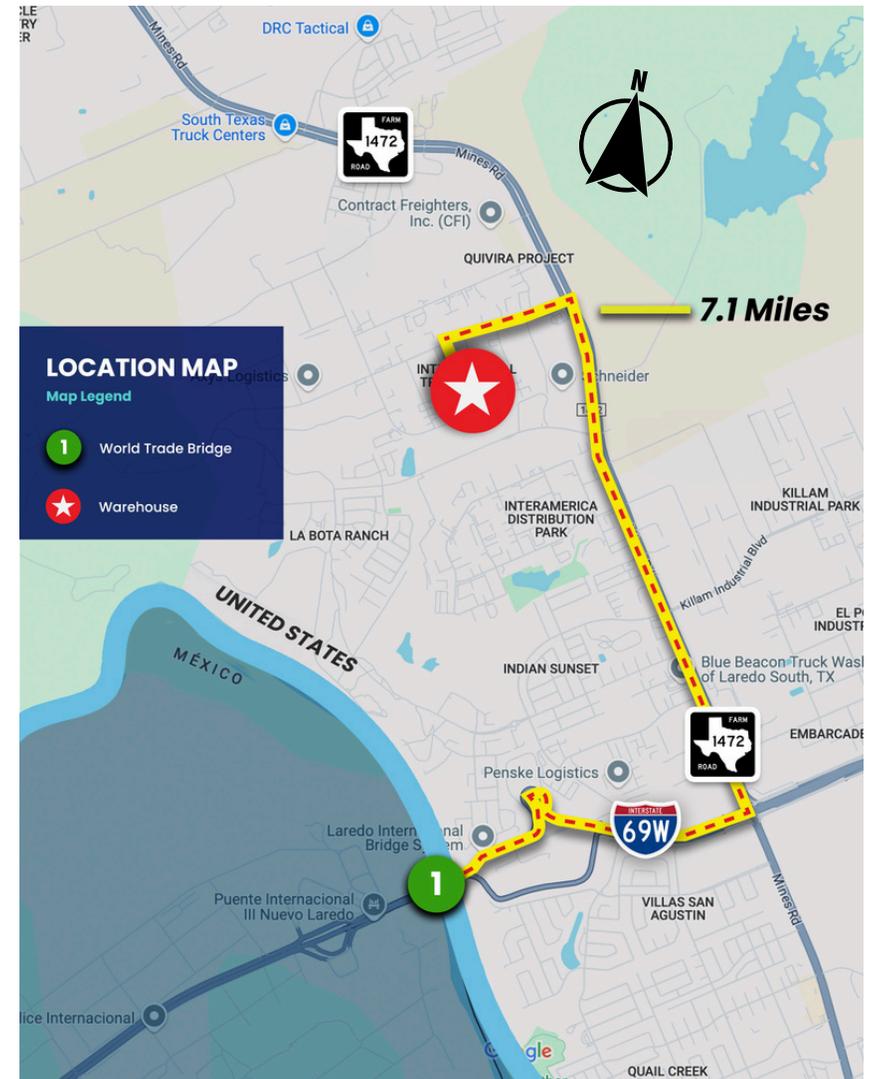
Offers a prime setting for logistics, manufacturing or distribution operations with ample space, high functionality, and large trailer yard.

- 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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14413 IMPORT RD.

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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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