

956.415.0100

Call to inquire about your future industrial space today.



HACHAR INDUSTRIAL PARK - PHASE 4 LAREDO, TEXAS

INDUSTRIAL WAREHOUSE: FOR LEASE OR SALE
BUILT TO SUIT - 118,560 SF - 3,320,681 SF

SKG

240 ACRES - DEVELOPMENT

HACHAR INDUSTRIAL PARK - PHASE 4

LAREDO, TEXAS

PROPERTY OVERVIEW

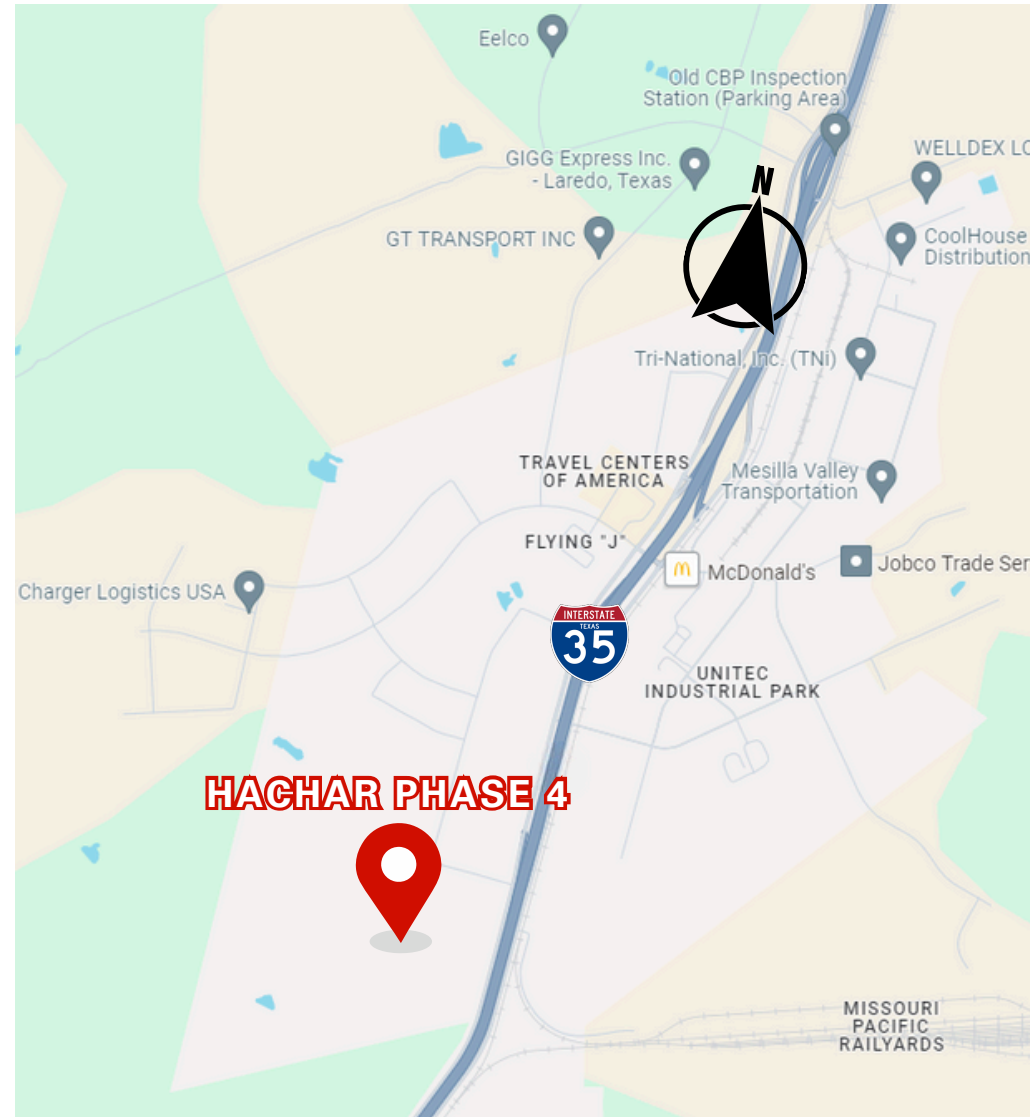
Aesthetic Finishes & Top of the Line Building Engineers
Large Warehouses ranging from 118,560 SF - 3,320,861 SF

- One of the largest and tallest warehouses available in the city
- Easy and quick access to IH35, both North and South
- 42 Feet low clear heights
- TPO Roof
- ESFR Sprinkler System
- City of Laredo Water and Sewage

LOCATION OVERVIEW

Warehouse available at North Laredo, Texas.
Industrial building located at Hachar Industrial Park.

- Immediate access to Interstate 35 Frontage Rd. North and South.
- Minutes away from World Trade Bridge
- Highway frontage, giving your business maximum visibility



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contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

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LAREDO, TEXAS



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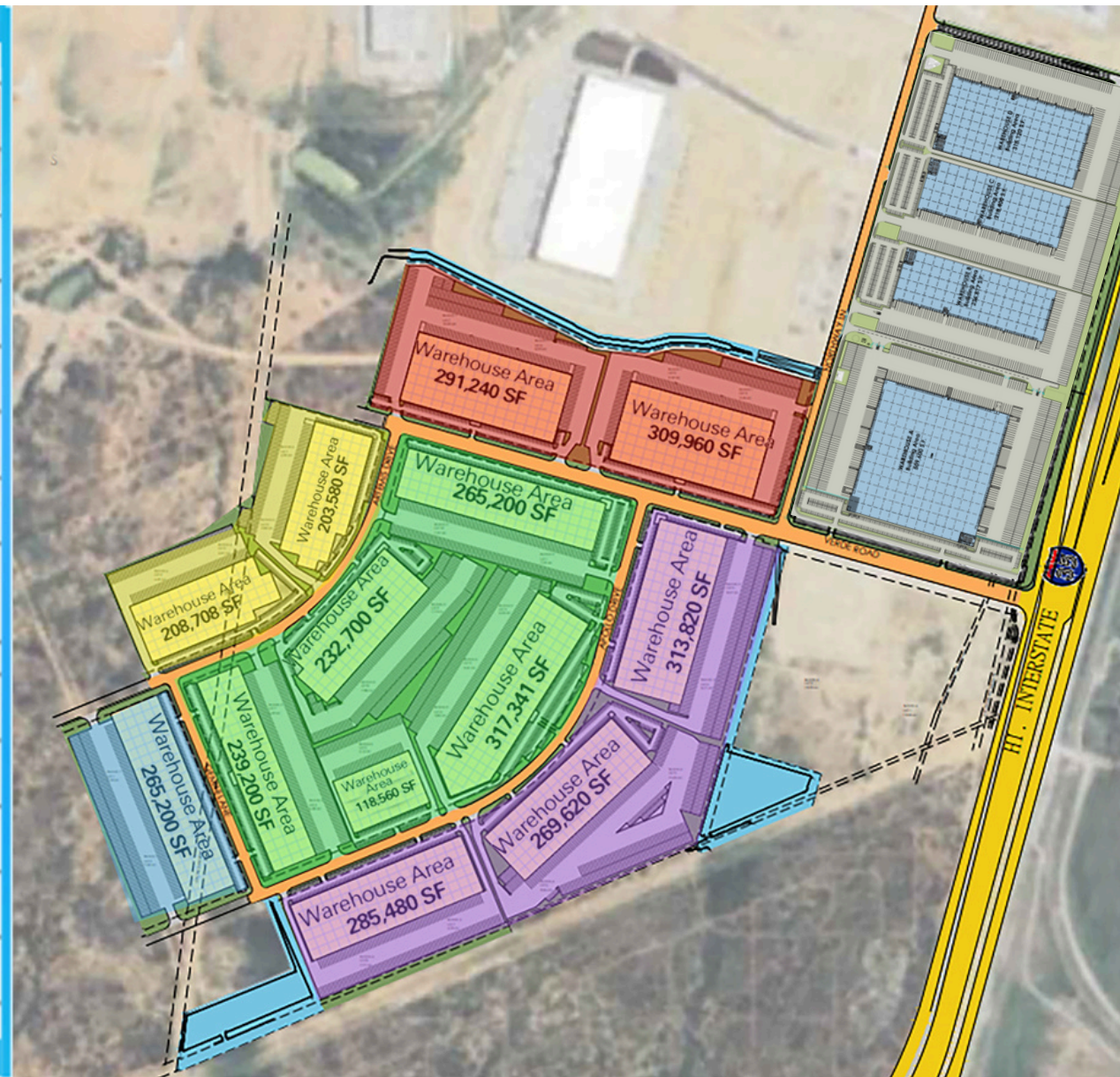
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LAREDO, TEXAS

Block	Lot	Ac	Σ/Acre	Σ/Area SF	WH Area
1	4	9.43	19.02	828,511.20	309,960.00
	5	9.59			
	6	8.99	19.24	838,094.40	291,240.00
	7	10.25			
4	1	13.82	32.91	1,433,559.60	
	2	19.09			
	3	8.07	29.03	1,264,546.80	313,820.00
	4	8.71			
	5	12.25	23.28	1,014,076.80	269,620.00
	6	8.56			
	7	6.95	14.72	641,203.20	285,480.00
	8	7.77			
5	1	7.05	14.12	615,067.20	265,200.00
	10	7.07			
	2	6.52	17.73	641,203.20	317,341.00
	3	5.41			
	4	5.80	6.16	268,329.60	118,560.00
	5	6.16			
	6	6.48	12.97	564,973.20	239,200.00
	7	6.49			
	8	7.88	15.07	656,449.20	232,700.00
	9	7.19			
6	1	6.90	10.73	467,398.80	203,580.00
	2	3.83			
	3	4.01	10.50	457,380.00	208,780.00
	4	6.49			
7	1	7.43	14.86	647,301.60	265,200.00
	2	7.43			
					3,320,681.00

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SKG STANDARD SPECIFICATIONS

WAREHOUSE FEATURES

- Storage group type S-1
- 5.5" thick reinforced concrete polished concrete warehouse floor
- 7.25" thick reinforced concrete tilt-up walls
- Pre-engineered metal building
- Minimum 52' wide bays
- Roof with 1/4 "– 12" slope
- (2%) 5X10 skylights
- Perimeter warehouse windows for natural illumination
- LED lighting with motion sensor system
- Complete ventilation with Louvers and exhaust fans
- Minimum 36', maximum 42' clear ceiling height
- 60 mil TPO Roofing system over entire area
- ESFR Sprinkler system
- 9'x10' OHD & EOD levelers at every Dock position
- 12'x14' OHD with warehouse access ramps

PARKING FEATURES

- Heavy duty concrete trailer parking
- 84' wide maneuver area + parking spaces
- Light Duty concrete car parking
- 12'x53' tractor trailer spaces single & double
- Guardhouse space at each entrance
- All protected with 6' tall cyclonic fence
- Metal decorative fence at front of building
- Trailer entrance speed bump
- Dumpster area
- Exterior illumination

OFFICE FEATURES

- Executive Offices & Receiving area
- Finishes selections by a specialized architect
- Fully functional AC
- LED Illumination motion sensor
- All Data preparation
- ADA compliant bathroom fixtures & bathroom accessories

Accessories

- First class porcelain tiles
- 6" stud walls painted finish
- Full covered ceiling tile
- Solid wood interior doors with metal frames
- Exterior metal doors with metal frames
- Aluminum storefront with aluminum/glass doors
- Wood kitchen cabinets

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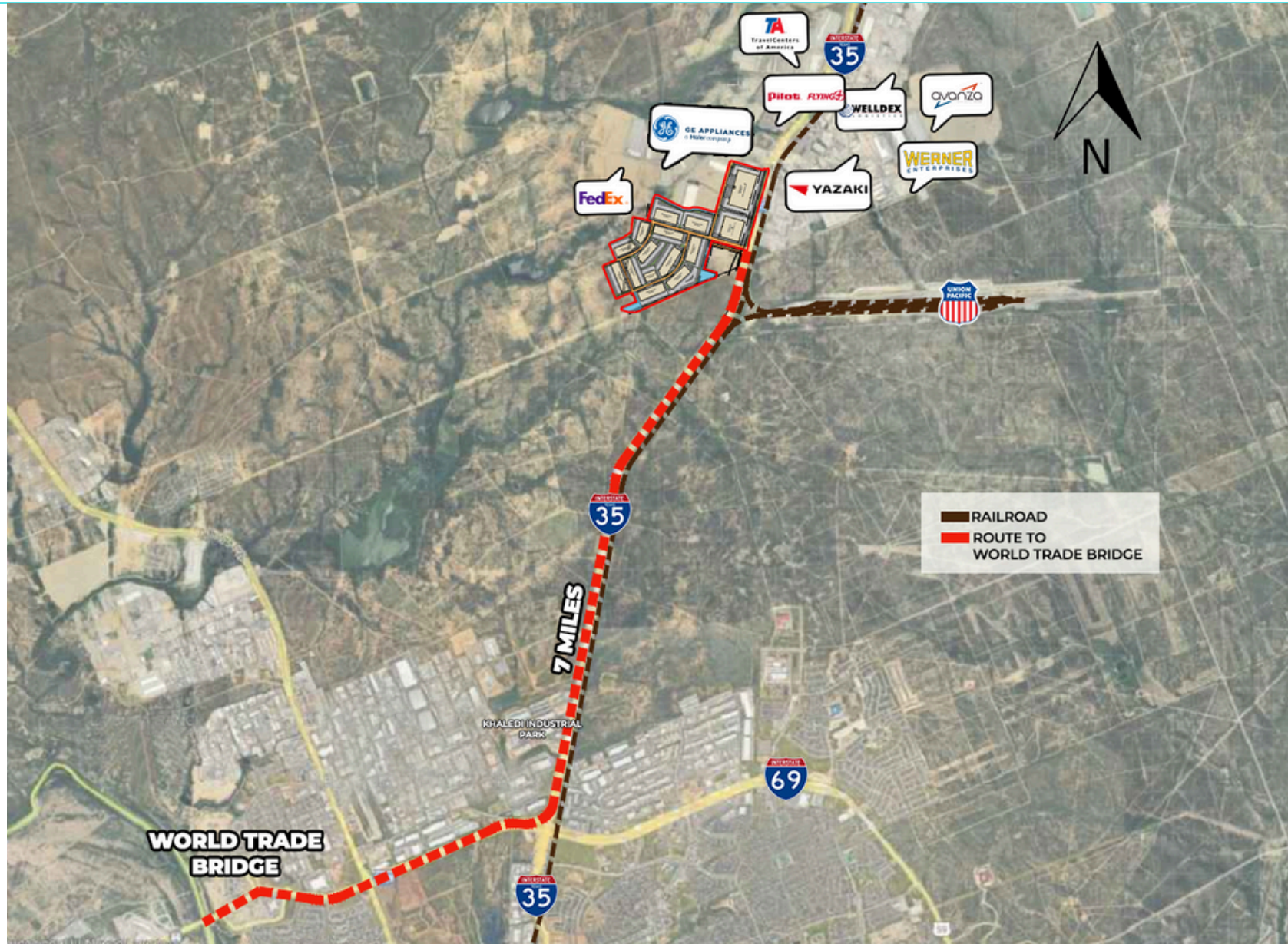


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HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS, 78045

FACTS

- #1 INLAND PORT INTO THE U.S.A
- #1 RAILROAD INTERCHANGE ON THE U.S. - MEXICO BORDER
- #3 PORT IN THE U.S. BY \$ VALUE
- SERVICED BY UNION PACIFIC RAILROAD AND KCSCP



PORT LAREDO 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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