

# 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](mailto:contact@skgroupusa.com)

# HACHAR INDUSTRIAL PARK - PHASE 4

LAREDO, TEXAS



Carriers Dr



**CONVENIENTLY  
LOCATED**



# SKG AT HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS 78045



**956.415.0100**

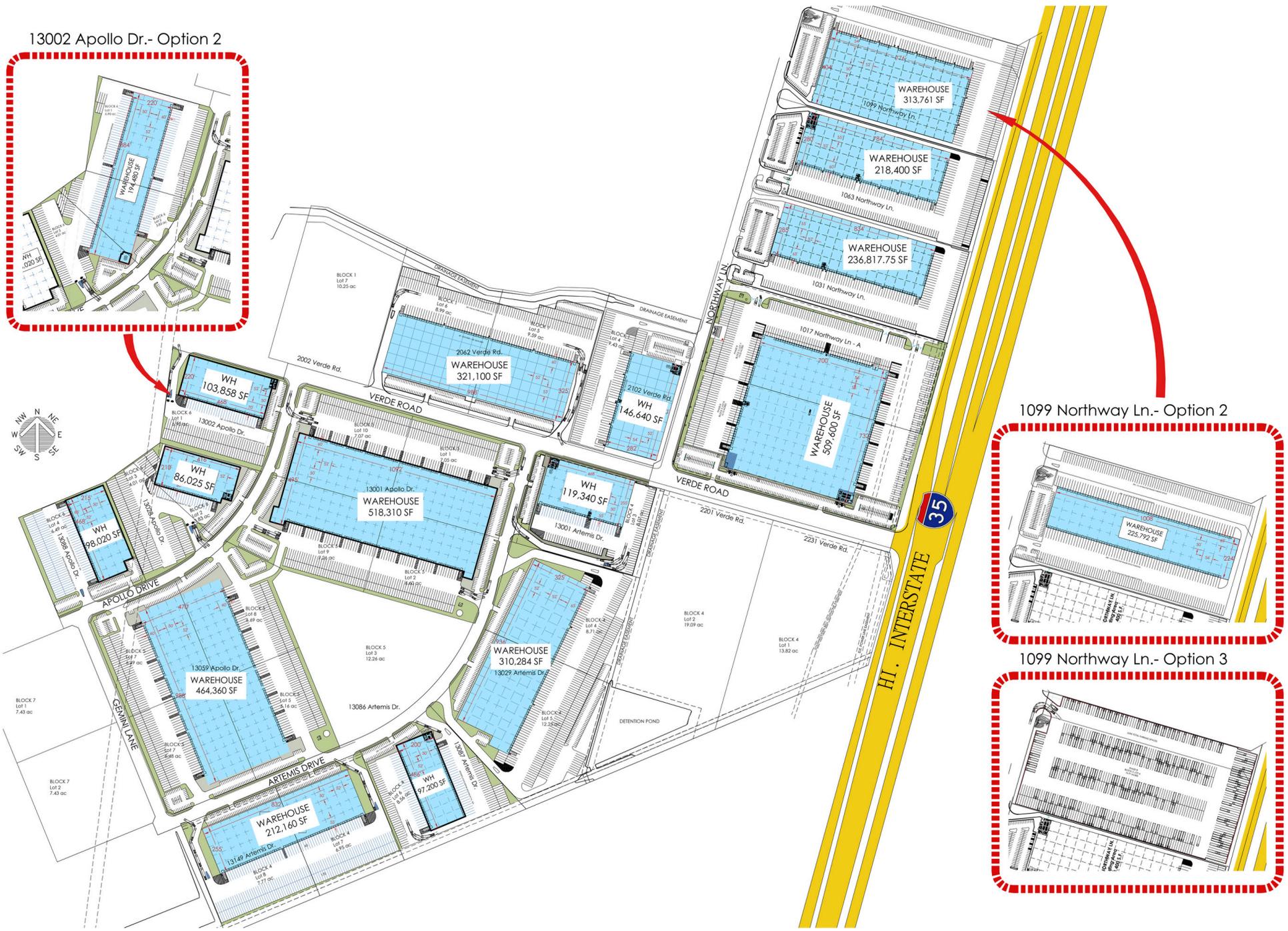
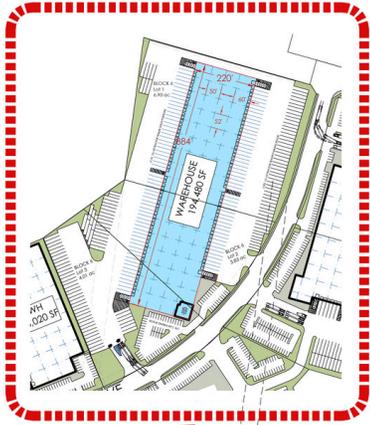
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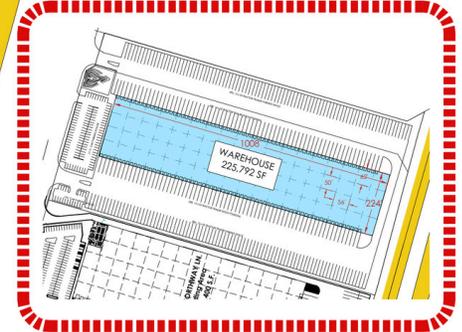


**SKG LAREDO OFFICE**  
3910 E. DEL MAR BLVD STE 106  
LAREDO, TEXAS 78045

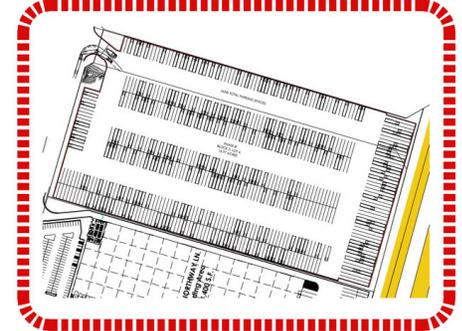
13002 Apollo Dr.- Option 2



1099 Northway Ln.- Option 2



1099 Northway Ln.- Option 3



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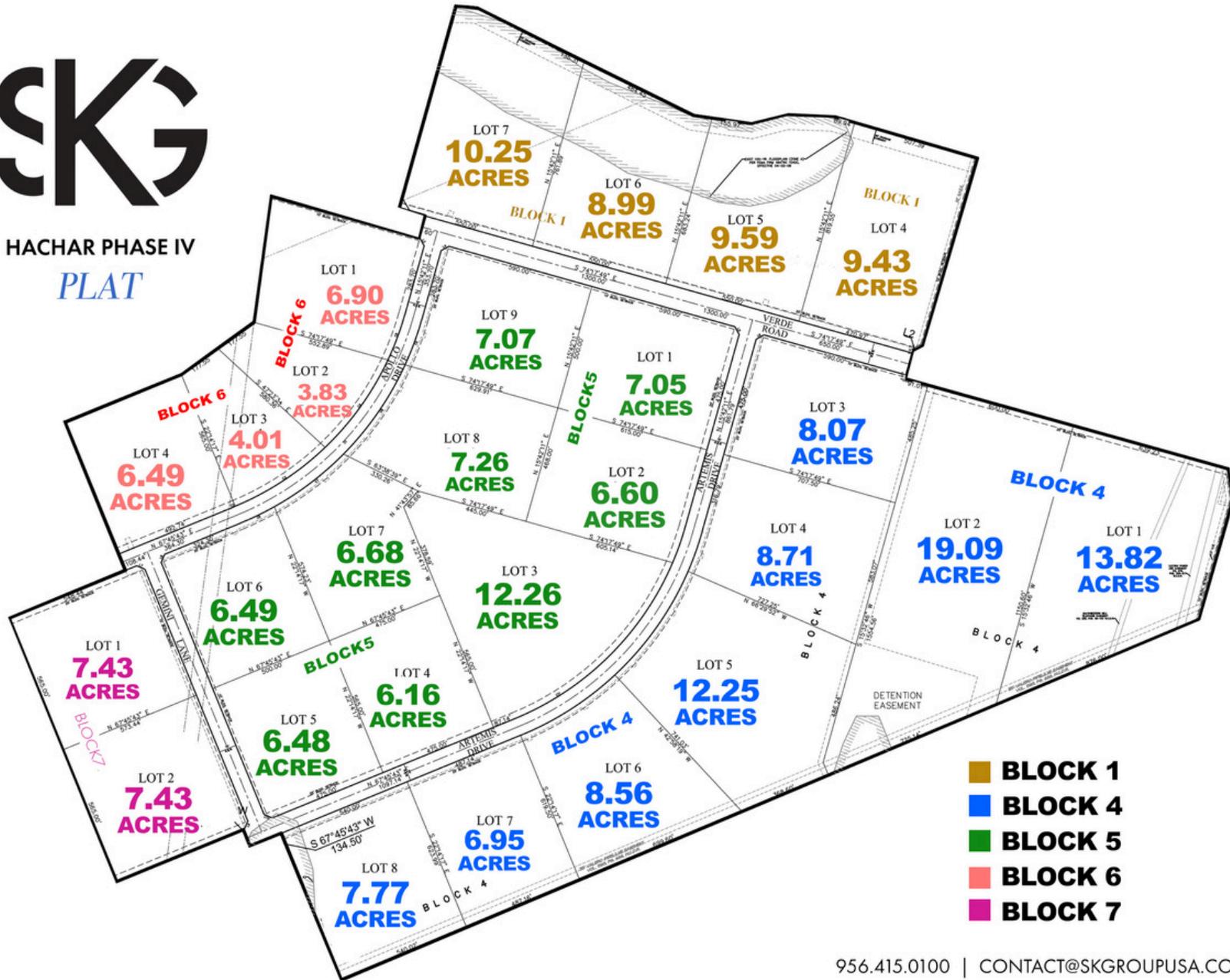
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# HACHAR INDUSTRIAL PARK - PHASE 4

LAREDO, TEXAS



HACHAR PHASE IV  
PLAT



- BLOCK 1**
- BLOCK 4**
- BLOCK 5**
- BLOCK 6**
- BLOCK 7**

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## HACHAR INDUSTRIAL PARK - PHASE 4

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 – ESRF
- Concrete Trailer & Auto parking
- LED Illumination with Motion Sensors



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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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