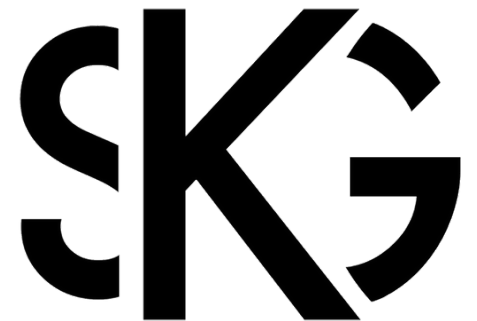




**1017 Northway Ln.**  
LAREDO, TEXAS

**509,600 SF - June 2025**  
IH-35 Frontage at Hachar Industrial Park Mile 13



# HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN LAREDO, TEXAS - 78045



**956.415.0100**

[contact@skgroupusa.com](mailto:contact@skgroupusa.com)  
[skgholdings.com](http://skgholdings.com)



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

# HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN LAREDO, TEXAS - 78045



Interstate 35 Frontage Rd



29.12 Acres

**956.415.0100**

[contact@skgroupusa.com](mailto:contact@skgroupusa.com)

[skgholdings.com](http://skgholdings.com)



**SKG LAREDO OFFICE**

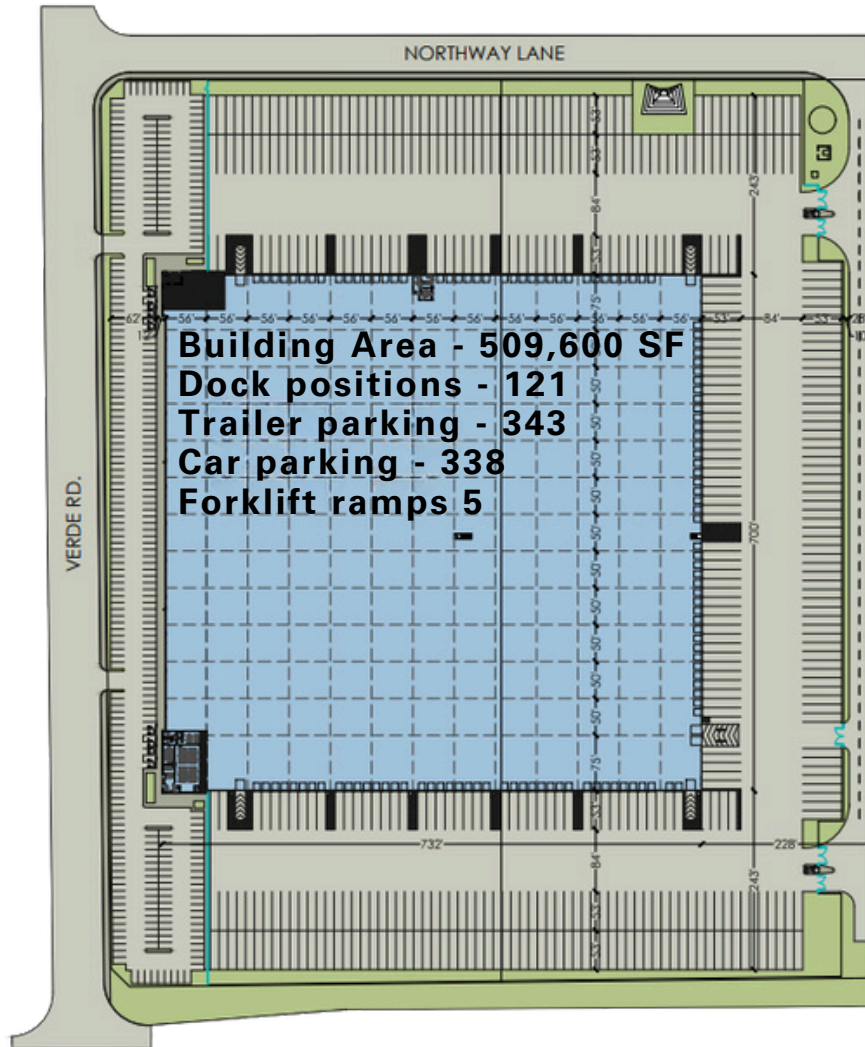
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

# HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS, 78045

## SITE SPECIFICATIONS



<b>Lot Size:</b>	29.12 Acres
<b>Building Size:</b>	509,600 SF
<b>Office area:</b>	5,046 SF
<b>Column Spacing:</b>	50' x 56'
<b>L.E.H (Low Eave Height)</b>	42'
<b>Construction Type</b>	Concrete
<b>Speed Bay</b>	75'
<b>Over head doors</b>	121
<b>Ramps</b>	5
<b>Trailer Parking</b>	343
<b>Trailer Parking Material</b>	Concrete
<b>Truck Court</b>	243'
<b>Car Parking</b>	330
<b>ADA Car Parking</b>	8
<b>Sprinkler system</b>	ESFR
<b>Roof Type</b>	TPO
<b>Lighting</b>	LED Highbay
<b>Natural Illumination (skylight)</b>	2% (+perim. windows)

**956.415.0100**

contact@skgroupusa.com

skgholdings.com



**SKG LAREDO OFFICE**

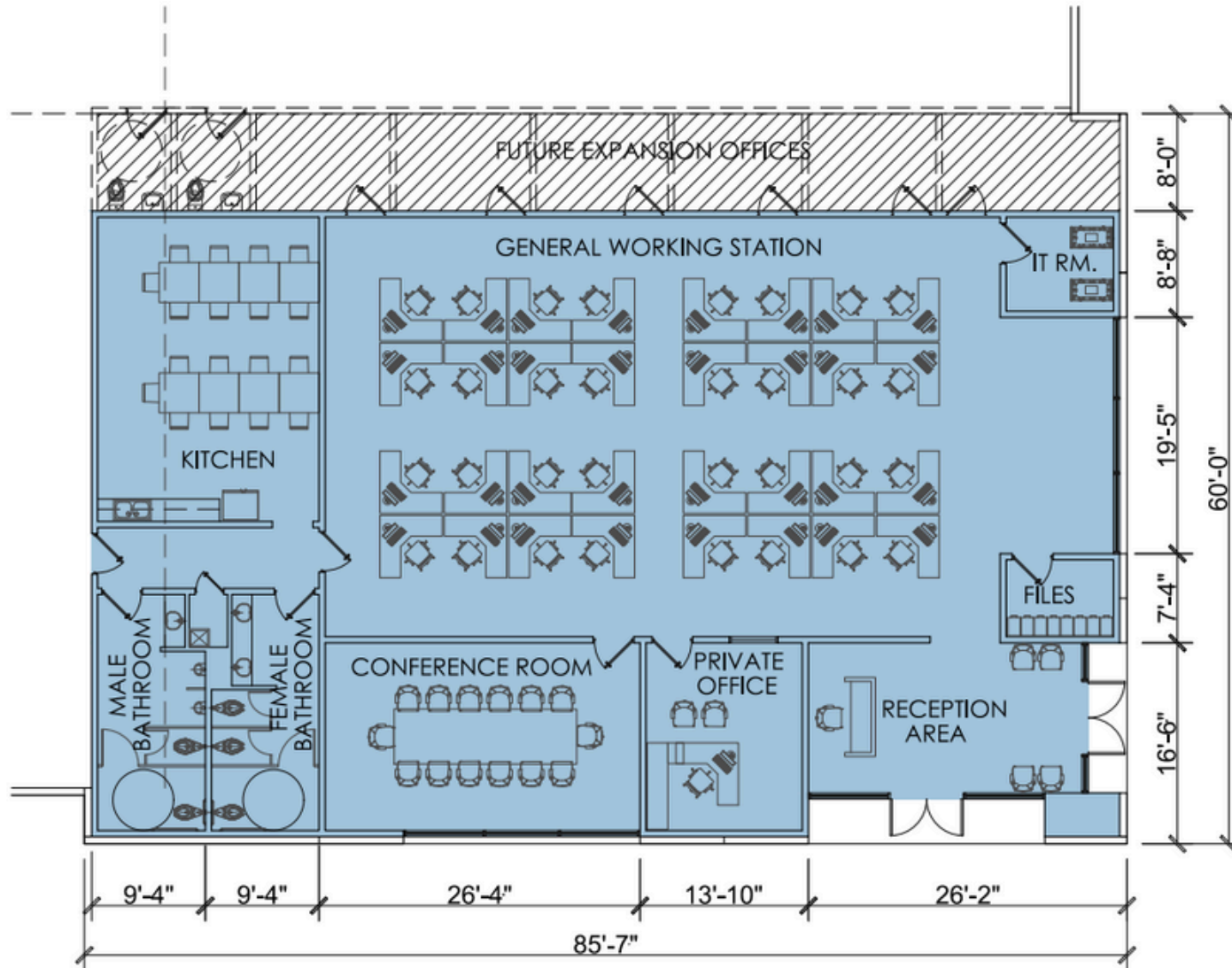
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

# HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS, 78045

## OFFICE AREA



956.415.0100

contact@skgroupusa.com

skgholdings.com



**SKG LAREDO OFFICE**

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

# HACHAR INDUSTRIAL PARK / HIGHWAY FRONTAGE

1017 NORTHWAY LN, LAREDO, TEXAS, 78045



956.415.0100

contact@skgroupusa.com  
skgholdings.com



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

# HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN LAREDO, TEXAS - 78045

## PROPERTY OVERVIEW

We are pleased to unveil our newest development at Hachar Industrial Park, expected to be delivered **June 2025**.

**1017 Northway Ln: 509,600 SF - June 2025**

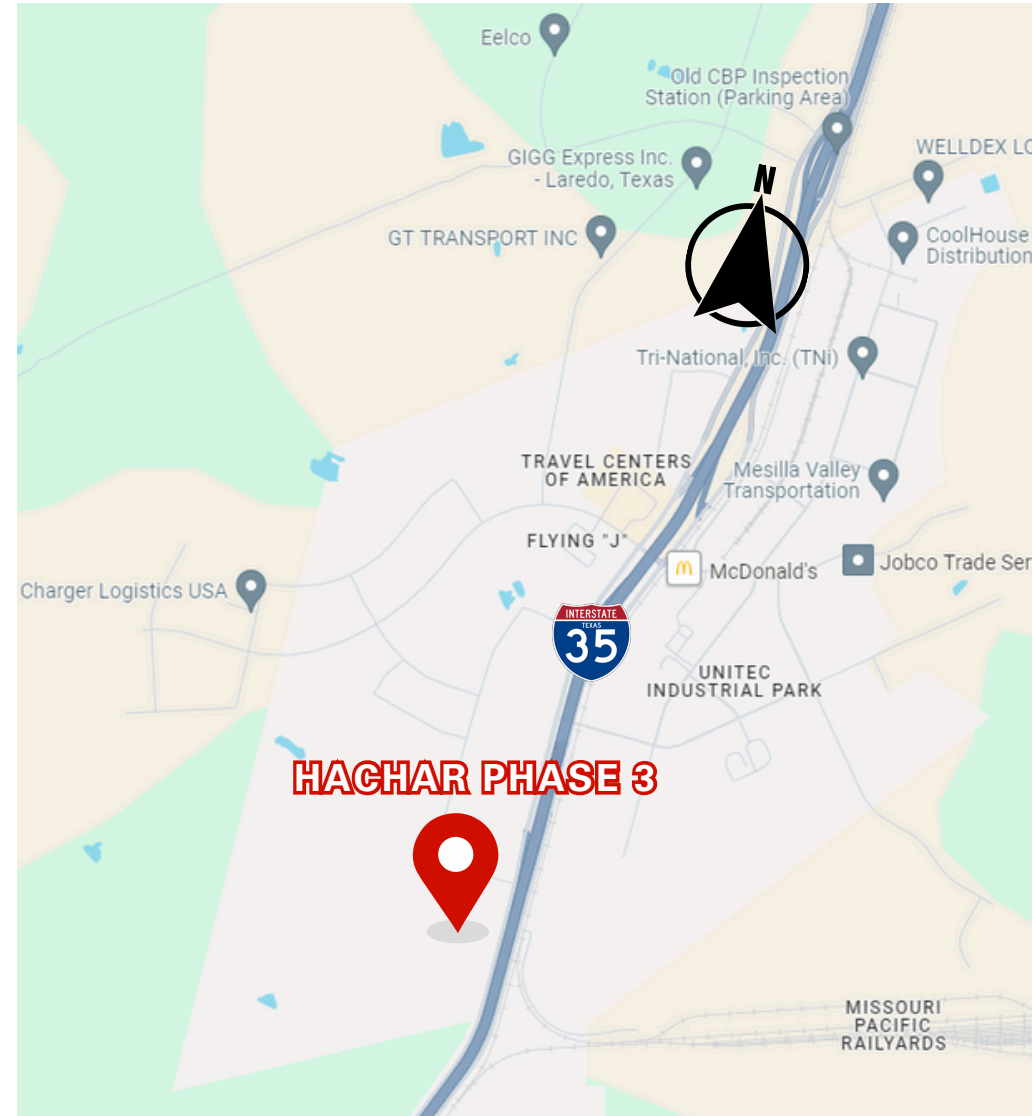
Don't miss out on this great opportunity to lease top-of-the-line warehouse space in a prime location.

- *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*

## LOCATION OVERVIEW

Highly coveted location with a significant growth uptick and easy access to major transportation routes, making this a great opportunity for your business.

- Strategic positioning enhancing business operations.
- IH-35 Frontage with maximum visibility.
- 8.2 miles from World Trade Bridge.
- 25.8 miles from Colombia Solidarity Bridge.



**956.415.0100**

[contact@skgroupusa.com](mailto:contact@skgroupusa.com)

[skgholdings.com](http://skgholdings.com)



**SKG LAREDO OFFICE**

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

# 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

**956.415.0100**

contact@skgroupusa.com  
skgholdings.com



**SKG LAREDO OFFICE**

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