

**CONSTRUCTION
COMPLETE!**



Class A Building: 509,600 SF

4,196 SF Main Office | 850 SF Receiving Office | 42' Clear Height

956.415.0100

contact@skgroupusa.com

SKG AT HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS 78045



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

SITE HIGHLIGHTS

- DUAL YARD ACCESS
- FTZ ELIGIBLE
- FULLY FENCED PERIMETER
- CTPAT COMPLIANT
- GUARD HOUSE INCLUDED
- LED HIGH BAYS AT INTERIOR
- EQUIPPED WITH EOD LEVELERS



Lot Size:	29.12 Acres
Building Size:	509,600 SF
Office area:	5,046 SF
Column Spacing:	50' x 56'
L.E.H (Low Eave Height)	42'
Construction Type	Concrete
Speed Bay	75'
Overhead doors	121
Forklift Ramps	5
Trailer Parking	464
Trailer Parking Material	Concrete
Truck Court	243'
Car Parking	319
ADA Car Parking	8
Sprinkler System	ESFR
Roof Type	60 Mil TPO
Lighting	LED High bay
Natural Illumination (skylight)	2% (+perim. windows)

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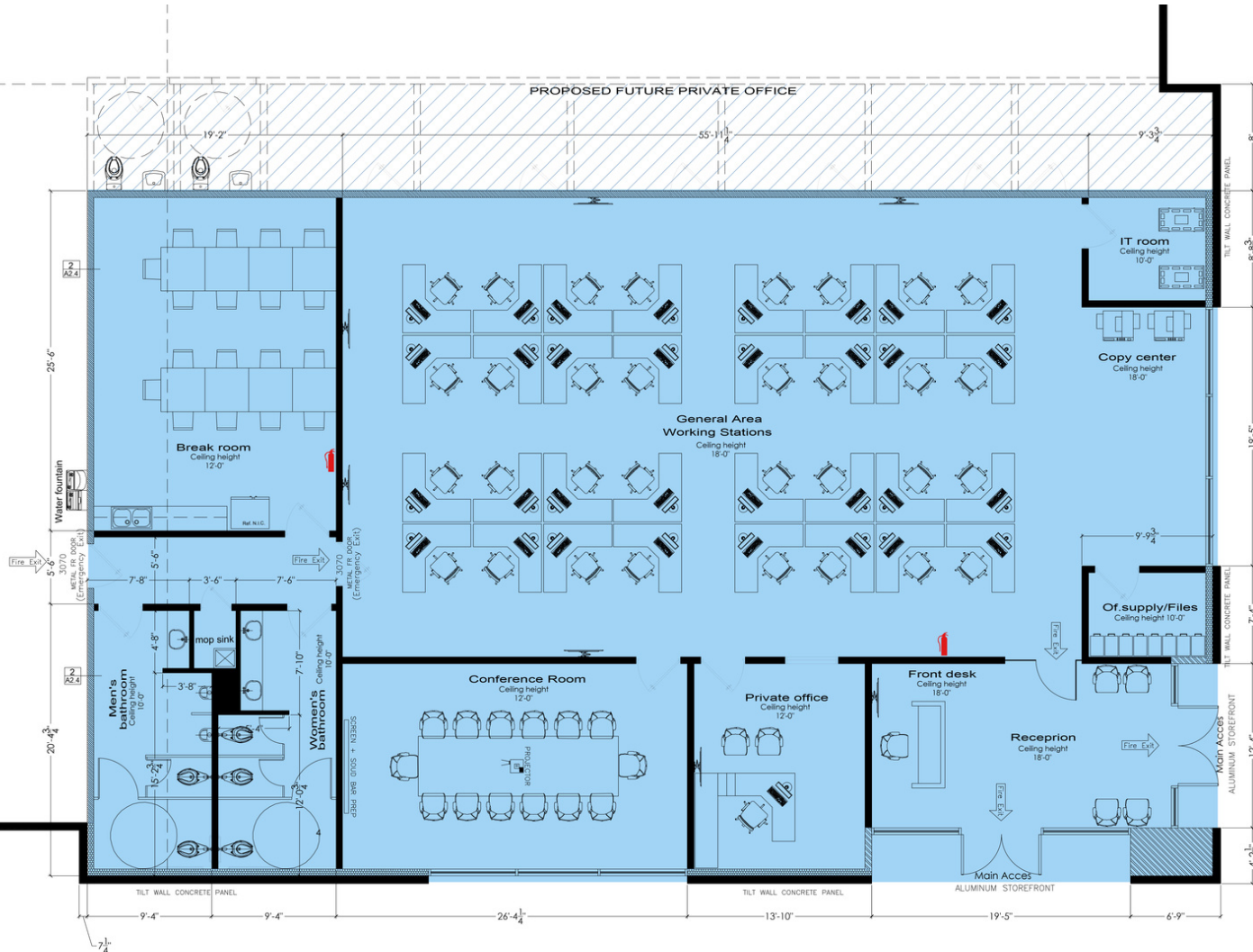


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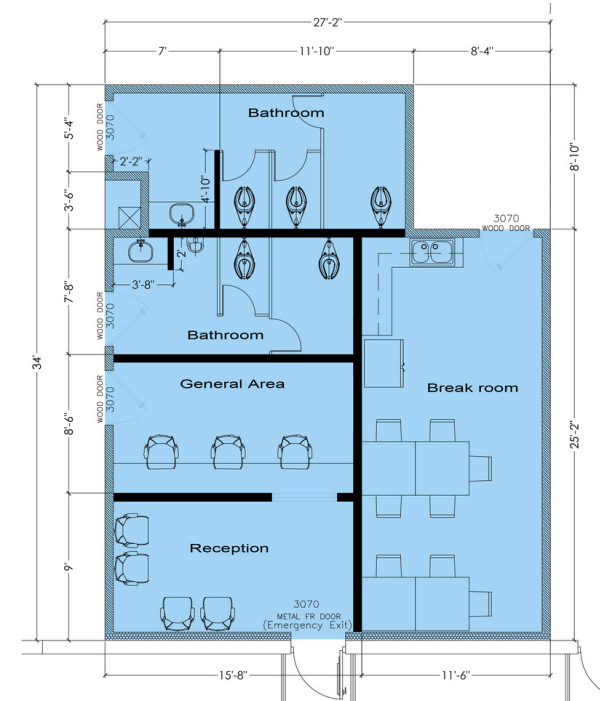
MAIN OFFICE AREA: 4,196 SF



- RECEPTION AREA
- GENERAL WORK AREA
- LARGE BREAK ROOM
- 3 PRIVATE OFFICES

- IT ROOM
- STORAGE ROOM
- RESTROOMS

RECEIVING OFFICE: 850 SF



- RECEPTION AREA
- GENERAL AREA
- BREAK ROOM
- RESTROOMS

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subject property

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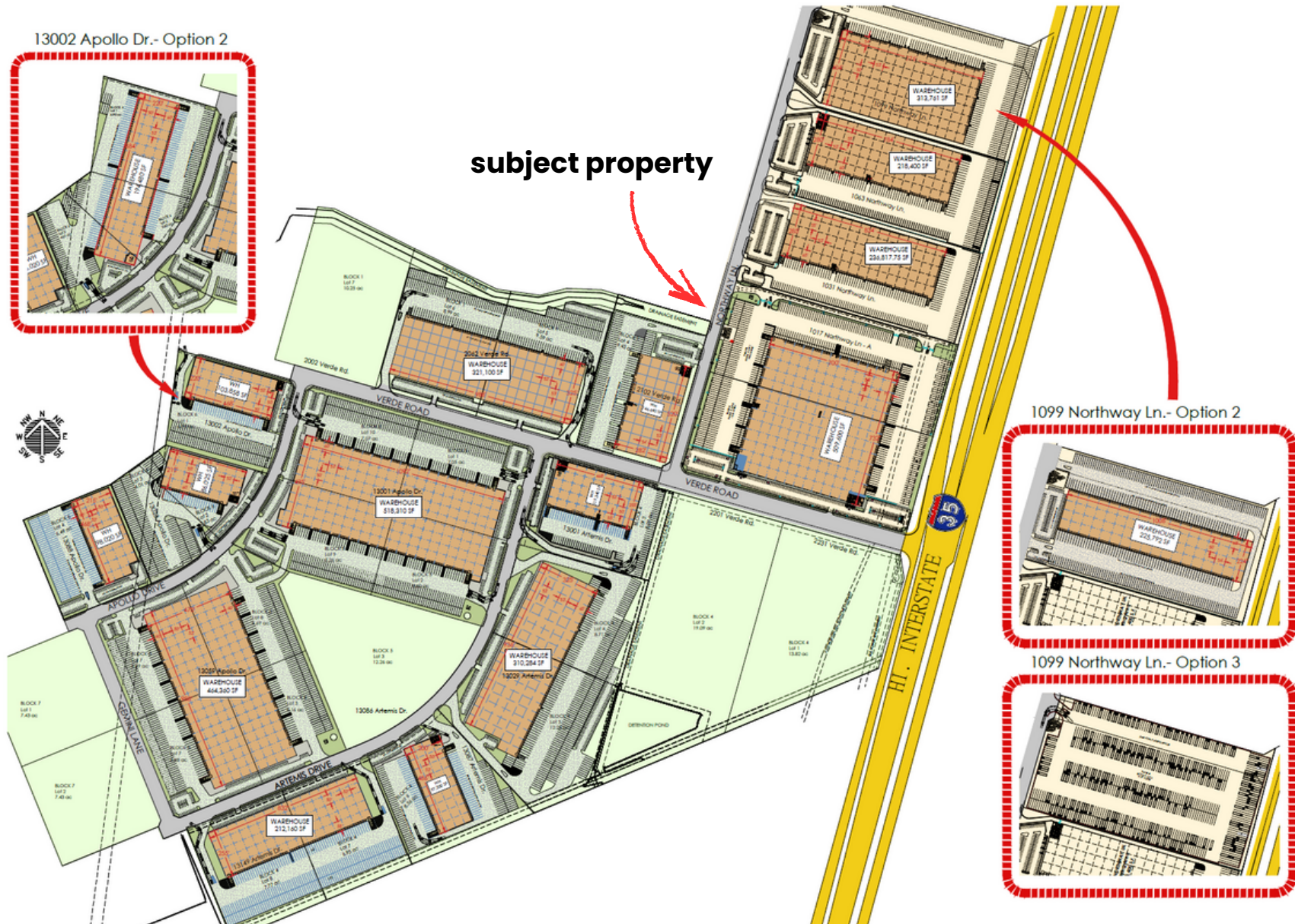
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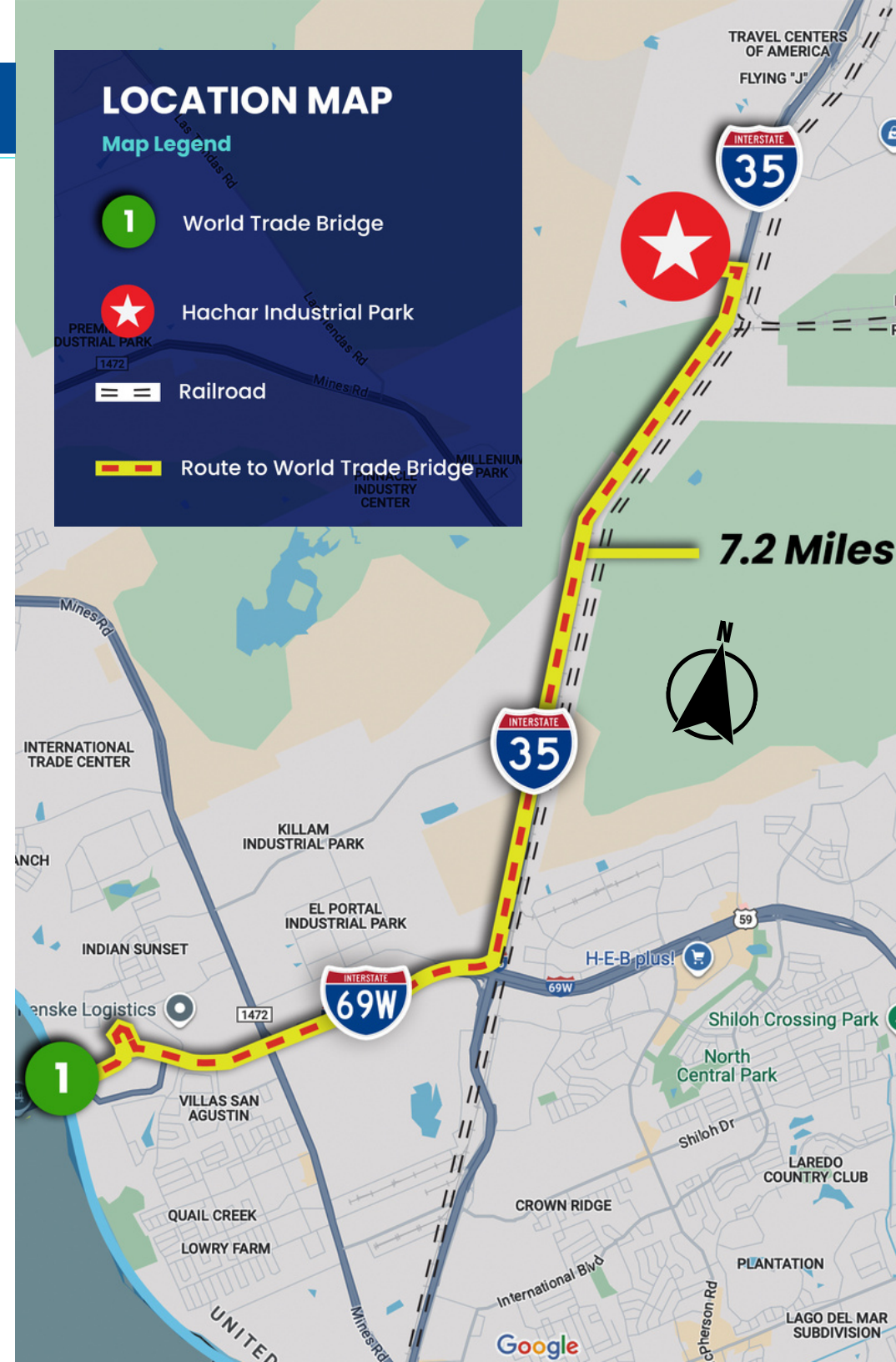
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

509,600 SF | Built in 2025

- Immediate access to IH35, both North and South.
- Dual Yard-Entrance for smooth inbound/outbound traffic flow.
- Ample Parking: 464 trailer parking spaces.
- Unmatched cubic storage capacity- 42' low eave height.
- Large office space ideal for full onsite management teams.
- Best in class finishes to appeal to the most discriminating user.

- Unmatched visibility for your business at IH-35 frontage.
- At the forefront of Laredo's fastest growing industrial corridor.
- Surrounded by Top Tier Logistics, automotive, and manufacturing operators.
- Quick access to Mines Rd, HWY 255, and Union Pacific Railroad.
- 7.2 miles from World Trade Bridge.
- 25.8 miles from Colombia Solidarity Bridge.



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1017 NORTHWAY LN, LAREDO, TEXAS 78045

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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