

AVAILABLE FOR LEASE JANUARY 1, 2026



**14413 IMPORT RD, LAREDO TX**  
17,509 SF WAREHOUSE | 3,704 SF OFFICE SPACE

**956.415.0100**  
[contact@skgroupusa.com](mailto:contact@skgroupusa.com)



# 14413 IMPORT RD.

LAREDO, TEXAS, 78045



<b>Lot Size:</b>	6.9004 Acres
<b>Building Size:</b>	17,509 SF
<b>Office area:</b>	3,074 SF
<b>Construction Type</b>	Metal Building
<b>Over head doors</b>	3
<b>Ramps</b>	1

<b>Trailer Parking</b>	19
<b>Trailer Parking Material</b>	Asphalt
<b>Car Parking</b>	4
<b>Roof Type</b>	SSR
<b>Lighting</b>	Florescent tube
<b>Natural Illumination (skylight)</b>	YES

**956.415.0100**

contact@skgroupusa.com  
skgholdings.com



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



# 14413 IMPORT RD.

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



# 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





# 14413 IMPORT RD.

LAREDO, TEXAS, 78045

## PROPERTY OVERVIEW

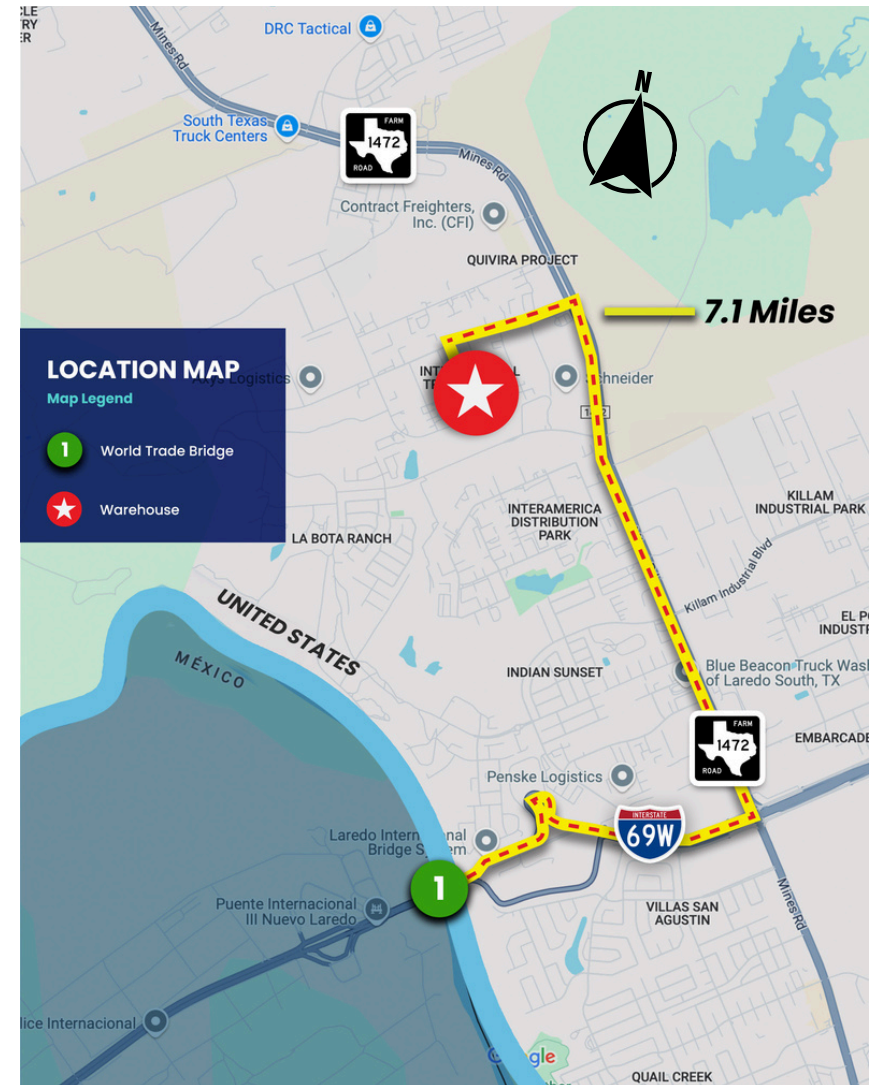
Offers a prime setting for logistics, manufacturing or distribution operations with ample space, high functionality, and large trailer yard.

- 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 3,057 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.



**956.415.0100**

contact@skgroupusa.com

skgholdings.com



**SKG LAREDO OFFICE**  
3910 E. DEL MAR BLVD STE 106  
LAREDO, TEXAS 78041

# 14413 IMPORT RD.

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

**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