

SKG COLOMBIA INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472
Laredo, TX 78045

956.415.0100

contact@skgroupusa.com

SKG COLOMBIA INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472

NORTH 802,400 SF

Speculative

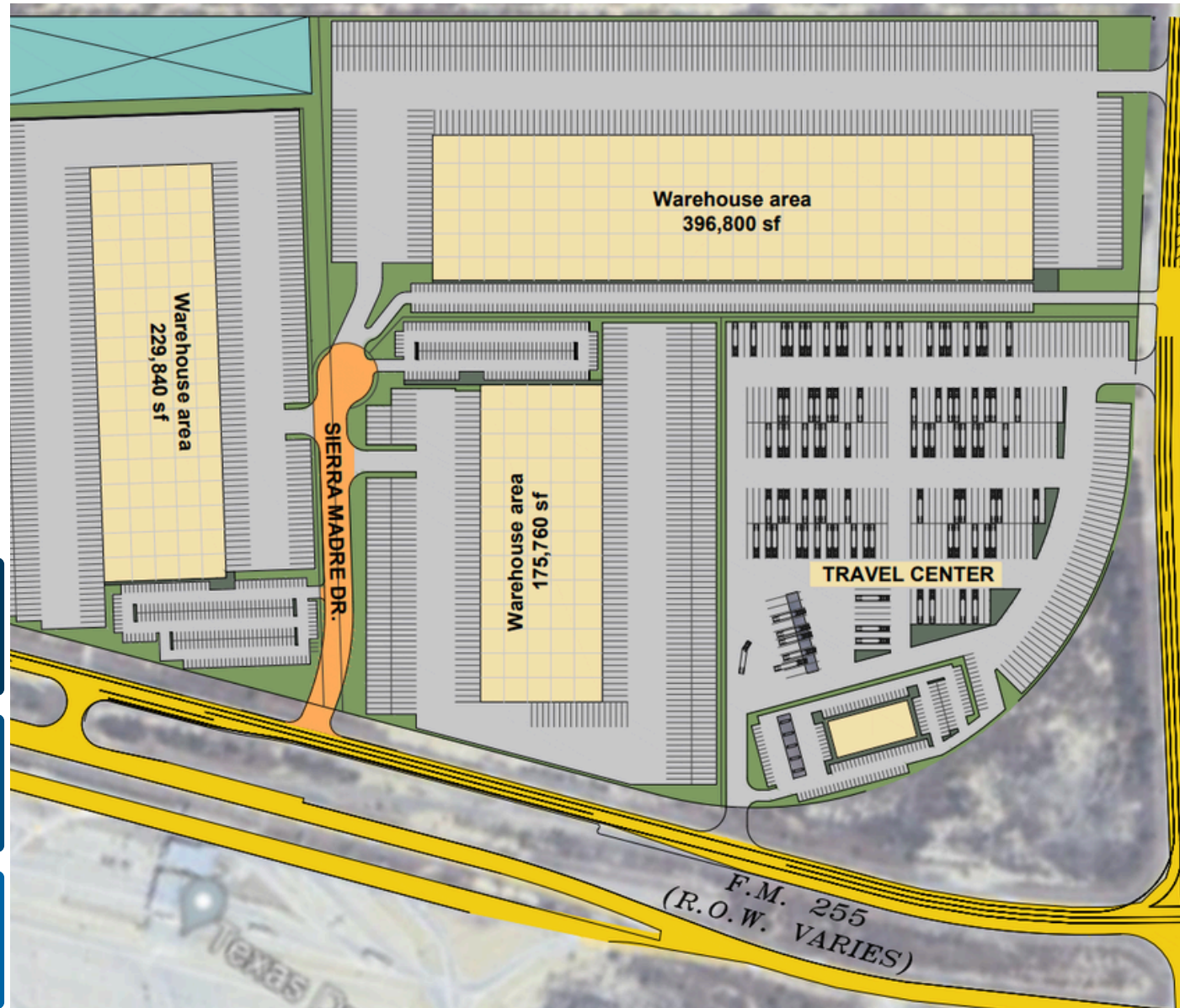
1 Travel Center
Available for
Lease/Purchase

We can build to meet your design
and physical specifications

**Warehouse 1
175,760 SF**

**Warehouse 2
229,840 SF**

**Warehouse 3
396,800 SF**



956.415.0100

contact@skgroupusa.com
skgholdings.com



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

SKG COLOMBIA INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472

SOUTH 949,720 SF

Speculative

1 Travel Center
Available for
Lease/Purchase

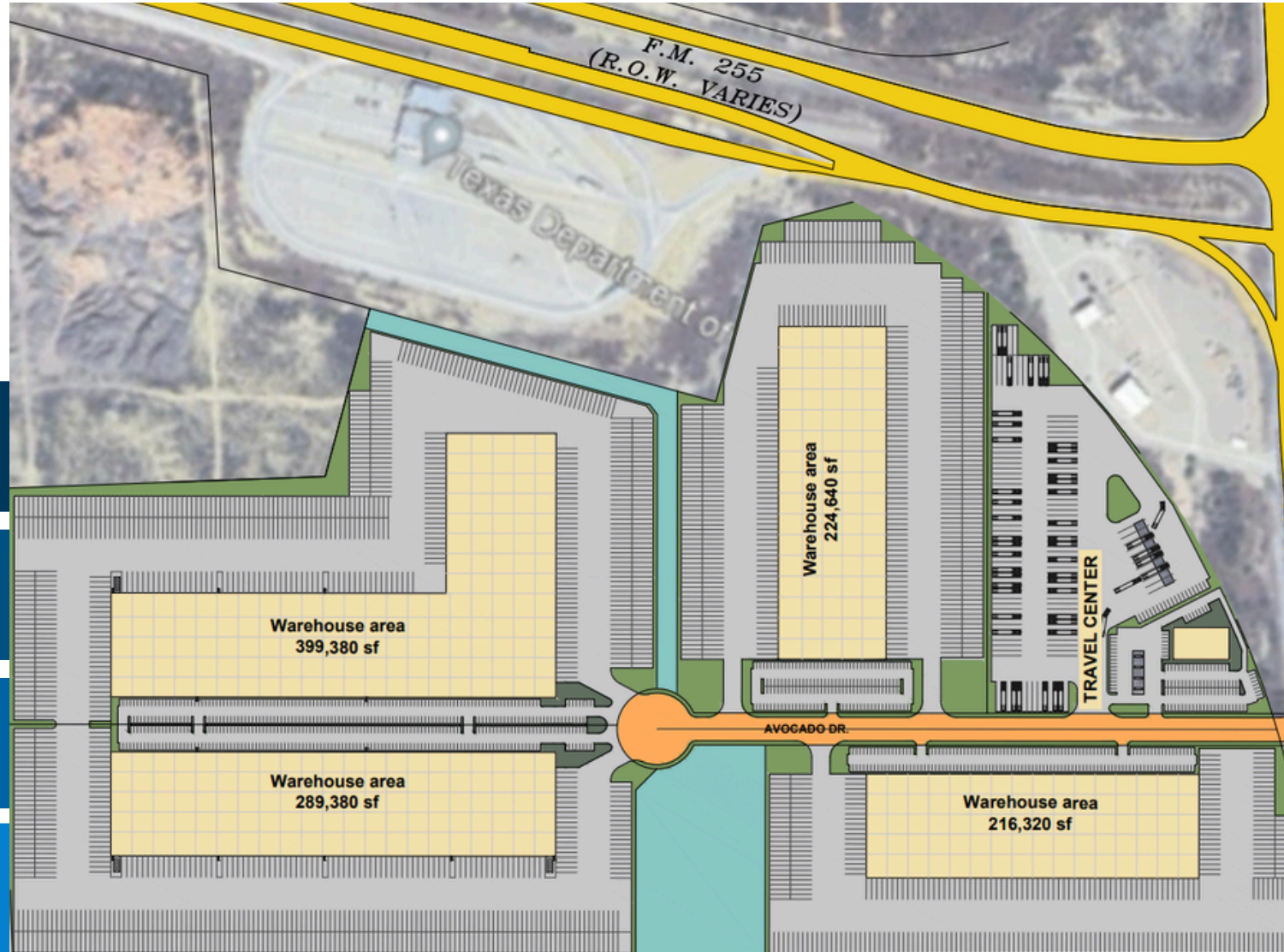
We can build to meet your design
and physical specifications

Warehouse 1
216,320 SF

Warehouse 2
289,380 SF

Warehouse 3
399,380 SF

Warehouse 4
224,640 SF



956.415.0100

contact@skgroupusa.com
skgholdings.com



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

SKG AT HACHAR INDUSTRIAL PARK

FM 255 FRONTAGE AND FM 1472

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

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045