



606 ENTERPRISE ST. LAREDO TX 78045

17,840 SF WAREHOUSE | 1,489 SF OFFICE SPACE

956.415.0100

contact@skgroupusa.com

606 ENTERPRISE ST.

LAREDO, TEXAS, 78045



Lot Size:	1.56 Acres
Building Size:	17,840 SF
Office area:	1,489 SF
Construction Type	Metal Building
Over head doors	7

Ramps	1
Trailer Parking	23
Trailer Parking Material	Asphalt
Car Parking	6
Natural Illumination (skylight)	YES

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PROPERTY OVERVIEW

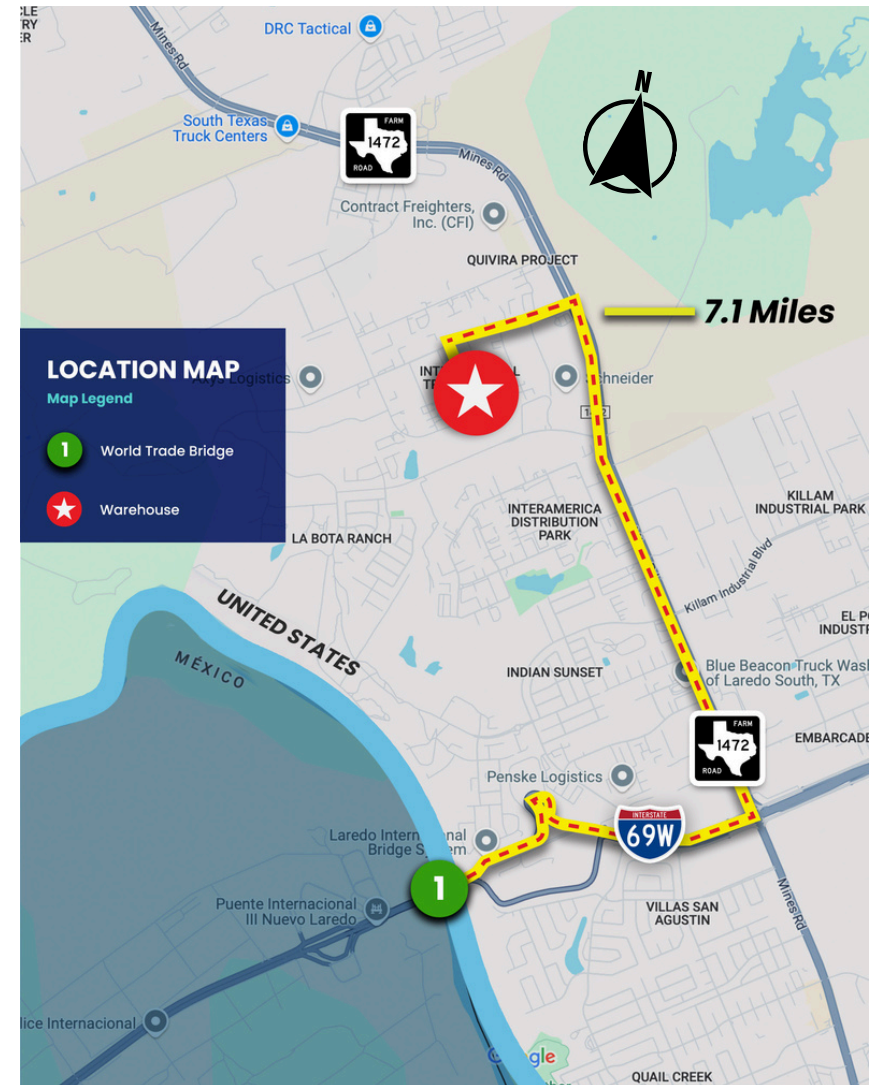
Offers a prime setting for logistics, manufacturing or distribution operations with ample space, high functionality, and large trailer yard.

- Industrial warehouse totaling 1.56 Acres Lot Size and 17,840 building SF.
- 7 over head doors with docking positions and 1 ramp.
- 23 trailer parking and 7 car parking.
- Ample office space of 1,854 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.
- 3.9 miles from IH-35.
- 3.2 miles from World Trade Bridge
- 17.3 miles from Colombia Solidarity Bridge.



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SKG LAREDO OFFICE
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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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