



**FOR SALE | FOR LEASE**

**1031 Northway Ln.**

LAREDO, TEXAS

**236, 817 SF**

IH-35 Frontage at Hachar Industrial Park Mile 13

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



**956.415.0100**



# HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN LAREDO, TEXAS - 78045



**956.415.0100**

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

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



**SKG LAREDO OFFICE**

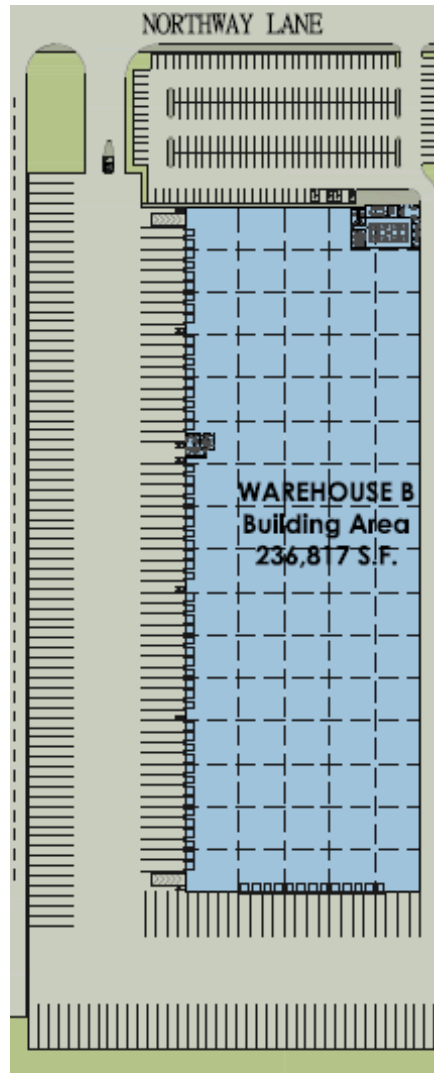
3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

# HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS, 78045

## SITE SPECIFICATIONS



<b>Lot Size:</b>	13.85 Acres
<b>Building Size:</b>	236,817 SF
<b>Office area:</b>	5,146 SF
<b>Column Spacing:</b>	52' x 55'
<b>L.E.H (Low Eave Height)</b>	36'
<b>Construction Type</b>	Concrete
<b>Speed Bay</b>	65'
<b>Over head doors</b>	68
<b>Ramps</b>	2
<b>Trailer Parking</b>	186
<b>Trailer Parking Material</b>	Concrete
<b>Truck Court</b>	190'
<b>Car Parking</b>	220
<b>ADA Car Parking</b>	4
<b>Sprinkler system</b>	ESFR
<b>Roof Type</b>	TPO
<b>Lighting</b>	LED Highbay
<b>Natural Illumination (skylight)</b>	2% (+perim. windows)

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# HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS, 78045

## ■ PROPERTY OVERVIEW

We are pleased to unveil our newest development at Hachar Industrial Park.

**1031 Northway Ln: 236,817 SF**

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

- *Easy and quick access to IH35, both North and South*
- *36 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.



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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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