



FOR SALE | FOR LEASE

1017 Northway Ln.

LAREDO, TEXAS

509,600 SF

IH-35 Frontage at Hachar Industrial Park Mile 13

INQUIRE INFORMATION: contact@skgroupusa.com

SKG

956.415.0100

HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN, LAREDO, TEXAS, 78045



PARKING LOT 100%

NORTHWAY LN

VERDE DR

1017 NORTHWAY LN, LAREDO, TEXAS, 78045

The site plan illustrates the layout of Block 3, Lot 4, which is 13.94 acres in size. The central feature is a large blue-shaded building area measuring 509,600 SF. Surrounding the building are various parking areas: 121 dock positions, 464 trailer parking spaces, 319 car parking spaces, and 5 forklift ramps. The plan also shows two guardhouses (sanitary/water/electric prep.), two 22' wide access gates, and a water pump house. The site is bordered by Northway Ln. to the north and Verde Road to the west. The plan includes dimensions for the building and parking areas, as well as a north arrow.

Building Area - 509,600 SF
Dock positions - 121
Trailer parking - 464
Car parking - 319
Forklift ramps - 5

PHASE III
BLOCK 3, LOT 8.
15.10 ACRES

PHASE III
BLOCK 3, LOT 7.
14.02 ACRES

MAIN ACCESS

GUARDHOUSE
(Sanitary/water/electric prep.)

22' WIDE ACCESS GATE

WATER PUMP HOUSE

HCP/MHABR PUMP
ELEC. TRANSFORMER

VERDE ROAD

NORTHWAY LN.

Block 3, Lot 4.
13.94 ACRES

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'
Over head doors	121
Ramps	5
Trailer Parking	464
Trailer Parking Material	Concrete
Truck Court	243'
Car Parking	319
ADA Car Parking	8
Sprinkler system	ESFR
Roof Type	TPO
Lighting	LED Highbay
Natural Illumination (skylight)	2% (+perim. windows)

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

HACHAR INDUSTRIAL PARK

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OFFICE AREA: 4,196 SF



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HACHAR INDUSTRIAL PARK / HIGHWAY FRONTAGE

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HACHAR INDUSTRIAL PARK

1017 NORTHWAY LN LAREDO, TEXAS - 78045

PROPERTY OVERVIEW

We are pleased to unveil our newest development at Hachar Industrial Park, expected to be delivered August 2025.

1017 Northway Ln: 509,600 SF

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

- One of the largest and tallest warehouses available in the city
- Easy and quick access to IH35, both North and South
- 42 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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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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