

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

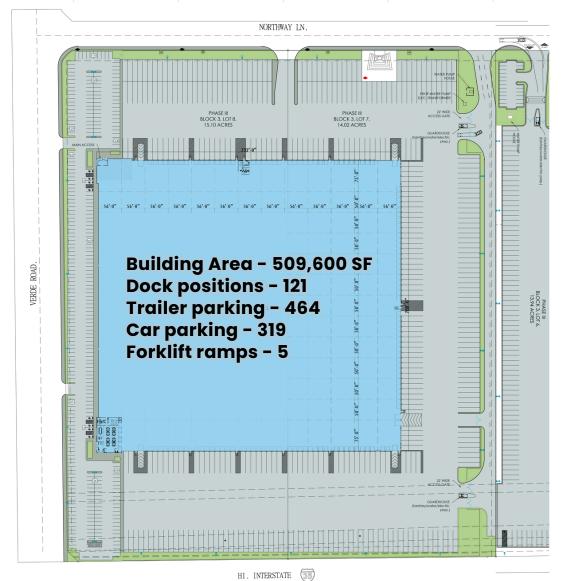


956.415.0100



1017 NORTHWAY LN, LAREDO, TEXAS, 78045

SITE SPECIFICATIONS

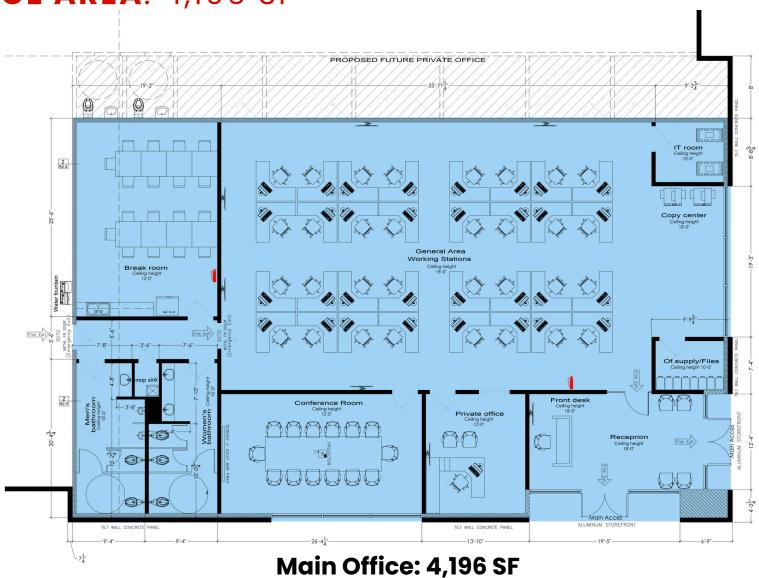


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Lot Size:	29.12 Acres
Building Size:	509,600 SF
Office area:	5,046 SF
Column Spacing:	50' x 56'
L.E.H (Low Eave Height)	42'
Construction Type	Concrete
Speed Bay	75'
Over head doors	121
Ramps	5
Trailer Parking	464
Trailer Parking Material	Concrete
Truck 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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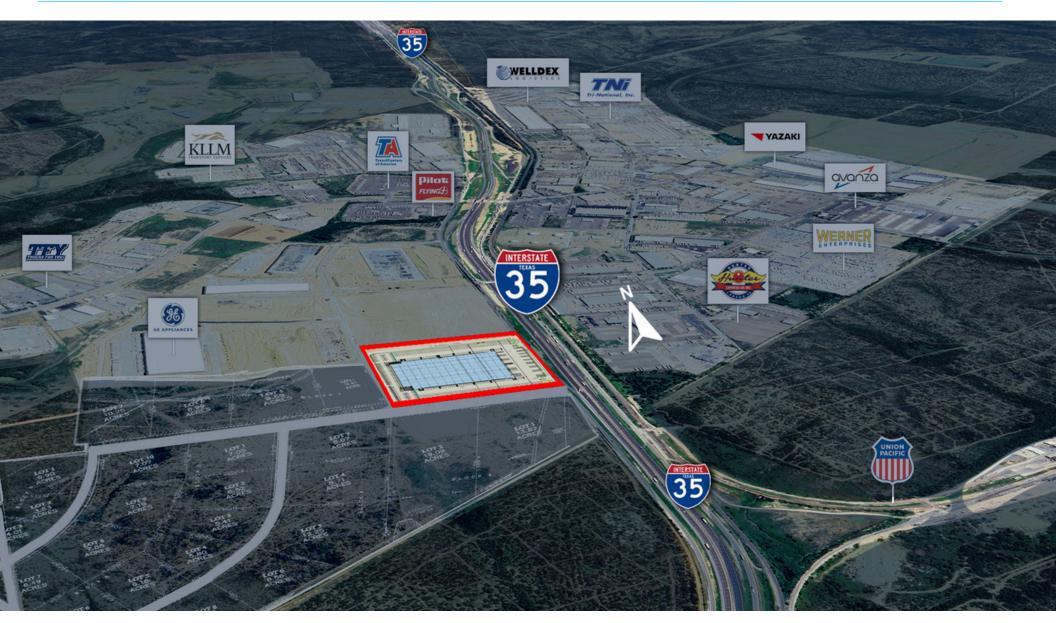






HACHAR INDUSTRIAL PARK / HIGHWAY FRONTAGE

1017 NORTHWAY LN, LAREDO, TEXAS, 78045



contact@skgroupusa.com skgholdings.com



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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

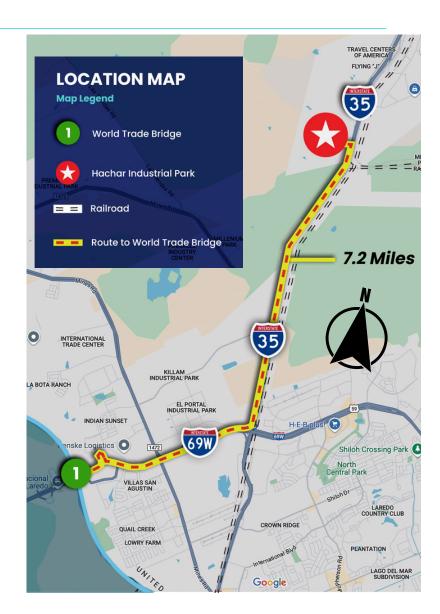
Don't miss out on this great opportunity to lease top-of-the-line warehouse space in a prime location.

- 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.













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

