

FOR SALE | FOR LEASE

# 240 ACRE INDUSTRIAL DEVELOPMENT



## HACHAR INDUSTRIAL PARK – PHASE 4 LAREDO, TEXAS

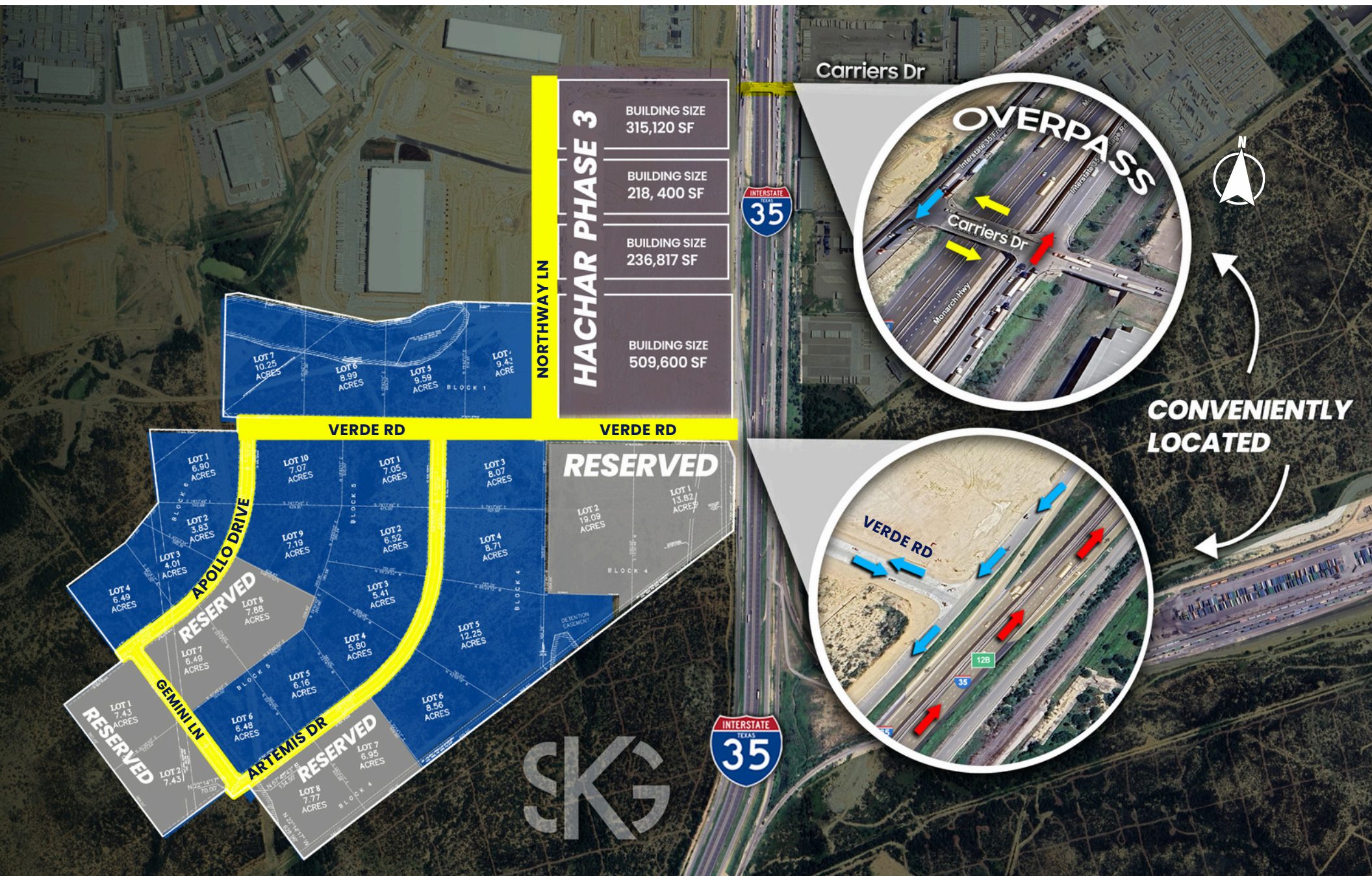
INQUIRE INFORMATION: [contact@skgroupusa.com](mailto:contact@skgroupusa.com)



956.415.0100



LAREDO, TEXAS





## PROPERTY OVERVIEW

**Class A Location with IH35 frontage inside the City of Laredo**

**Total Acreage: 240 Acres**

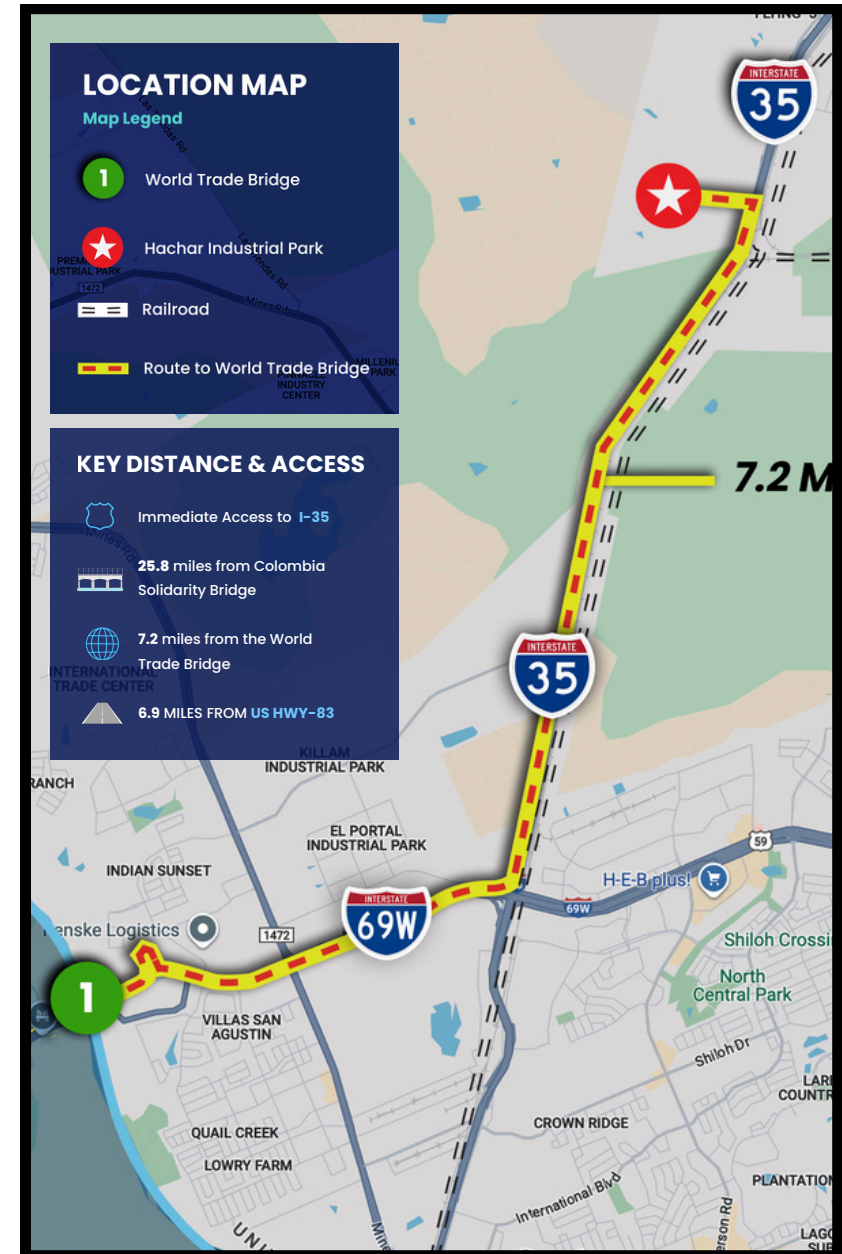
**Lot Sizes from 3.83 Acres to 19.09 Acres\***

**Warehouse sizes from 98,250 SF to 315,000 SF\***

\*LARGER WAREHOUSES CAN BE BUILT WITH CROSS-LOT DEVELOPMENT

## BUILDING SPECS

- Construction – Concrete Tilt
- Clear Height: 32' – 42'
- Roof – TPO
- Fire Protection – ESFR
- Concrete trailer & auto parking
- LED illumination with motion sensors



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**SKG LAREDO OFFICE**

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

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■ PLAT

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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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