

BASE RENT: \$8.88 SF Yearly

FOR SALE: \$30,075,759 / \$127 SF



1031 NORTHWAY LN

Class A Building: 236,817 SF | July 2026

4,279 SF Main Office | 867 SF Receiving Office | 36' Clear Height

956.415.0100

contact@skgroupusa.com

SKG AT HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS 78045

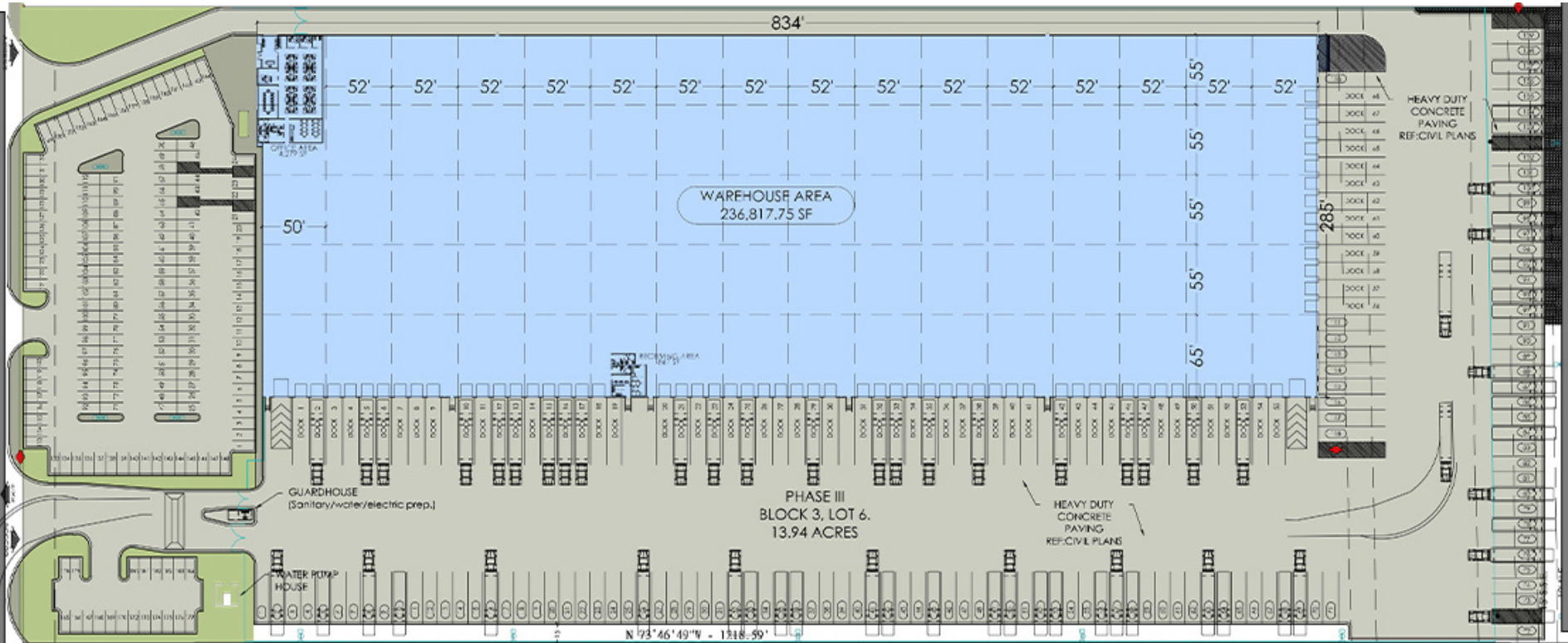
Premier IH-35 Frontage at Mile 13 – Unmatched Visibility & Access

**ADJACENT LOT AVAILABLE
FOR FUTURE EXPANSION**



1031 NORTHWAY LN

IH-35 FRONTAGE RD



SITE HIGHLIGHTS

- DUAL YARD ACCESS
- CTPAT COMPLIANT
- FTZ ELIGIBLE
- GUARD HOUSE INCLUDED
- FULLY FENCED PERIMETER
- LED HIGHBAYS AT INTERIOR
- EQUIPPED WITH EOD LEVELERS

Lot Size: 13.94 Acres

Building Size: 236,817 SF

Office area: 5,146 SF

Column Spacing: 52' x 55'

L.E.H (Low Eave Height) 36'

Construction Type Concrete

Speed Bay 65'

Overhead doors 68

Ramps 2

Trailer Parking 186

Trailer Parking Material Concrete

Truck Court 190'

Car Parking 185

ADA Car Parking 4

Sprinkler system ESFR

Roof Type 60 Mil TPO Roof

Lighting LED Highbay

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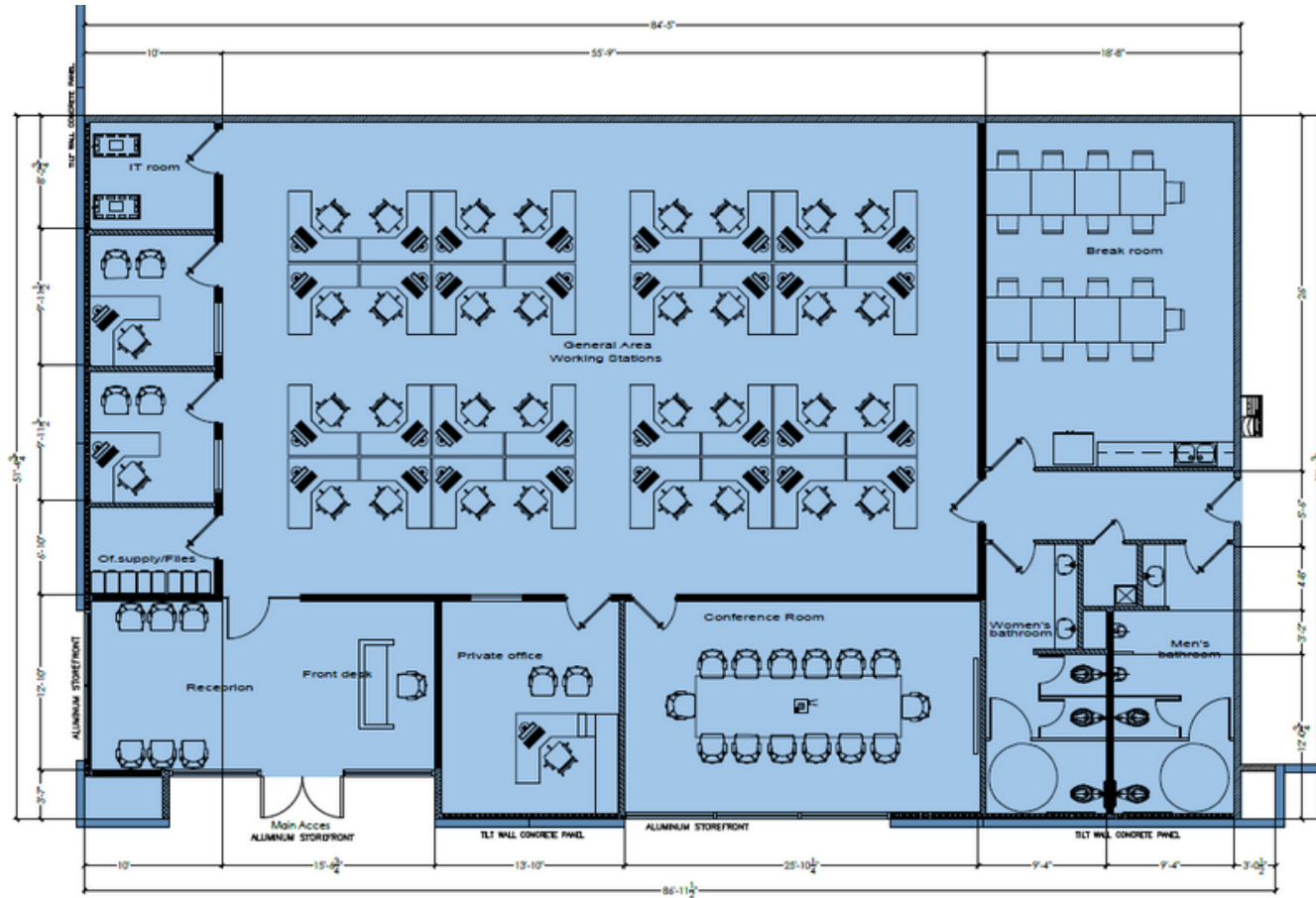


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LAREDO, TEXAS 78045

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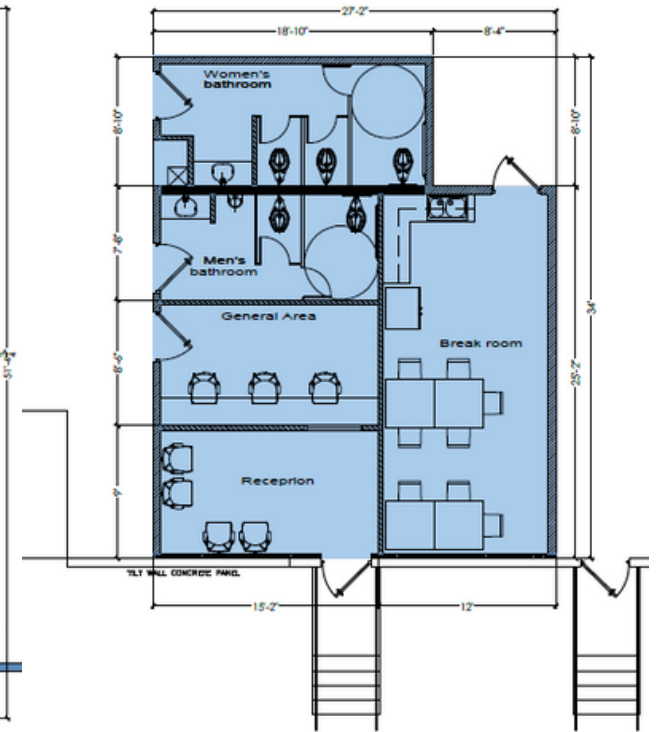
MAIN OFFICE AREA: 4,279 SF



- RECEPTION AREA
- GENERAL WORK AREA
- LARGE BREAK ROOM
- 3 PRIVATE OFFICES

- IT ROOM
- STORAGE ROOM
- RESTROOMS
- UTILITY SINK AT ENTRANCE

RECEIVING OFFICE: 867 SF



- RECEPTION AREA
- GENERAL AREA
- CONFERENCE ROOM
- RESTROOMS

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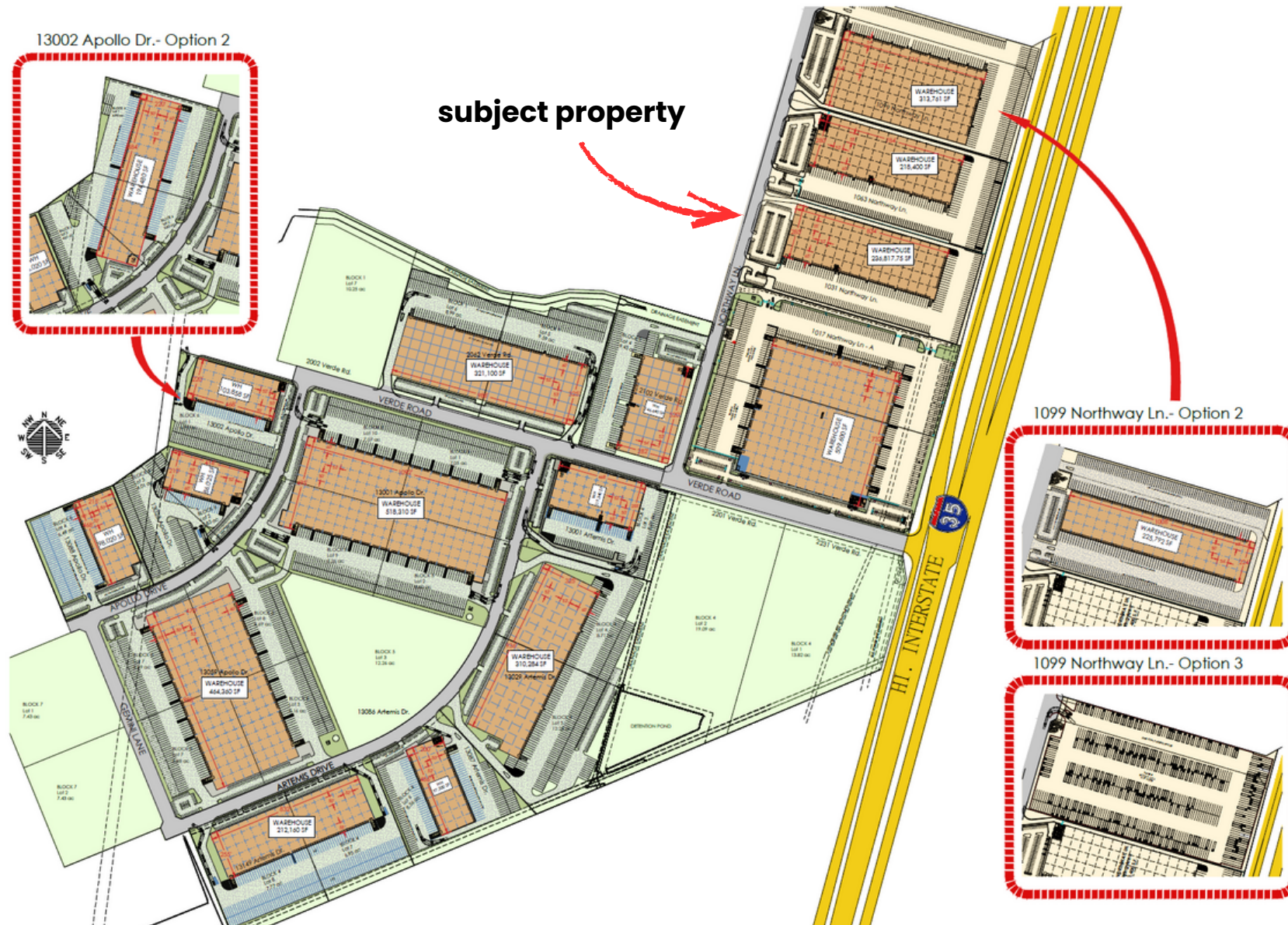
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1031 Northway Ln.

236,817 SF | July 2026

● PROPERTY OVERVIEW

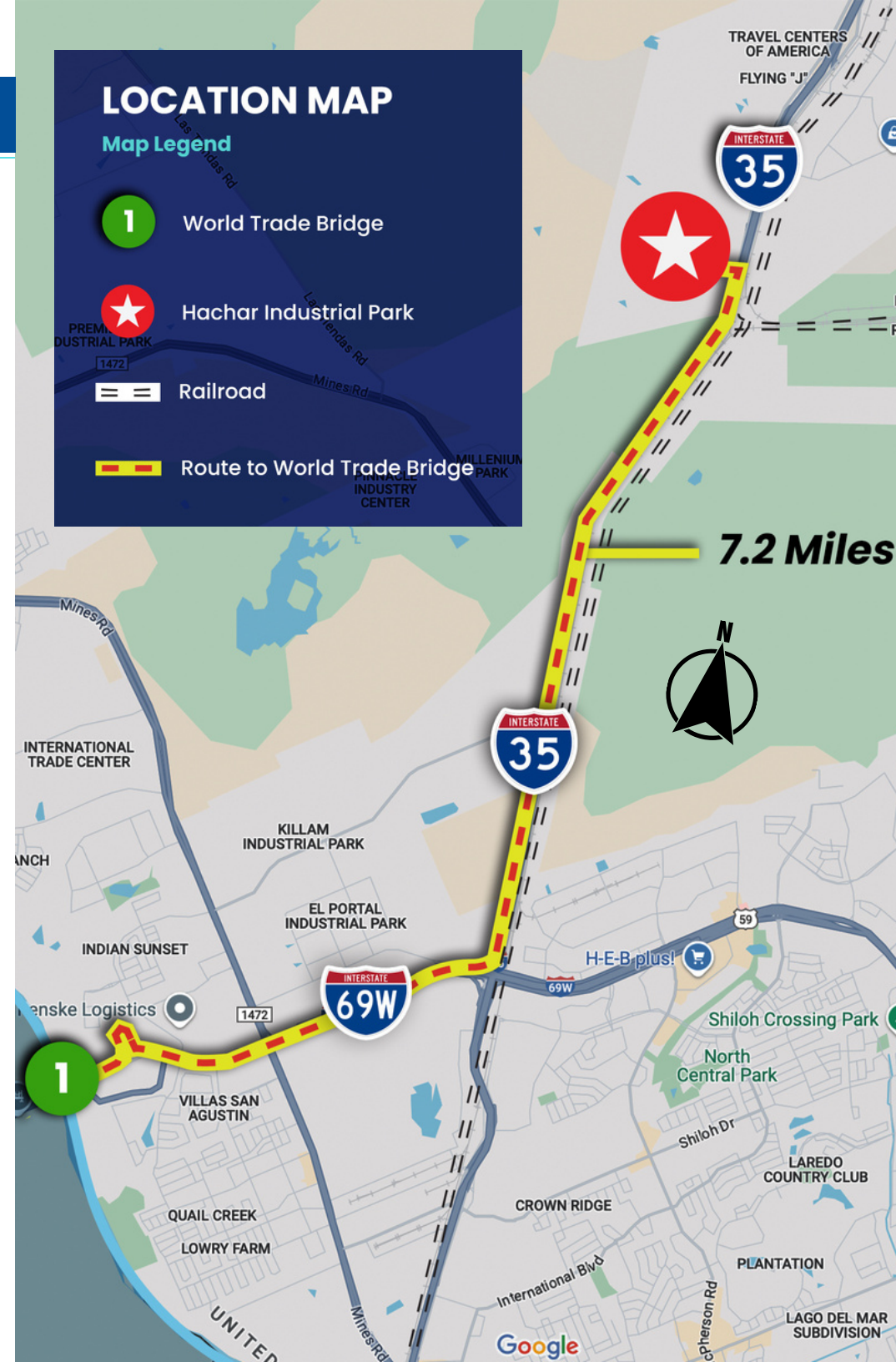
CLASS A BUILDING WITH 36 FT CLEAR HEIGHT

- Immediate access to IH35, both North and South.
- Dual Yard-Entrance for smooth inbound/outbound traffic flow.
- Ample Parking: 186 trailer parking spaces.
- Unmatched cubic storage capacity- 36' low eave height.
- Large office space ideal for full onsite management teams.
- Best in Class Finishes to appeal to the most discriminating user.

● LOCATION OVERVIEW

BEST LOCATION IN LAREDO

- Unmatched visibility for your business at IH-35 frontage.
- At the forefront of Laredo's fastest growing industrial corridor.
- Surrounded by Top Tier Logistics, automotive, and manufacturing operators.
- Quick access to Mines Rd, HWY 255, and Union Pacific Railroad.
- 7.2 miles from World Trade Bridge.
- 25.8 miles from Colombia Solidarity Bridge.



SKG AT HACHAR INDUSTRIAL PARK

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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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