

240 ACRE CLASS A INDUSTRIAL DEVELOPMENT

LOTS: 4.78 ACRES - 19.09 ACRES | WAREHOUSES: 86,025 SF TO 2,477,297 SF



SKG AT HACHAR INDUSTRIAL PARK PHASE IV

LOTS AVAILABLE NOW | WAREHOUSES AVAILABLE DEC 2026

956.415.0100

contact@skgroupusa.com

HACHAR INDUSTRIAL PARK - PHASE 4

LAREDO, TEXAS



1099 Northway Ln 315,120 SF
1063 Northway Ln 218,400 SF
1031 Northway Ln 236,817 SF
1017 Northway Ln 509,600 SF



SKG AT HACHAR INDUSTRIAL PARK

1031 NORTHWAY LN, LAREDO, TEXAS 78045



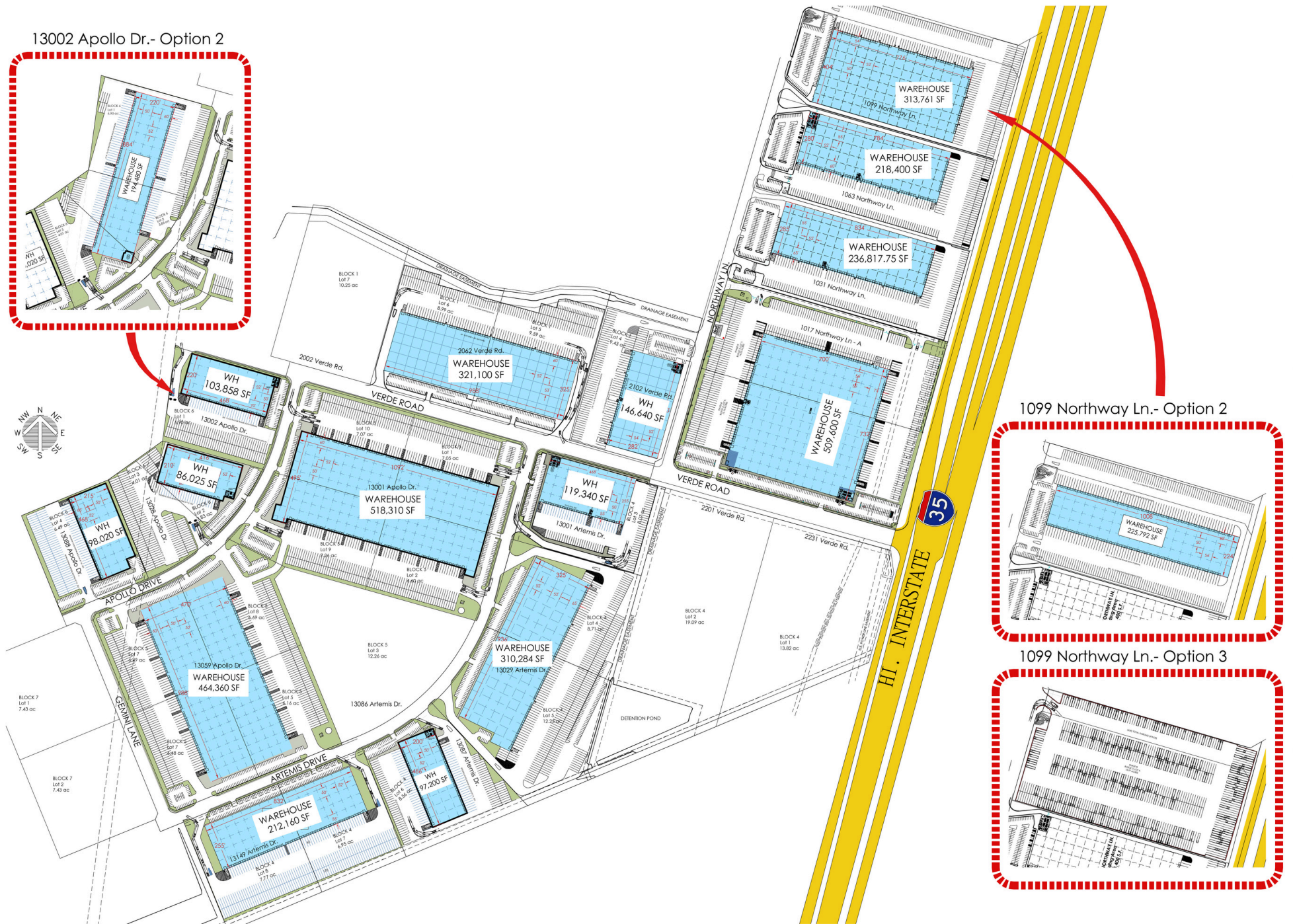
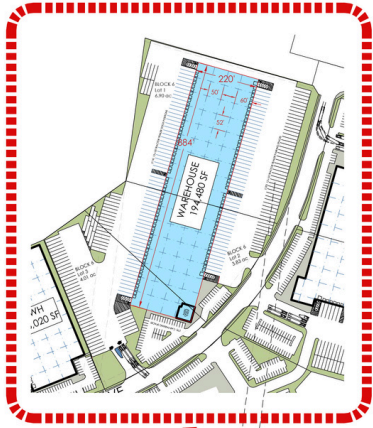
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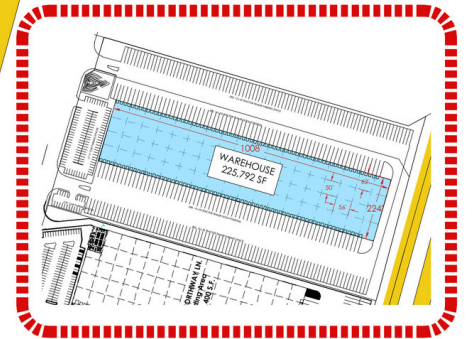


SKG LAREDO OFFICE
3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

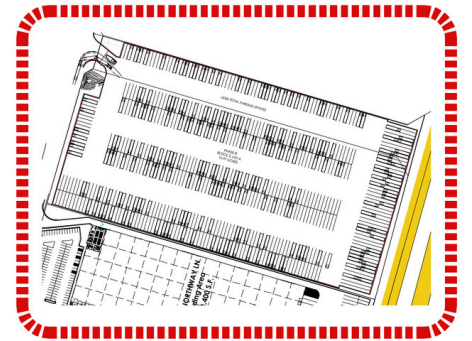
13002 Apollo Dr.- Option 2



1099 Northway Ln.- Option 2



1099 Northway Ln.- Option 3



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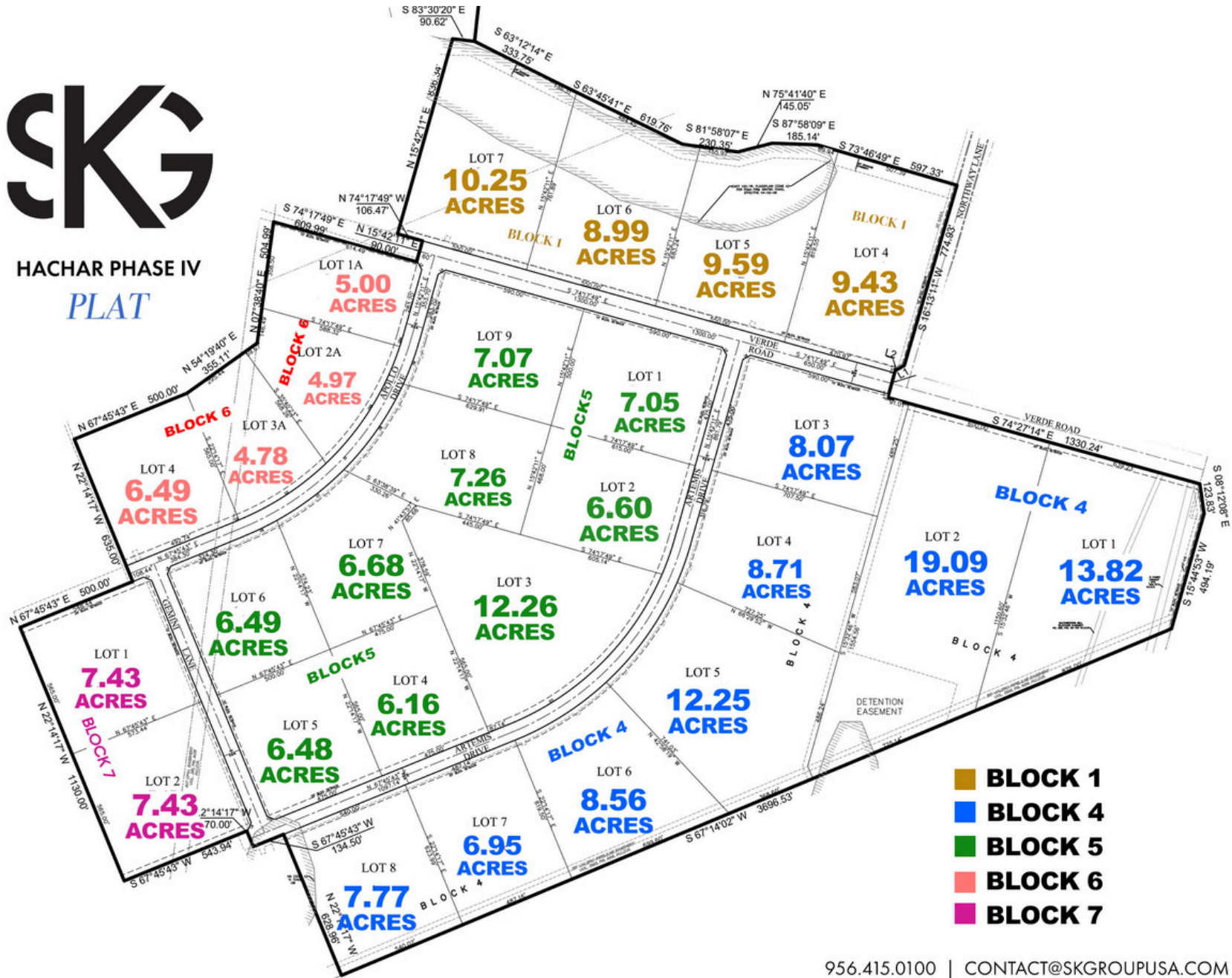
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HACHAR INDUSTRIAL PARK - PHASE 4

LAREDO, TEXAS



HACHAR PHASE IV
PLAT



- BLOCK 1**
- BLOCK 4**
- BLOCK 5**
- BLOCK 6**
- BLOCK 7**

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LAREDO, TEXAS

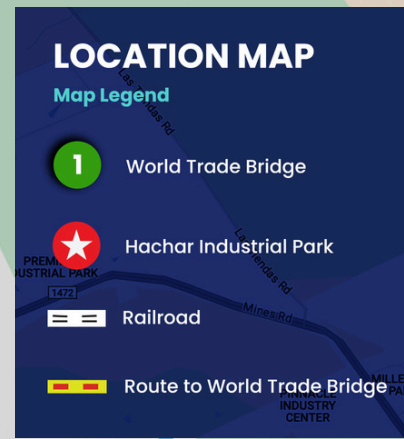
PROPERTY OVERVIEW

- Class A Location with IH35 frontage inside the City of Laredo
- Total Acreage: **240 Acres**
- Lot Sizes from **4.78 Acres to 225.63 Acres**
- Warehouse sizes from **86,025 SF to 2,477,297 SF**

*LARGER WAREHOUSES CAN BE BUILT WITH CROSS-LOT DEVELOPMENT

BUILDING SPECS

- Construction – Concrete Tilt
- Clear Height: 32' – 42'
- Roof – TPO
- Fire Protection – ESRF
- Concrete Trailer & Auto parking
- LED Illumination with Motion Sensors



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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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