

**BASE RENT: \$8.88 SF Yearly**

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



**1031 NORTHWAY LN**

**Class A Building: 236,817 SF | December 2026**

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

**956.415.0100**

[contact@skgroupusa.com](mailto: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

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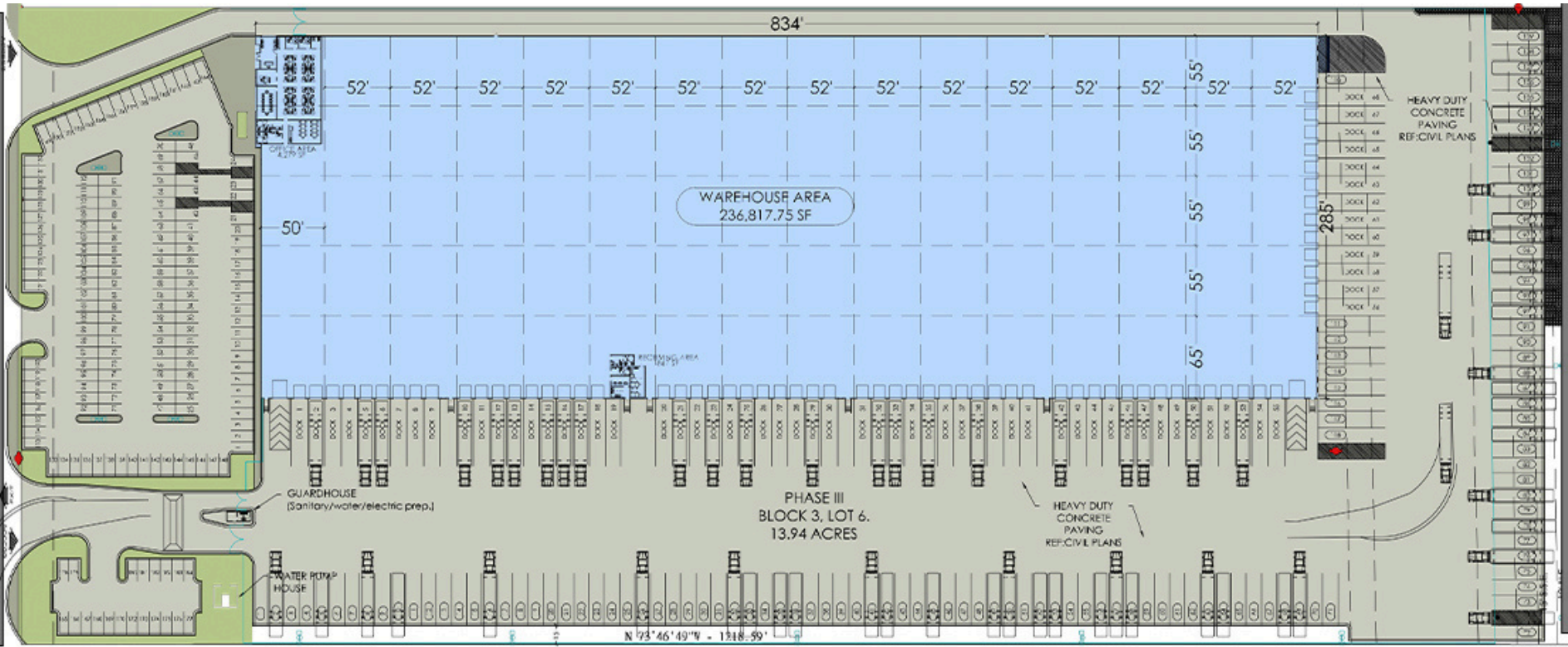
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**SKG LAREDO OFFICE**  
3910 E. DEL MAR BLVD STE 106  
LAREDO, TEXAS 78045

1031 NORTHWAY LN

IH-35 FRONTAGE RD



## SITE HIGHLIGHTS

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

<b>Lot Size:</b>	13.94 Acres
<b>Building Size:</b>	236,817 SF
<b>Office area:</b>	5,146 SF
<b>Column Spacing:</b>	52' x 55'
<b>L.E.H (Low Eave Height)</b>	36'
<b>Construction Type</b>	Concrete
<b>Speed Bay</b>	65'
<b>Overhead doors</b>	68
<b>Ramps</b>	2

<b>Trailer Parking</b>	186
<b>Trailer Parking Material</b>	Concrete
<b>Truck Court</b>	190'
<b>Car Parking</b>	185
<b>ADA Car Parking</b>	4
<b>Sprinkler system</b>	ESFR
<b>Roof Type</b>	60 Mil TPO
<b>Lighting</b>	LED High bay

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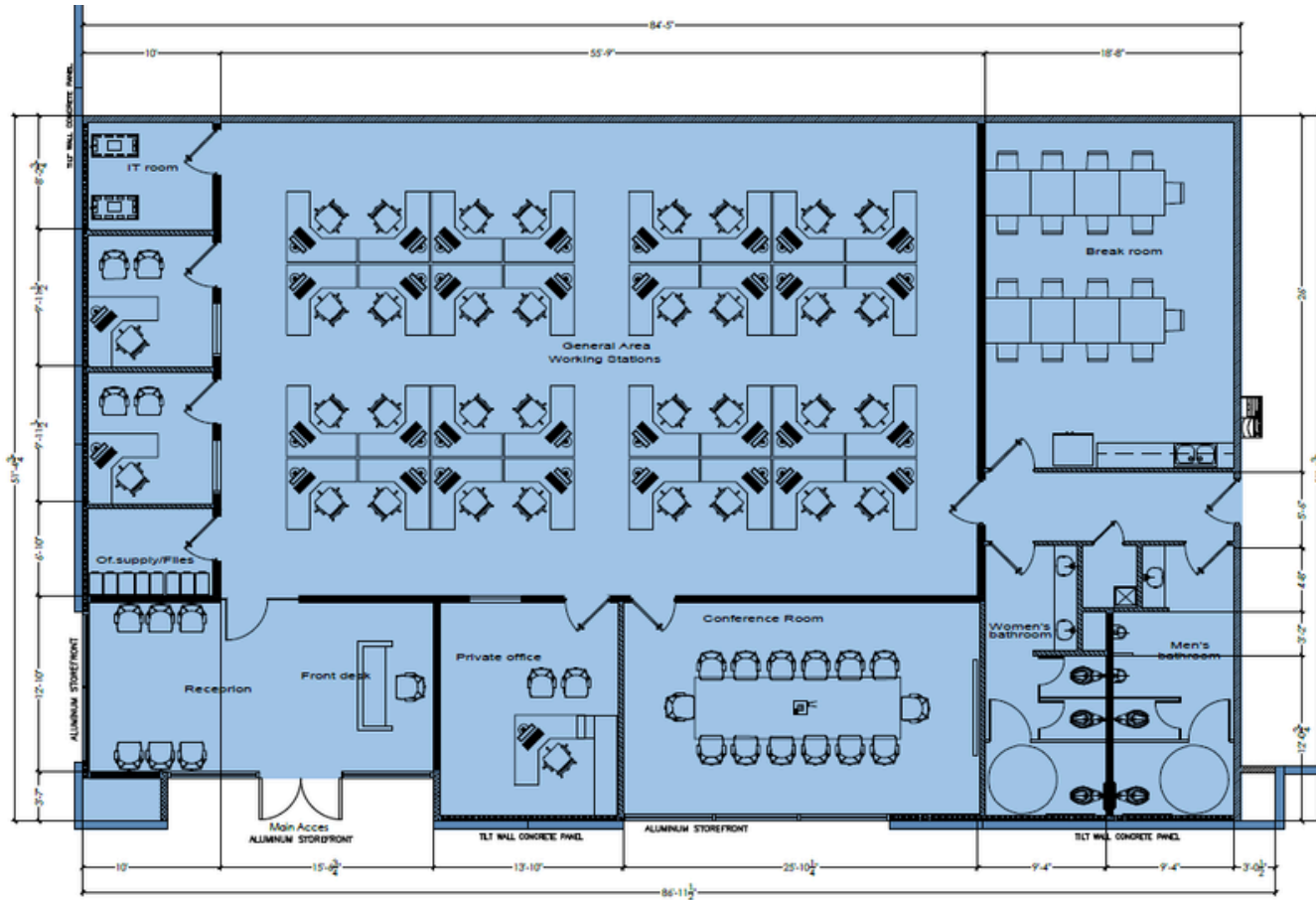


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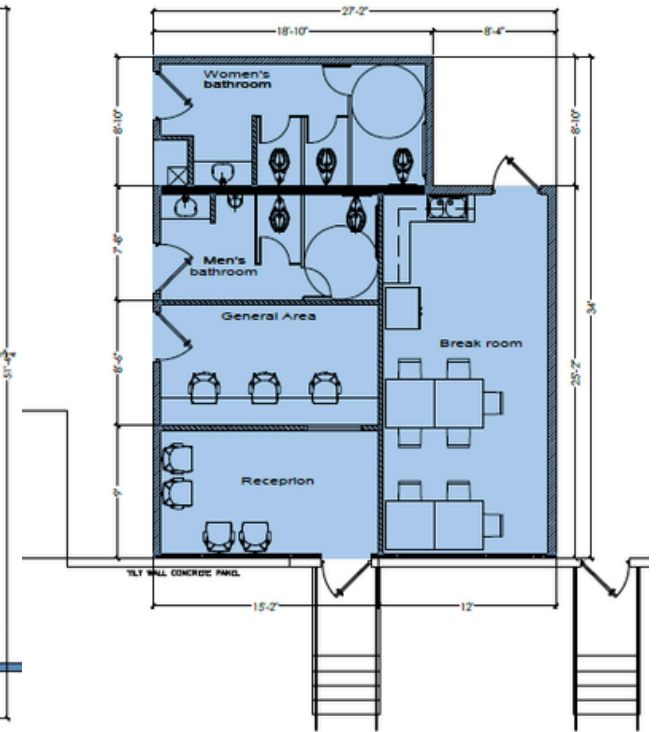
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## MAIN OFFICE AREA: 4,279 SF



- 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
- BREAK ROOM
- RESTROOMS

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# 1031 Northway Ln.

236,817 SF | December 2026

## ● PROPERTY OVERVIEW

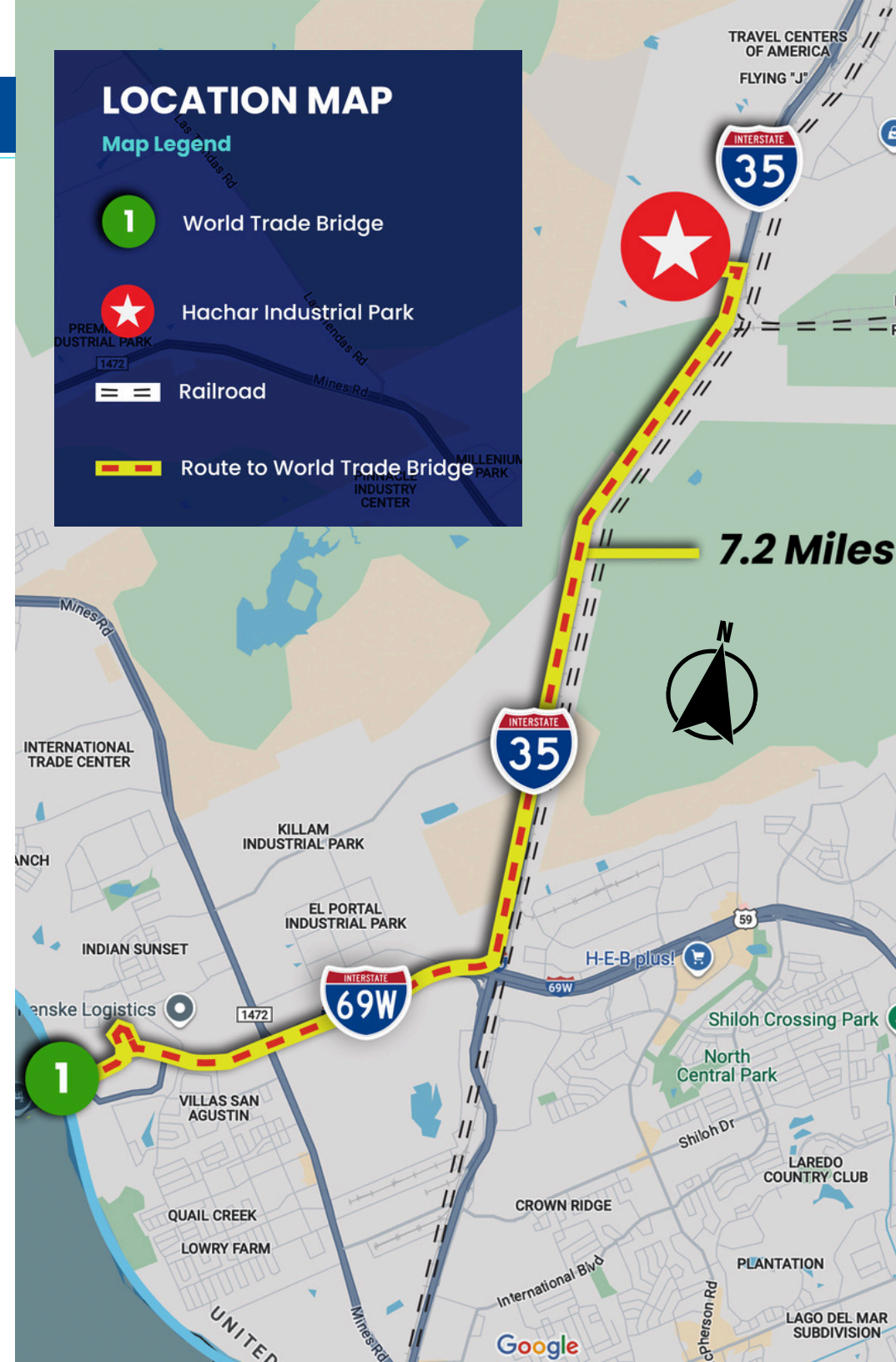
### CLASS A BUILDING WITH 36 FT CLEAR HEIGHT

- 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

1031 NORTHWAY LN, LAREDO, TEXAS 78045

# 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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