



AVAILABLE FOR LEASE

14609 ATLANTA DR.
LAREDO, TEXAS

83,880 SF Warehouse
PAN AMERICAN BUSINESS PARK

INQUIRE INFORMATION: contact@skgroupusa.com

956.415.0100

14609 ATLANTA DR.

LAREDO, TEXAS, 78045



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SKG LAREDO OFFICE
3910 E. DEL MAR BLVD STE 106
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Lot Size:	6.1806 AC
Building Size:	83,880 SF
Office area:	1,708 SF
Column Spacing:	50'x52'
L.E.H (Low Eave Height)	28'-0"
Construction Type	Tilt wall Concrete
Speed Bay	60'
Over head doors	15
Ramps	1

Trailer Parking	95
Trailer Parking Material	Concrete
Truck Court	433'
Car Parking	33
ADA Car Parking	2
Sprinkler system	ESFR
Roof Type	TPO
Lighting	Led Highbay
Natural Illumination (skylight)	2% (+perim. windows)
HVLS fans	No

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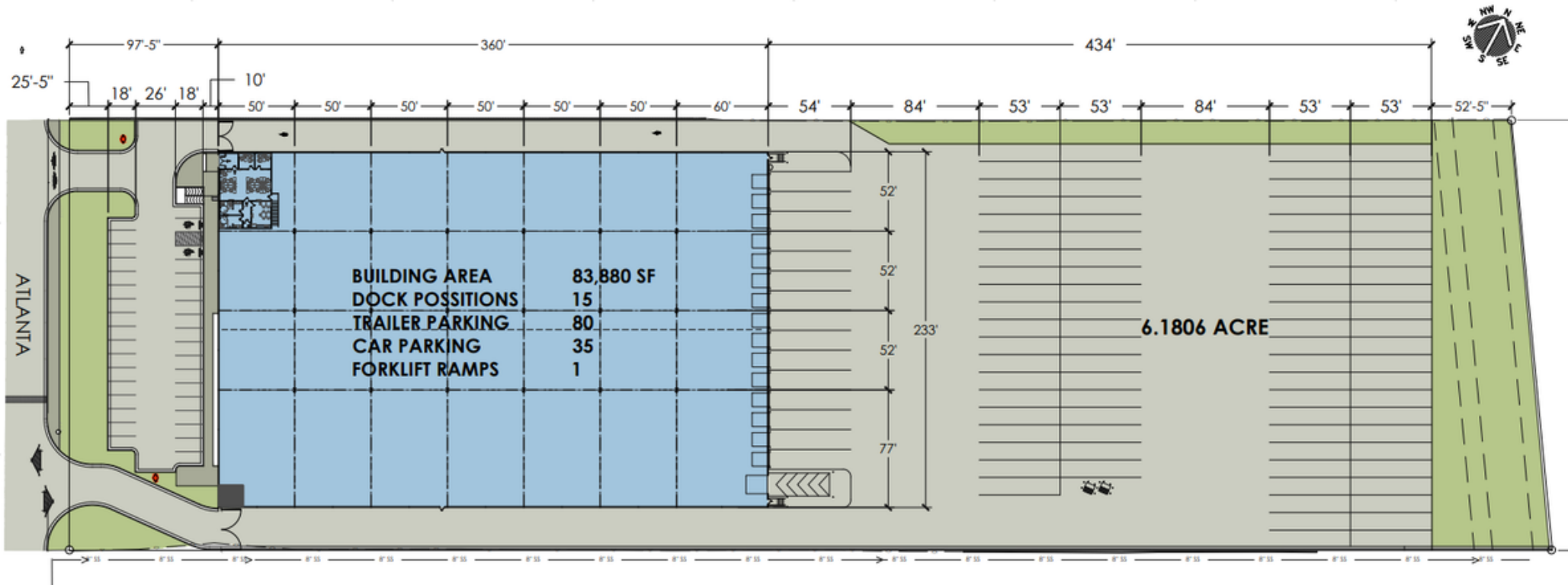
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SITE SPECIFICATIONS:



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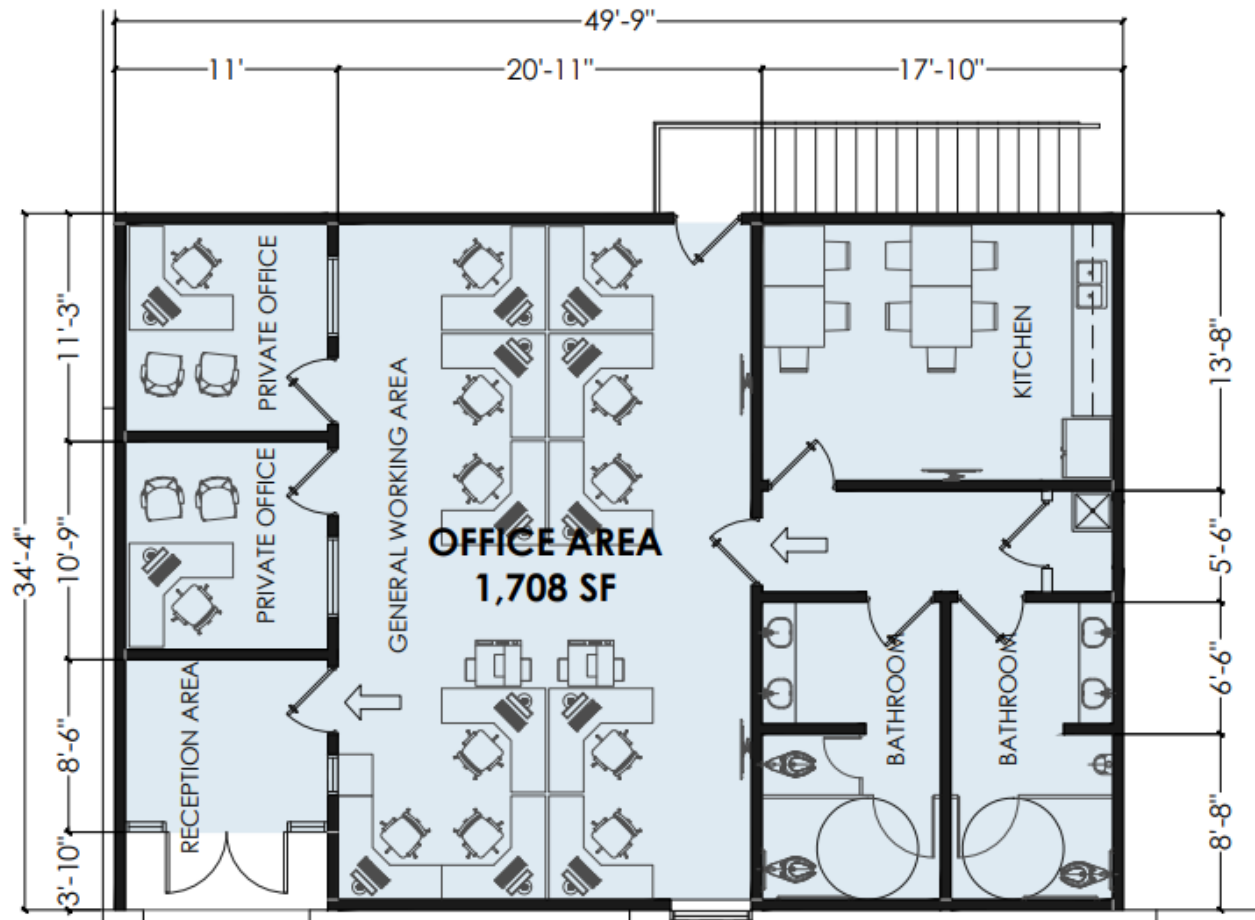


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PROPERTY OVERVIEW

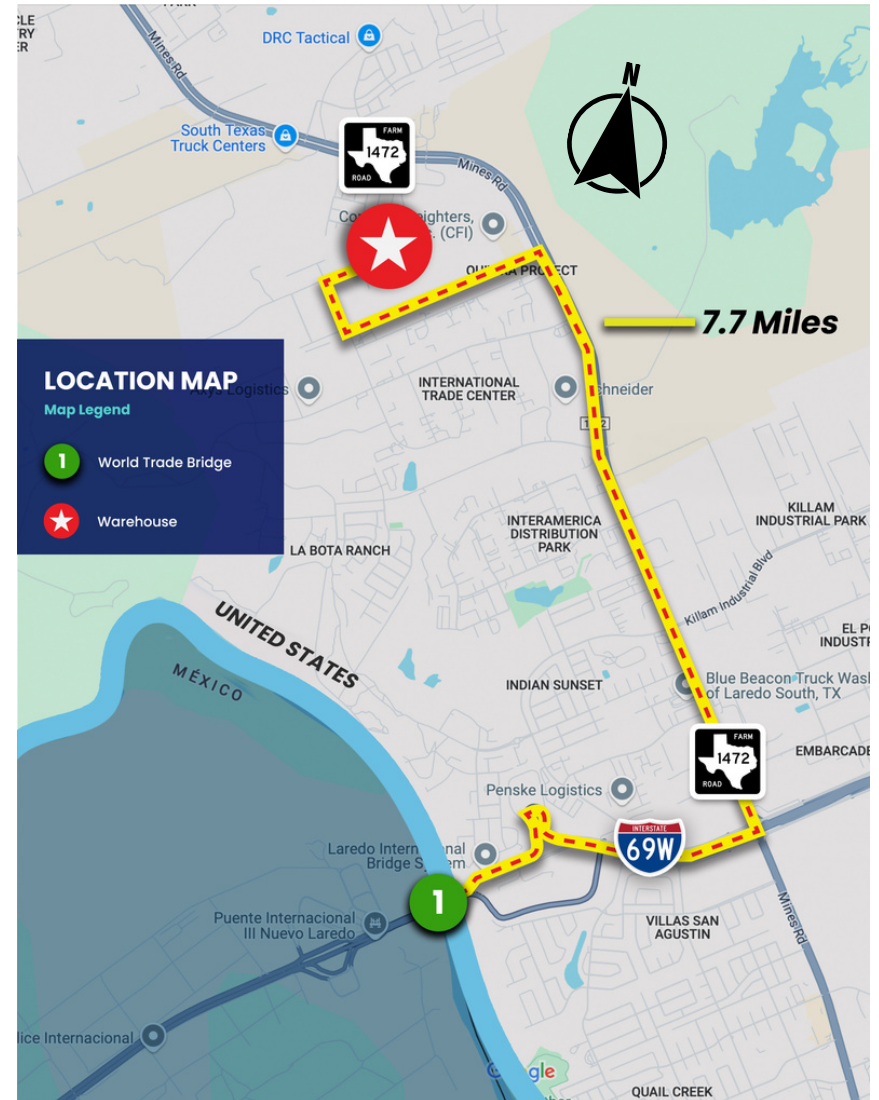
Offers a prime setting for logistics, manufacturing or distribution operations with ample space, high functionality, and large trailer yard.

- Industrial warehouse totaling 6.18 Acres Lot Size and 83,880 building SF.
- 15 over head doors with docking positions and 1 ramp.
- 95 trailer parking and 35 car parking.
- 1,708 SF of ample office space of to accommodate your operations.

LOCATION OVERVIEW

This area is experiencing a significant growth uptick and provides easy access to major transportation routes, making this a great opportunity for your business.

- Strategic positioning enhancing business operations.
- .13 miles from Mines Rd.
- 5.1 miles from IH-35.
- 7.7 miles from World Trade Bridge.
- 25.8 miles from Colombia Solidarity Bridge.



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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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