

PARK 35

SCHERTZ, TEXAS

CLICK OR SCAN FOR
CONSTRUCTION PHOTOS

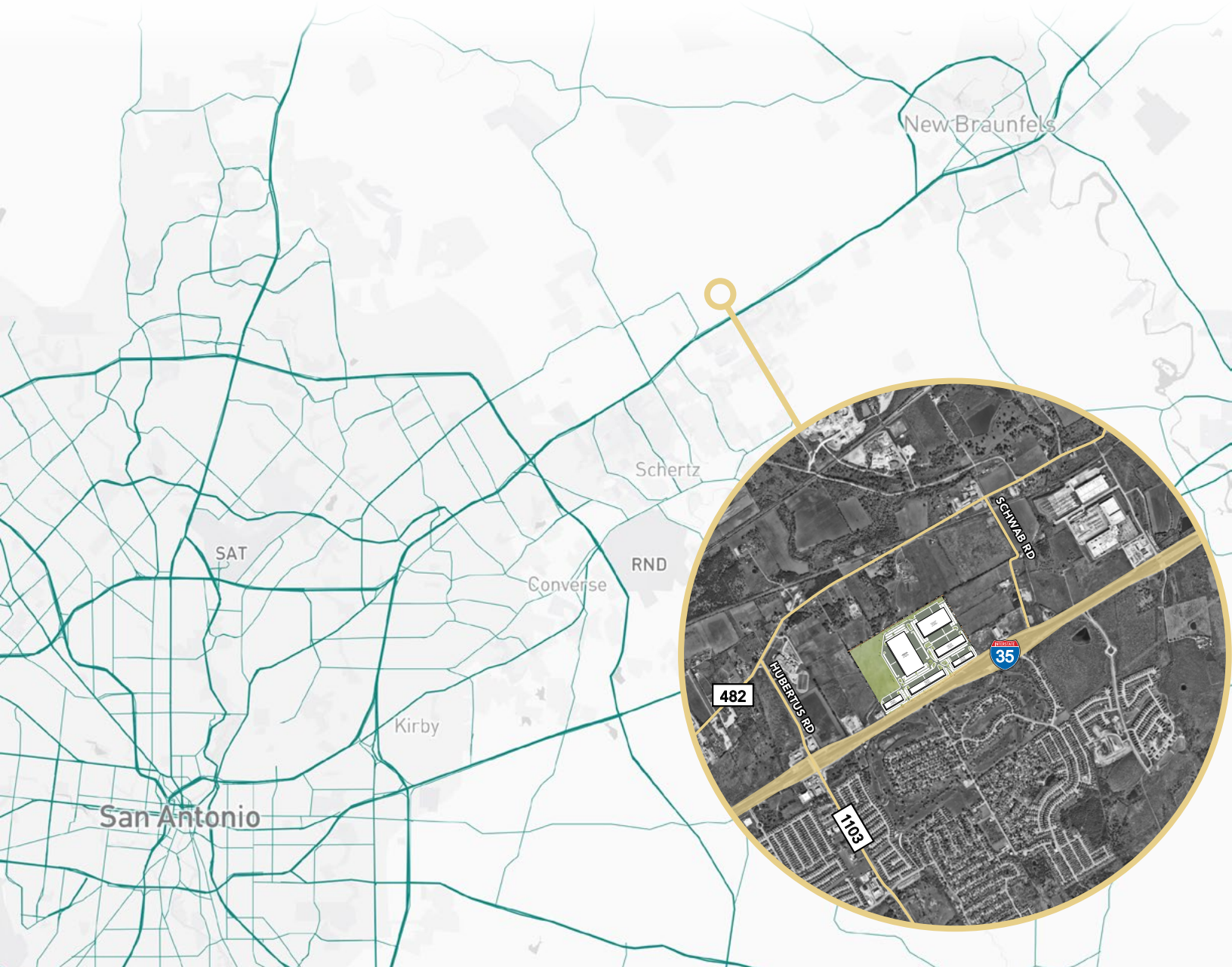


INDUSTRIAL WAREHOUSE SPACE FOR LEASE

PHASE I DELIVERING 774,300 SF NOVEMBER 2024 | SCHERTZ, TEXAS

BUILDING 6 | 340,090 SF CROSS DOCK | AVAILABLE FOR LEASE





DIRECT ACCESS & VISIBILITY
TO THE **I-35 CORRIDOR**

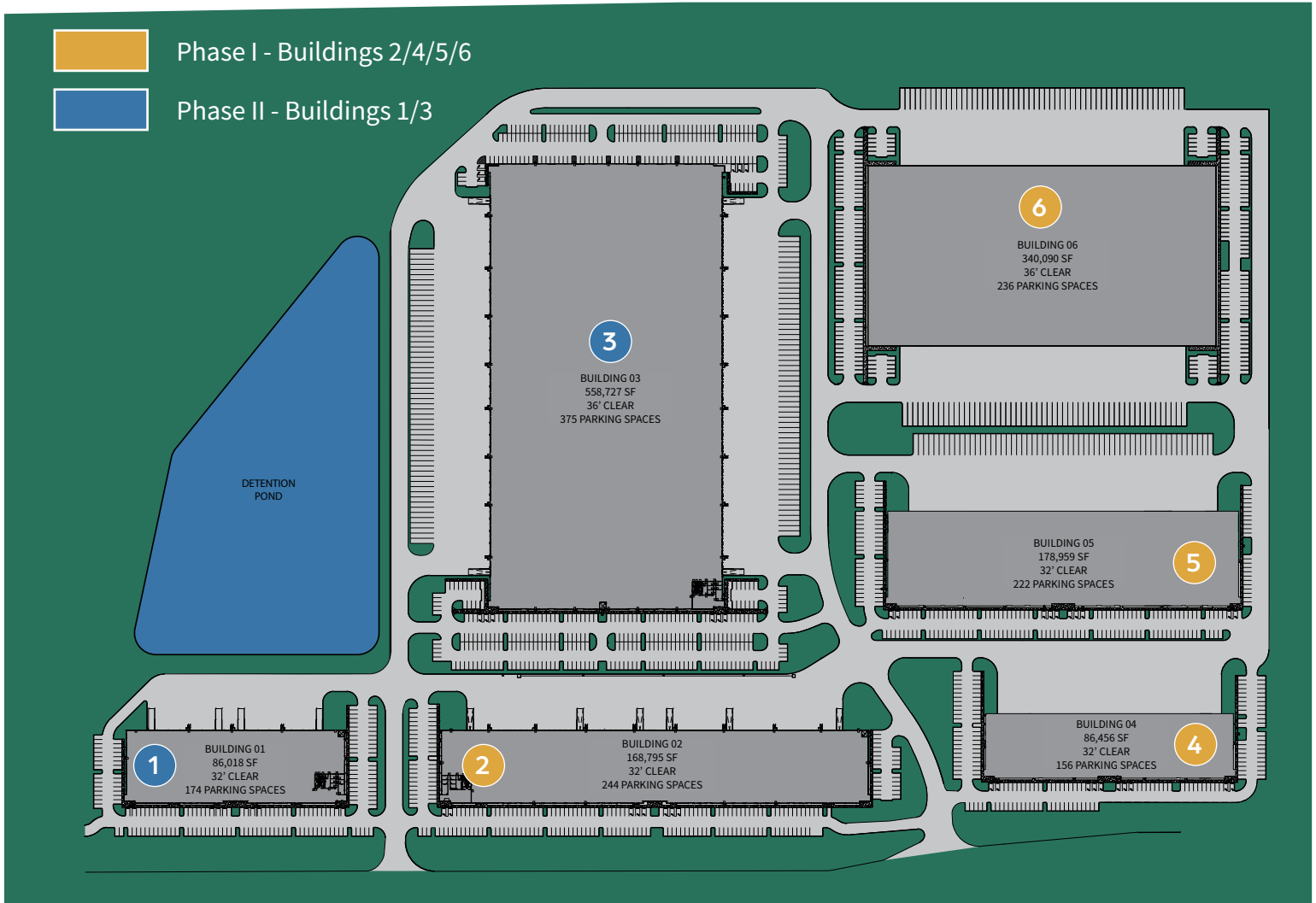
CENTRAL TEXAS REGION **25**
MILES FROM SAN ANTONIO

MANY NEARBY TENANTS
WITHIN A **10 MILE RADIUS**

DIRECTLY ON I-35 FRONTAGE
IN SCHERTZ TEXAS



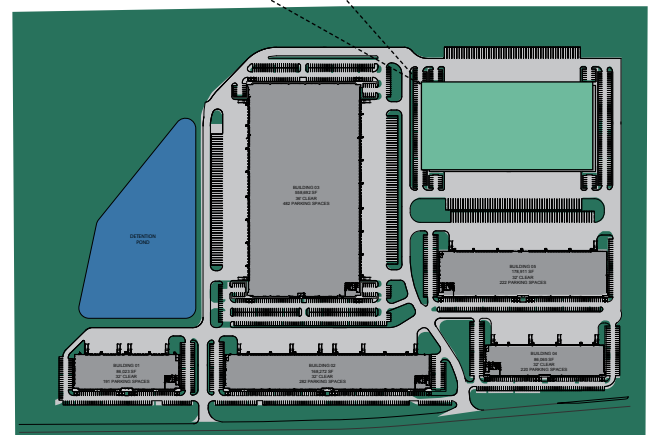
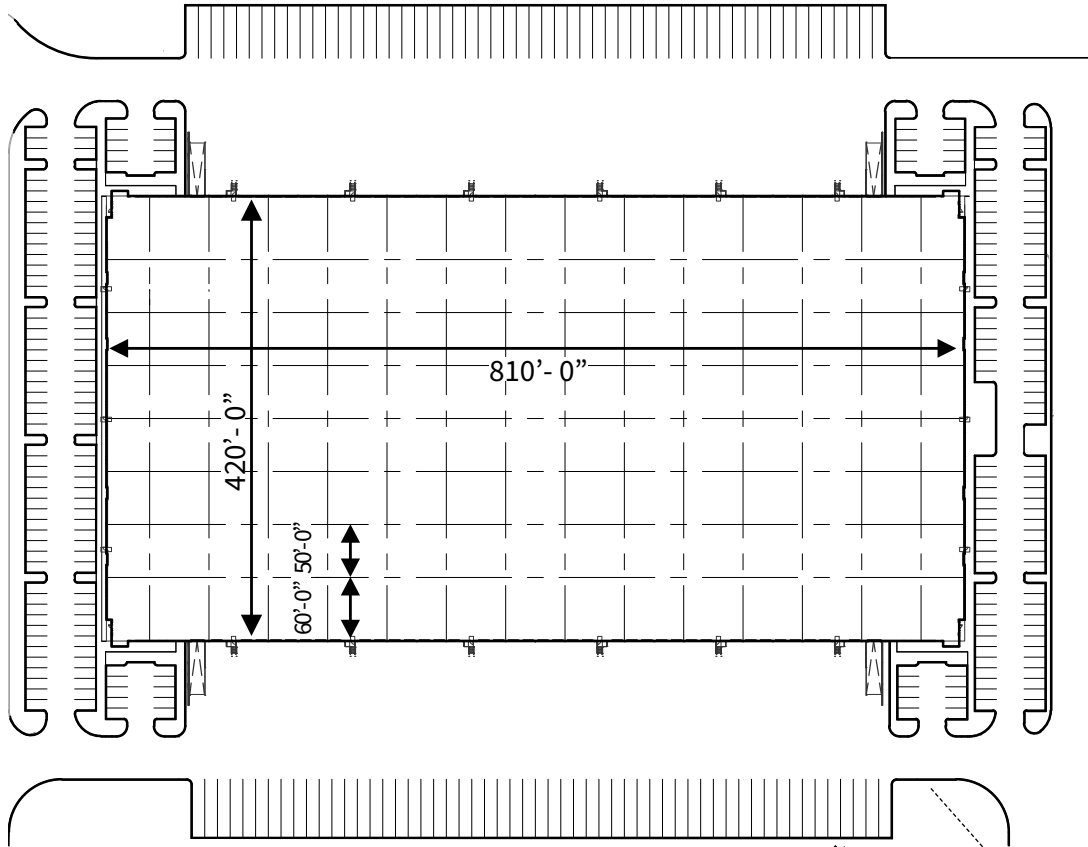
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PROPERTY FEATURES

- 1.4M SF Total available
- 32-36' Clear heights
- Cross-dock & Rear load options
- Ample trailer parking spaces
- Buildings from ±86,018 SF to ±558,727 SF
- Located in Schertz, Texas on the IH-35 corridor
- 60 ft Speed bays
- ESFR Sprinklers

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Total Building Area **340,090 SF**



Available Space **170,000 SF - 340,090 SF**



Office Area **±4,568 SF**



Cross Dock Configuration



60' Speed Bay



74 docks / **4** ramped / **4** 40k-lb mech. dock levelers



Typical Column Spacing **56'x50'**



ESFR Sprinklers



36' Minimum Clear Height



236 Auto Parking Spaces



108 Trailer Parking



Lease Rate **Contact Broker**



Park 35 is strategically located on Interstate 35 in Schertz, Texas between San Antonio and Austin. Park 35's direct access and visibility to the I-35 corridor will offer an unparalleled opportunity for tenant seeking to serve the Central Texas region.

San Antonio CBD	25 miles
Austin	55 miles
Laredo	180 miles
Houston	180 miles
Dallas	250 miles

2024 DATES	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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BUILDING
6

