



ROSILLO CREEK INDUSTRIAL PARK

Up to 1.2M SF
Proposed
Industrial Space

FOR SALE, FOR LEASE, OR BUILD-TO-SUIT

PHASE II PRE-LEASING NOW!

JOHN COLGLAZIER, JR.
210 996 2934
john.colglazier@partnersrealestate.com

ROGER C. HILL III
210 876 2236
roger.hill@partnersrealestate.com

KYLE KENNAN
210 714 2196
kyle.kennan@partnersrealestate.com

partners

M MILAM
REAL ESTATE
CAPITAL, LLC

LOCATION

ACCESS

NEARBY TENANTS

PROPERTY

BUILDING

Location Overview

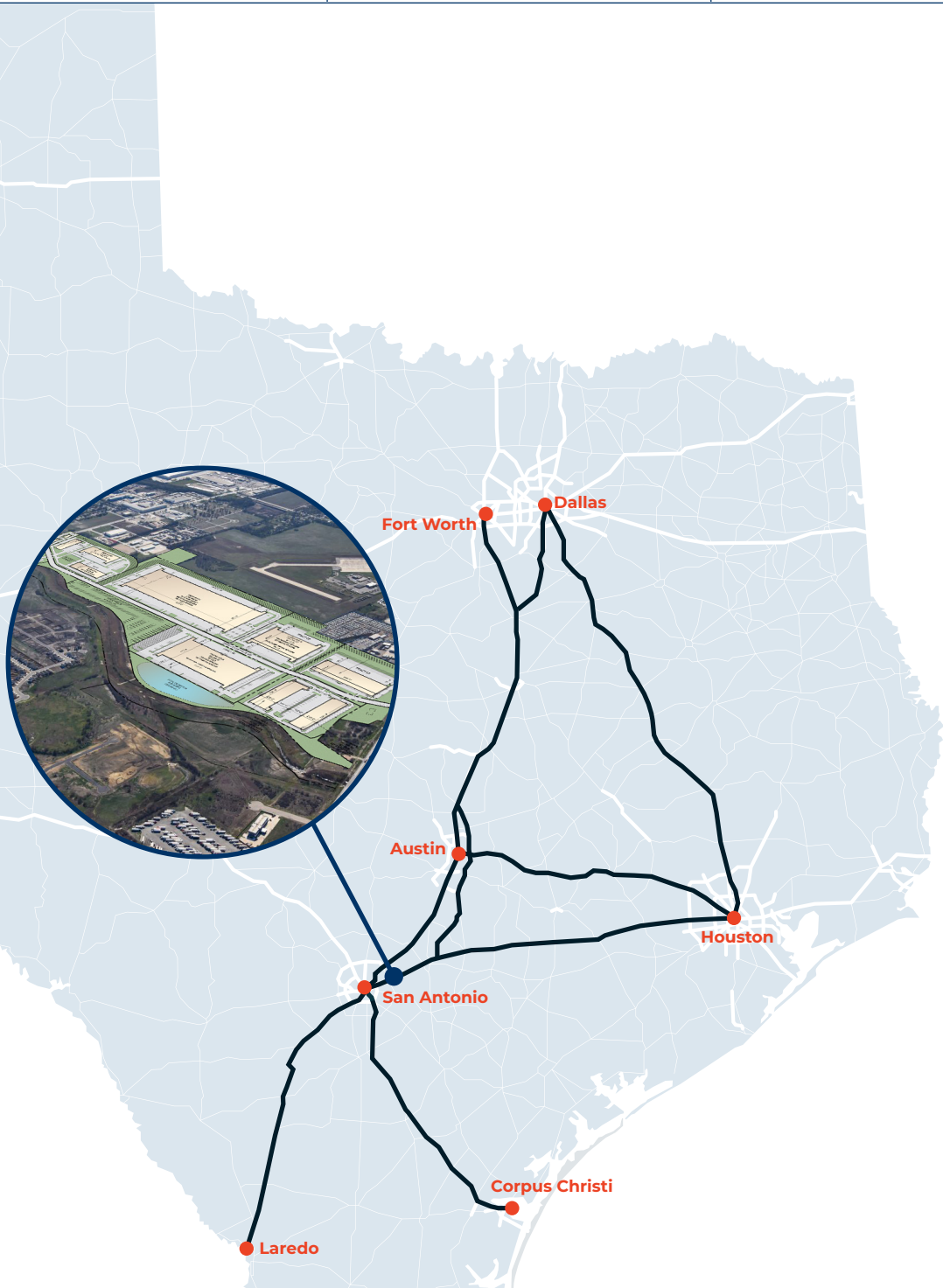
Rosillo Creek Industrial Park

Direct Access & Visibility to the I-10 Corridor

Central Texas Region 10 Miles from San Antonio CBD

Many National Tenants within a 1 Mile Radius

Located in heart of San Antonio's Industrial hub



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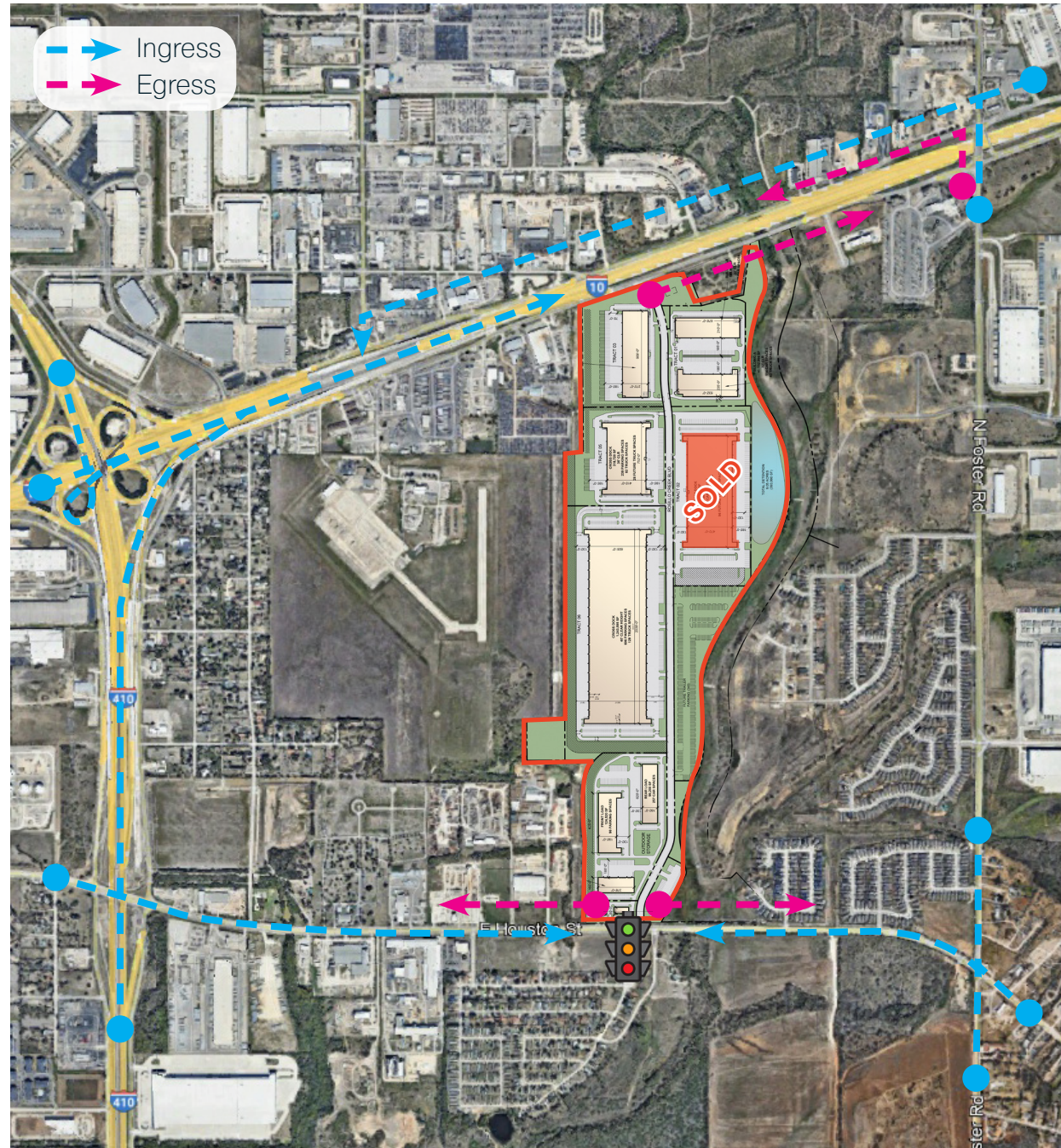
Property Access

Rosillo Creek Industrial Park

Rosillo Creek Industrial Park is strategically located on Interstate 10 in Northeast San Antonio, the heart of San Antonio's Industrial Hub. Rosillo Creek Industrial Park, with direct access from E Houston St and visibility to the I-10 corridor will offer an unparalleled opportunity for tenants seeking to serve the Central Texas region.

KEY DISTANCES

San Antonio CBD	10 miles
Austin	76 miles
130 Toll Road	34 miles
Laredo	164 miles
Houston	189 miles
Dallas	270 miles



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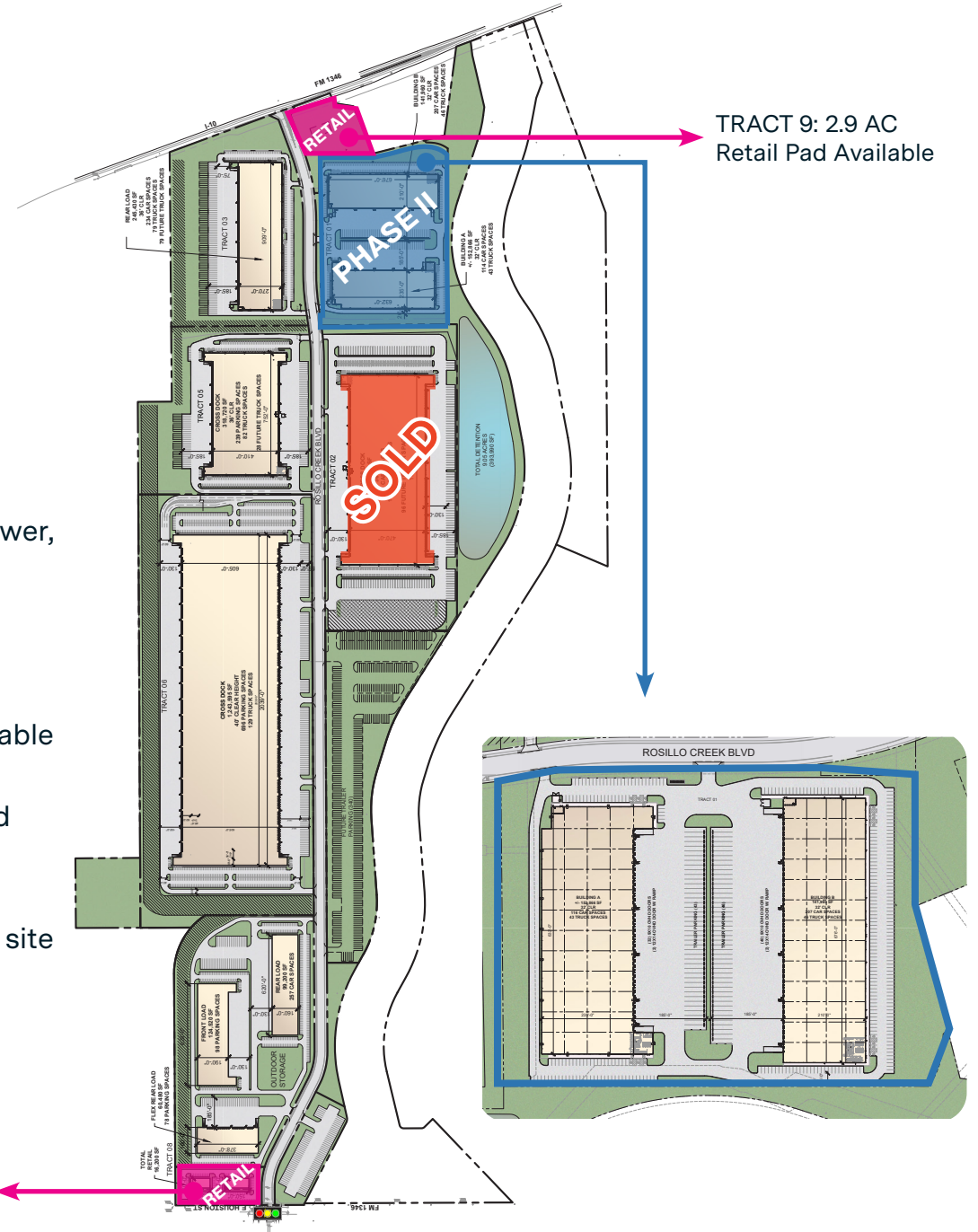
BUILDING

Property Features

Rosillo Creek Industrial Park

1010 ROSILLO CREEK BLVD, SAN ANTONIO, TX 78219

- I-1 Zoning
- Regional Detention / Drainage Infrastructure in Place
- Utilities to site (12" Water main, 6" Gas main, 8" Sewer, 3-Phase O/H)
- Sites available for sale, for lease, or build-to-suit
 - Land sites divisible to 20 AC
- 180 AC Site
- Building sizes from 60,480 SF up to 1,243,595 SF Available
- Phase II **Pre-Leasing NOW!**
 - Construction Drawings Complete - Phase II Platted
 - Building A: 152,888 SF
 - Building B: 141,880 SF
- Two (2) 2.9 AC **Retail Tracts** on North & South sides of site
- Direct access from I-10 & Loop 410 via E Houston St
- Ample Car & Trailer Parks
- 32' - 40' Clear
- Front, rear & cross-dock configurations



TRACT 1: 2.9 AC
Retail Pad Available
16,200 SF Proposed

TRACT 9: 2.9 AC
Retail Pad Available

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Proposed Building Design



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