

AVAILABLE FOR LEASE: 55,000 - 122,491 SF

Master-planned industrial development on
Foster Road in East San Antonio, Texas.



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commerce center



PROPERTY HIGHLIGHTS

- » 175-acre, 2.2 MM SF Class A master-planned industrial park
- » Buildings 2 & 3 available now
- » Build-to-suit opportunities available
- » Convenient access to IH-10, IH-35, Loop 410 and SH-130

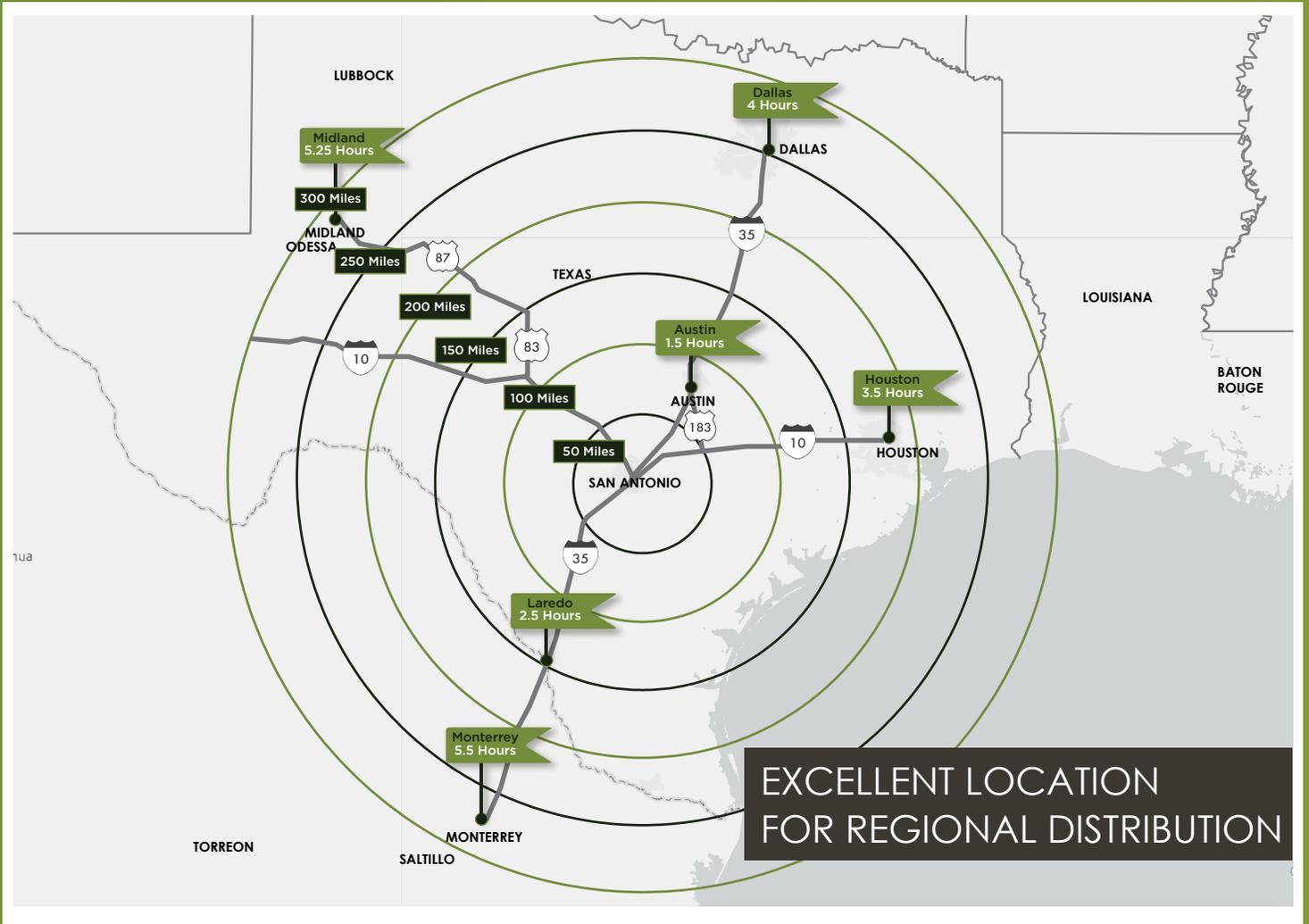


For Information, Contact:

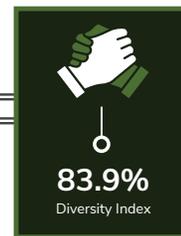
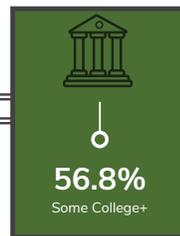
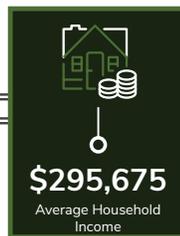
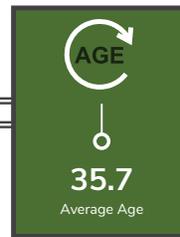
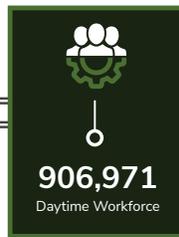
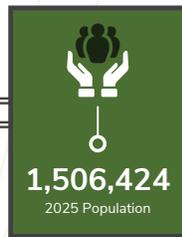
Kevin Cosgrove | 210.298.8527 | kevin.cosgrove@streamrealty.com
Payton Rion | 210.298.8521 | payton.rion@streamrealty.com



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AMPLE WORKFORCE AVAILABLE
(Within 30 Miles)



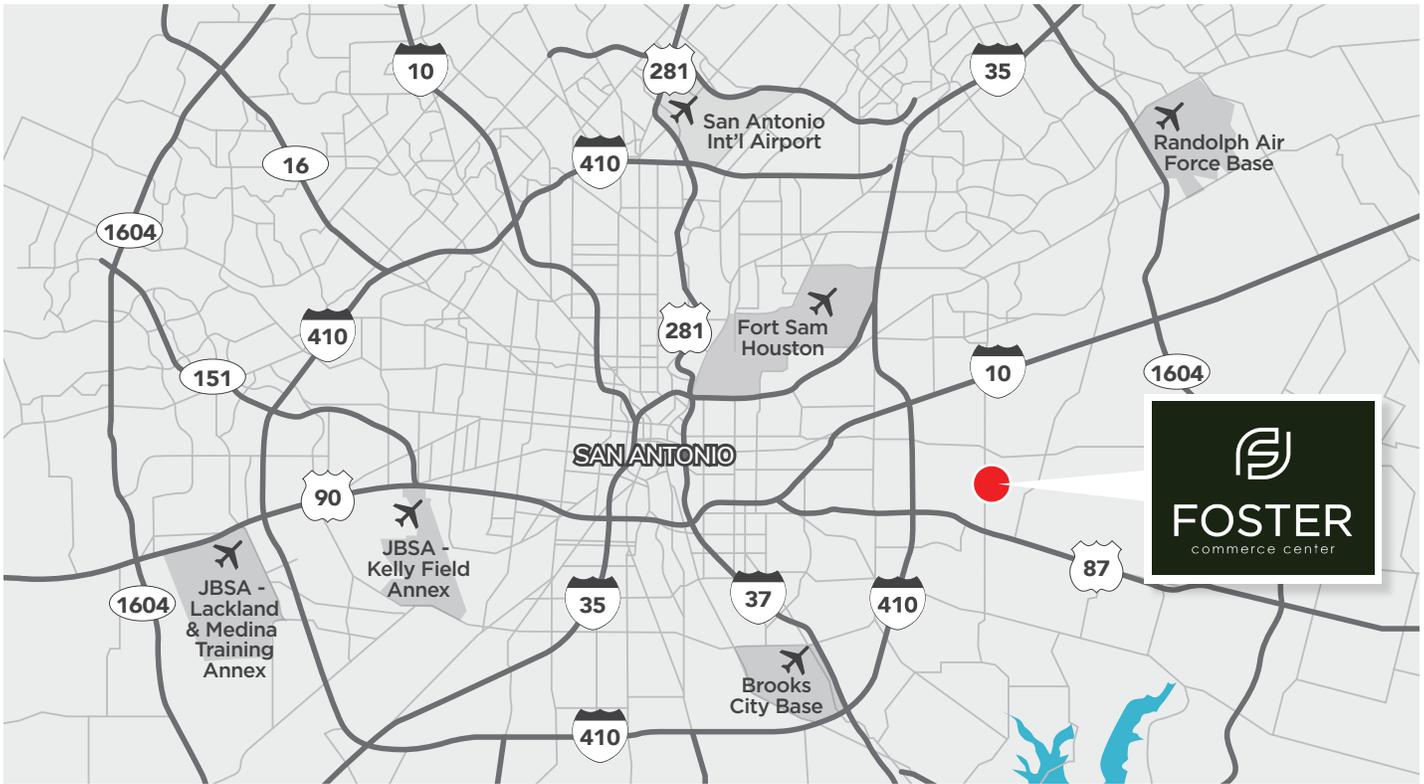
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CITY MAP



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SURROUNDING TENANTS

- | | | |
|--|--|--|
| 1  | 2  | 3  |
| 4  | 5  | 6  |
| 7  | 8  | 9  |
| 10  | 11  | 12  |
| 13  | 14  | 15  |
| 16  | 17  | 18  |
| 19  | 20  | 21  |
| 22  | 23  | 24  |
| 25  | 26  | 27  |
| 28  | 29  | 30  |
| 31  | 32  | 33  |

DISTANCES FROM SITE

- | | | |
|--|---|---|
| 
3 Minutes | 
5 Minutes | 
6 Minutes |
| 
8 Minutes | 
10 Minutes | 
11 Minutes |

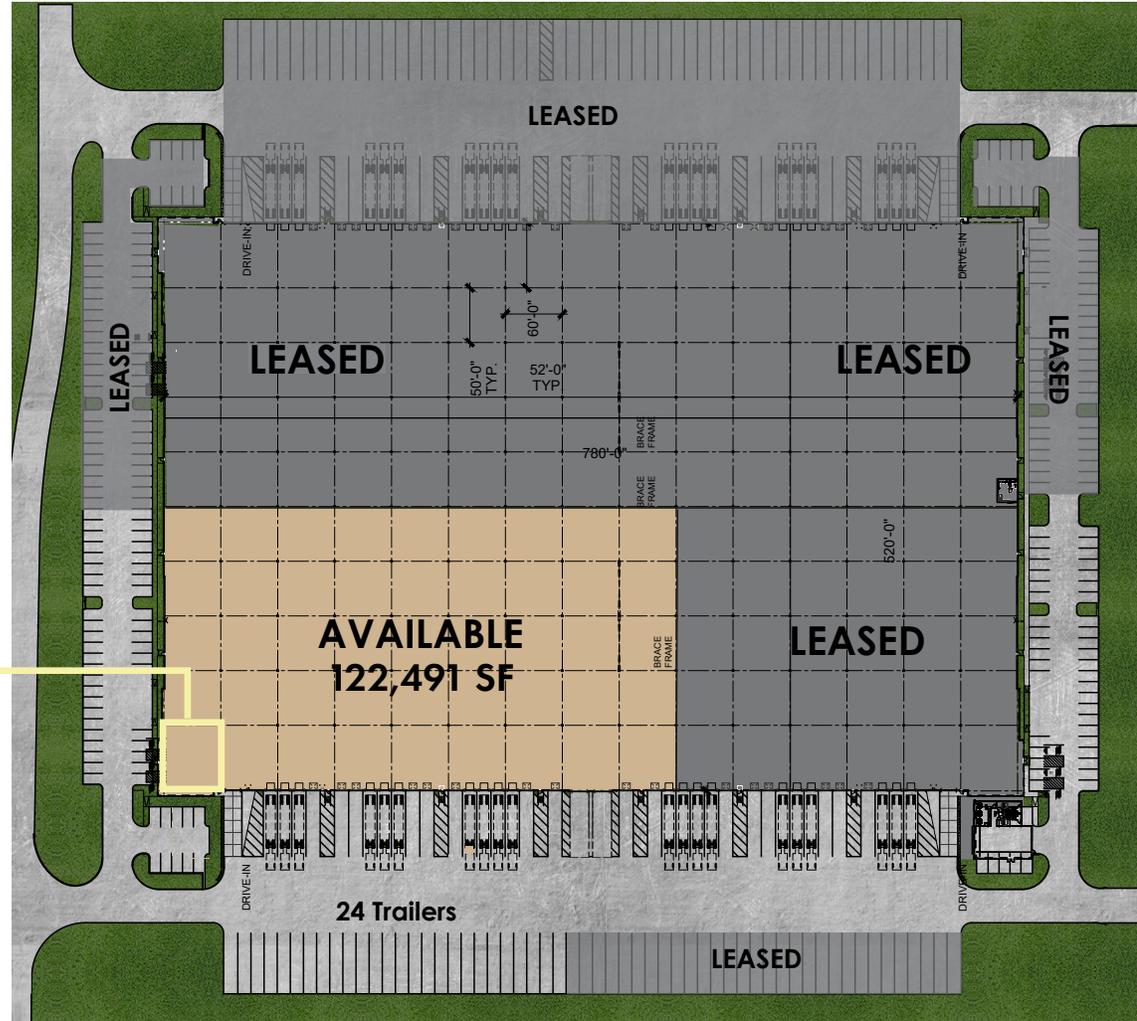
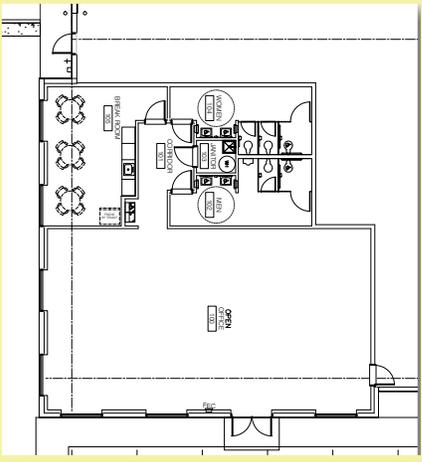
PROPERTY HIGHLIGHTS

- » Phenomenal interstate access and dense labor force
- » State-of-the-art design with abundant employee parks, trailer stalls, and outside storage capabilities
- » Phase I: 650,000 SF recently delivered new construction with the ability to accommodate tenant sizes ranging from 55,000 - 122,491 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

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**SPEC OFFICE
2,369 SF**



AVAILABILITY SPECIFICATIONS

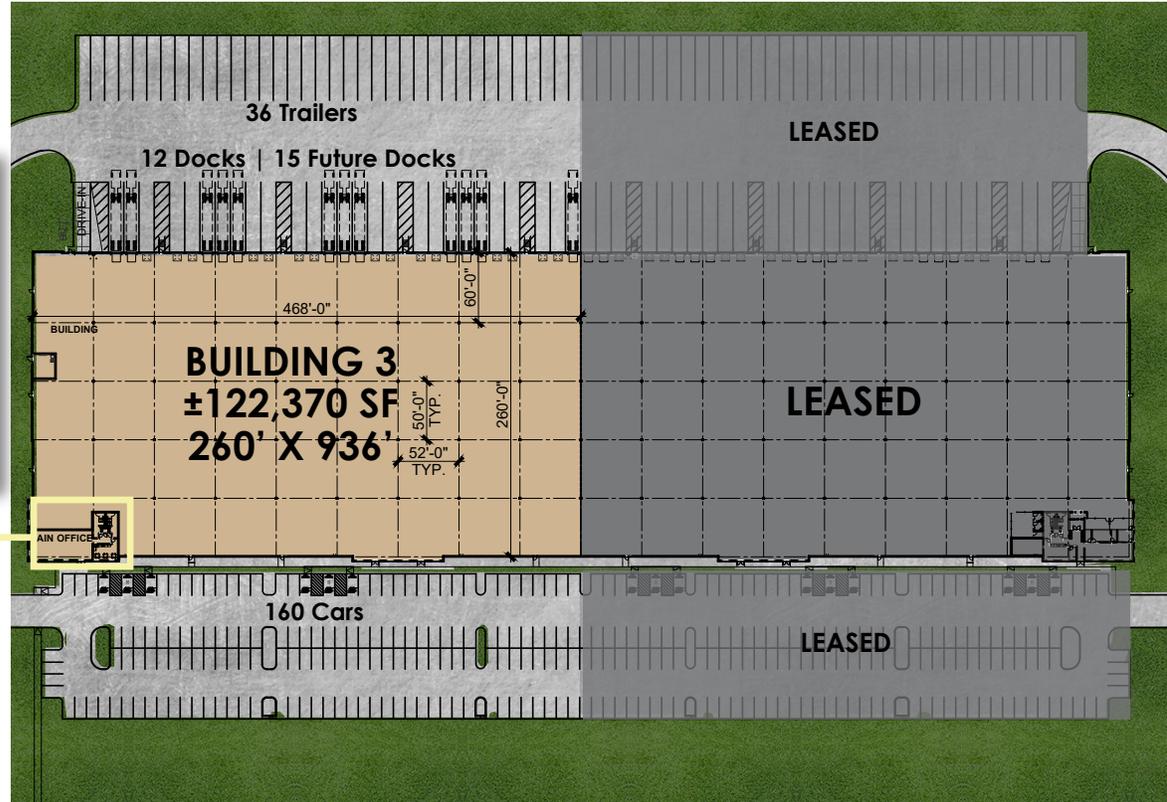
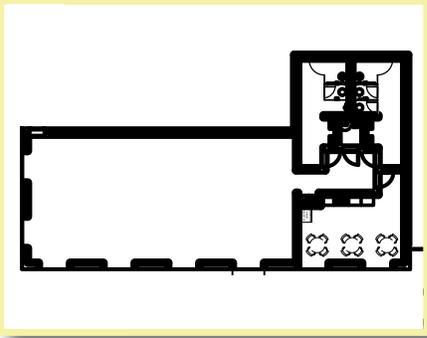
BUILDING 2

Building Size:	408,402 SF (122,491 SF Available)	Drive-In Doors:	1
Dimensions:	520' x 780'	Trailer Parking:	24 trailers
Bay Spacing:	52' x 50' w/60' speed bays	Car Parking:	58 cars
Clear Height:	40'	Construction:	Concrete Tilt-Wall
Loading:	Cross-dock	Roof:	45-mil TPO, R-20 Insulation
Truck Courts:	185'	Sprinkler System:	ESFR
Docks:	11 (expandable to 21)	Electrical Service:	1,200 amps, 480V, 3-phase

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SPEC OFFICE
2,400 SF



AVAILABILITY SPECIFICATIONS

BUILDING 3

Building Size:	245,194 SF (122,370 SF Available)	Drive-In Doors:	1
Dimensions:	260' x 936'	Trailer Parking:	36 trailers
Bay Spacing:	50' x 52' w/60' speed bays	Car Parking:	160 cars
Clear Height:	36'	Construction:	Concrete Tilt-Wall
Loading:	Rear-load	Roof:	45-mil TPO, R-20 Insulation
Truck Court:	185'	Sprinkler System:	ESFR
Docks:	12 (expandable to 27)	Electrical Service:	1,400 amps, 480V, 3-phase

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