

# FOR LEASE OR BTS WESTPORT INDUSTRIAL PARK NORTHWEST SAN ANTONIO

# partners

PARTNERSREALESTATE.COM

±40,308 SF Remaining | ±187,200 Available for BTS

438 S Callaghan Rd | San Antonio, Texas 78227



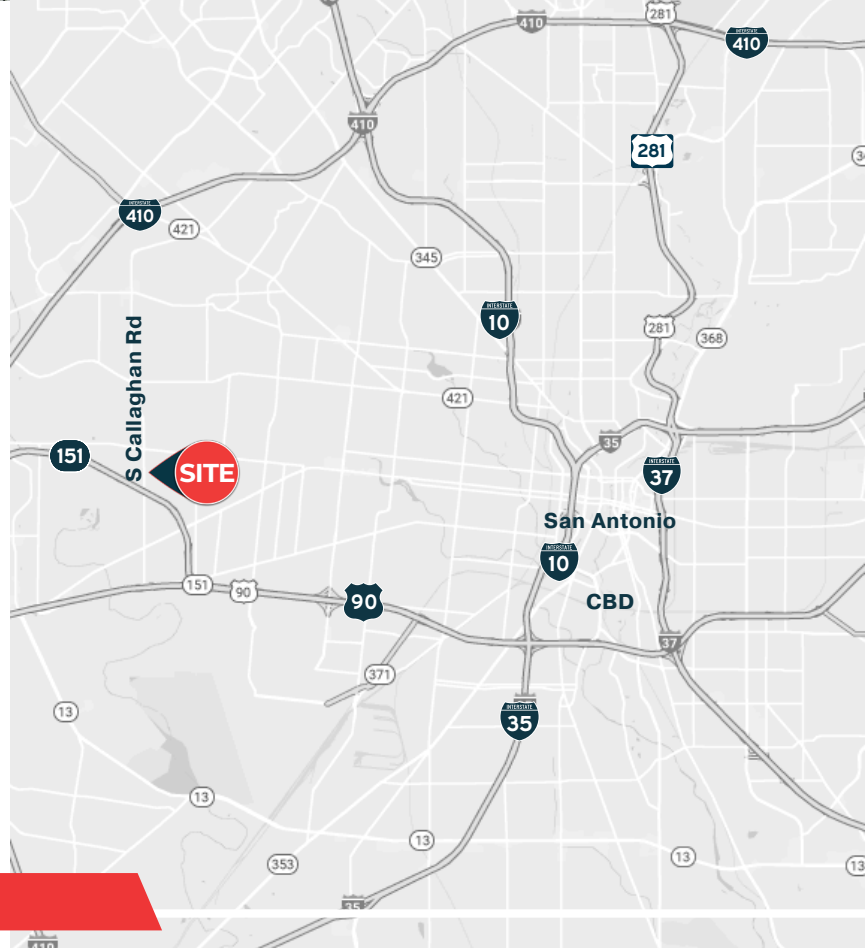
## PROPERTY HIGHLIGHTS

### PROPERTY SIZE:

- Total Building Area: ±374,400 SF
- Building 1: ±40,308 SF Available
- Building 2: **Fully Leased**
- Building 3: ±93,600 SF | Phase II or BTS
- Building 4: ±93,600 SF | Phase II or BTS

### PROPERTY FEATURES:

- Divisible to 18,720 SF
- 24' Clear Height
- 52' X 60' Column Spacing
- ESFR Fire Protection
- Clerestory Windows for Natural Lighting
- 130' Truck Court + 55' for trailer parking or storage
- 23 Dock Doors and 4 Drive-in Ramps per Building
- 480 Total Parking Spaces with Dedicated Circulation Drive
- Power: 3 Phase, 277/480 Volt, 2000 Amps per Building
- Telecom: AT&T Fiber



**LEASE RATE:** Contact Broker

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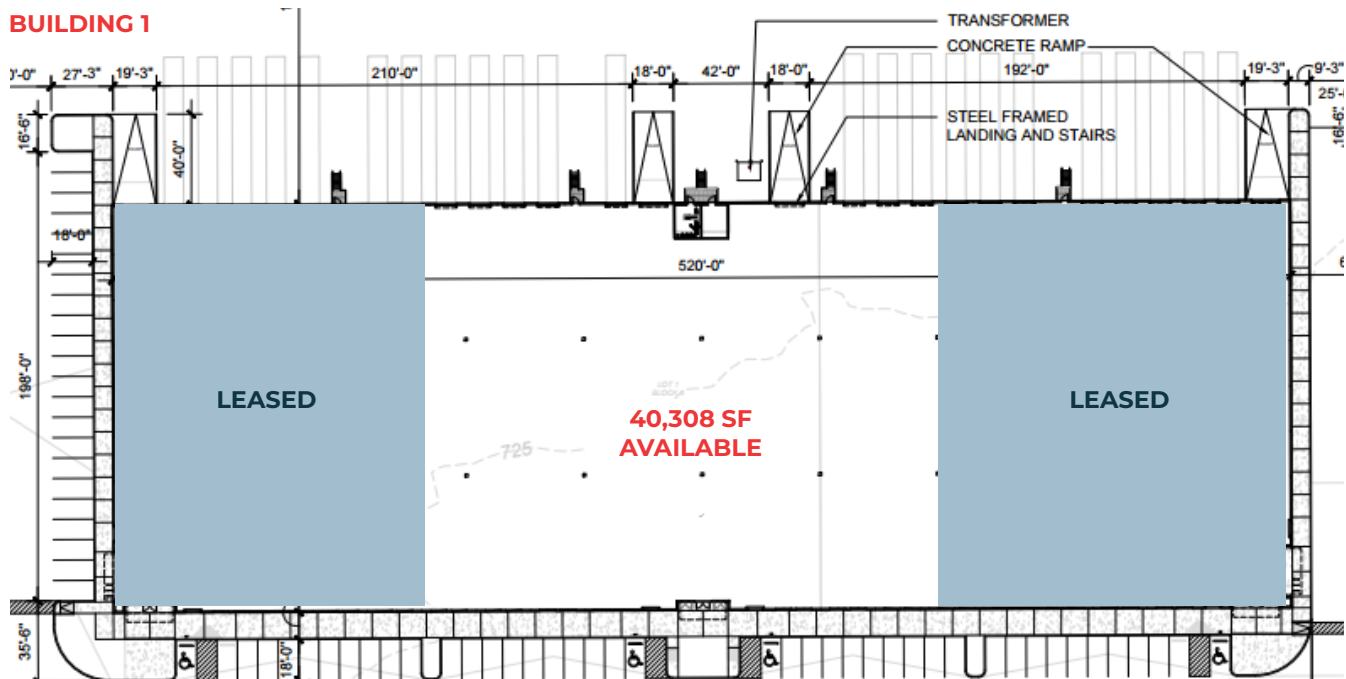
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#### PROPERTY OVERVIEW

#### BUILDING 1

Building Size:	93,600 SF
Building Dimensions:	520' x 180'
Loading:	Rear Load
Automobile Parking:	120
Trailer Parking:	30
Truck Court Depth:	185'
Floor Slab:	6" thick, 4,660 PSI reinforced floor slab
Column Spacing:	52' X 60'
Clear Height:	24'
Dock Doors:	23 (9' x 10')
Drive-In Ramp Doors:	4 (12' x 16')
Fire Protection:	ESFR
Roof:	Carlisle 60 mil (white) and 20-year warranty
Power:	3 Phase, 277/480 Volt, 2000 Amps
Telecom:	AT&T Fiber

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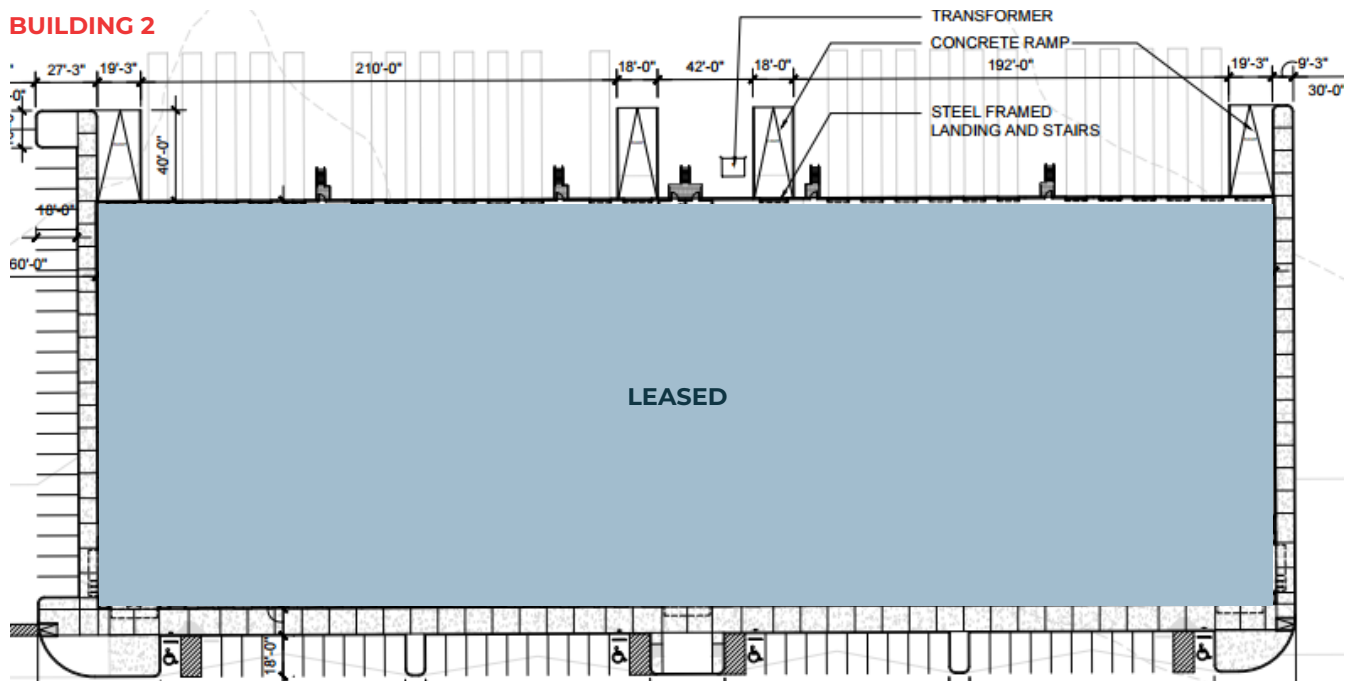
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## PROPERTY OVERVIEW

## BUILDING 2

Building Size:	93,600 SF
Building Dimensions:	520' x 180'
Loading:	Rear Load
Automobile Parking:	120
Trailer Parking:	30
Truck Court Depth:	185'
Floor Slab:	6" thick, 5,051 PSI reinforced floor slab
Column Spacing:	52' X 60'
Clear Height:	24'
Dock Doors:	23 (9' x 10')
Drive-In Ramp Doors:	4 (12' x 16')
Fire Protection:	ESFR
Roof:	Carlisle 60 mil (white) and 20-year warranty
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### PHASE II SPECS

- Westport Industrial Park - Phase 2 is a fully entitled, 17.02-acre tract with the following improvements already in place:
  - o Entire site zoned Industrial (I-1) allowing for light manufacturing and distribution.
  - o 12" water main is installed onsite and runs from the connection @ Callaghan Road, along the northern property line of Westport phases 1 and 2, through the utility easement to the east, ultimately connecting into the public water main at Acme Road.
  - o 2" force main is installed onsite and runs from the end of the phase I tract, through phase II and the utility easement to connect into the public sewer at Acme road.
  - o All required storm drainage for Phase 2 is already in place.
  - o Architectural and civil construction documents prepared for speculative 187,200sf industrial building space, with the ability to revise and expand to ultimate square footage need.

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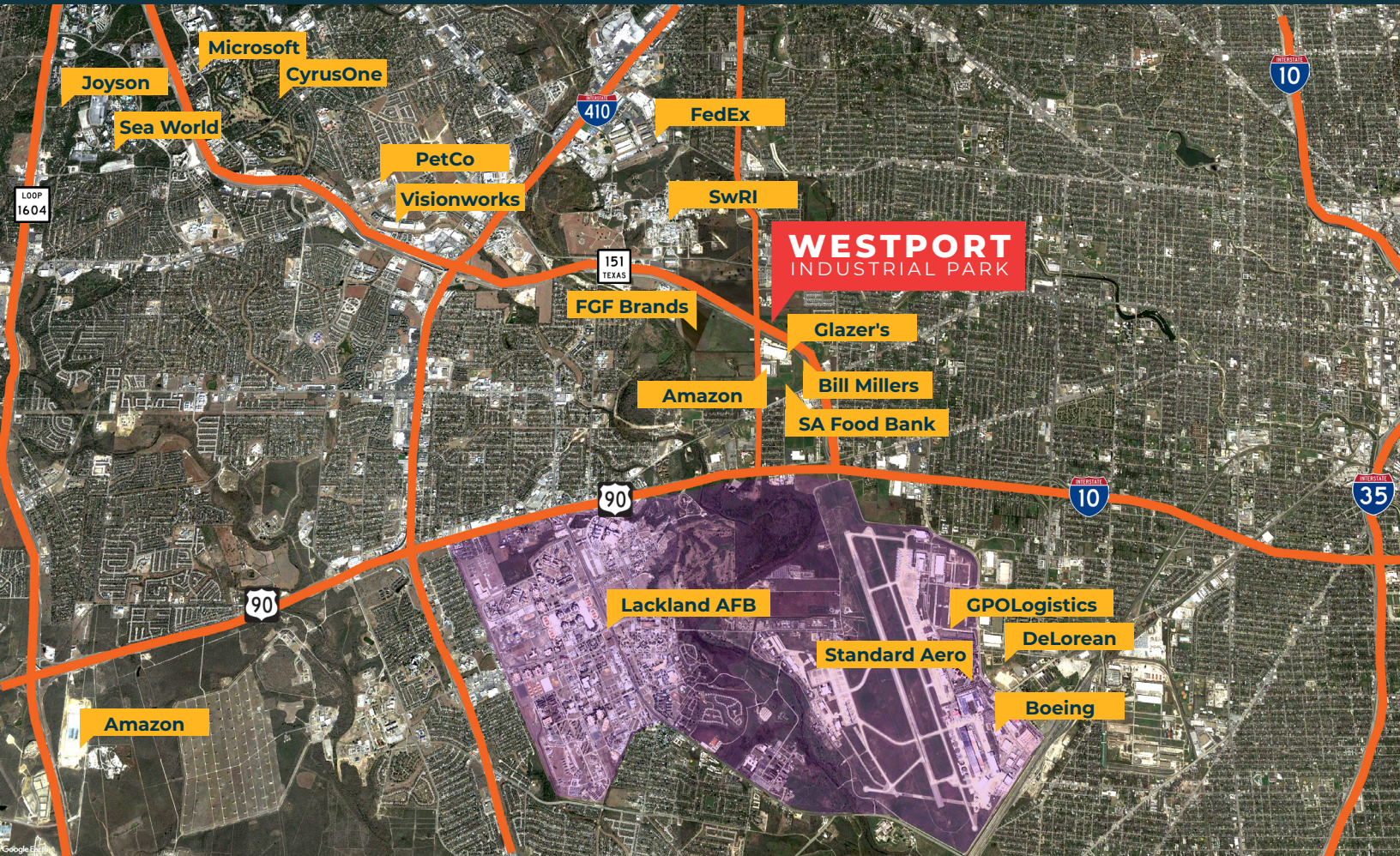
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#### Strategic Northwest San Antonio Location Advantages

- San Antonio metro area population of over 2.4 million provides for a deep labor pool
- Population of over 14 million within 200 mile radius (includes Houston, Austin, and San Antonio)
- Synergies with other corporate distribution and manufacturing neighbors including Amazon, Bill Miller HQ, Visionworks, Joyson, FGF Brands, Glazer's Distributors, XPO Logistics, and FedEx
- Located in business friendly City of San Antonio and Bexar County

#### Driving Distance

#### Miles

Interstate 410 Loop via Loop 151	2.8 miles
I-35 via Highway 90	5.8 miles
I-10 via Highway 90	5.8 miles
Downtown San Antonio	7 miles
San Antonio Airport	10 miles
Navistar Manufacturing	12.2 miles
Toyota Motor Manufacturing Texas	13 miles
Tesla Electric Truck Plant	77 miles
Austin	77.5 miles
Mexico	156 miles

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date