

STREAM

WESTCORE

43,680 SF  
Available For Lease

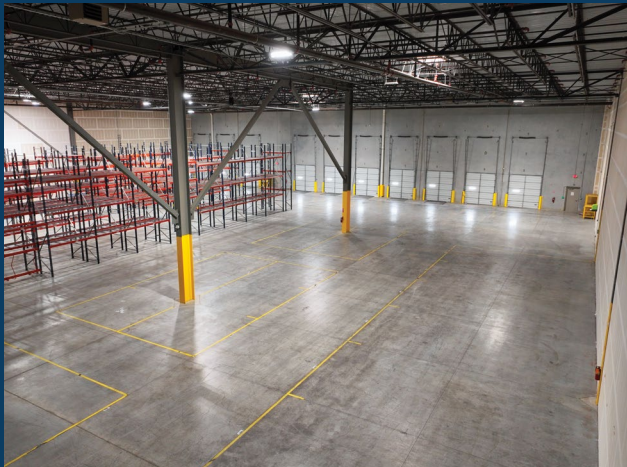
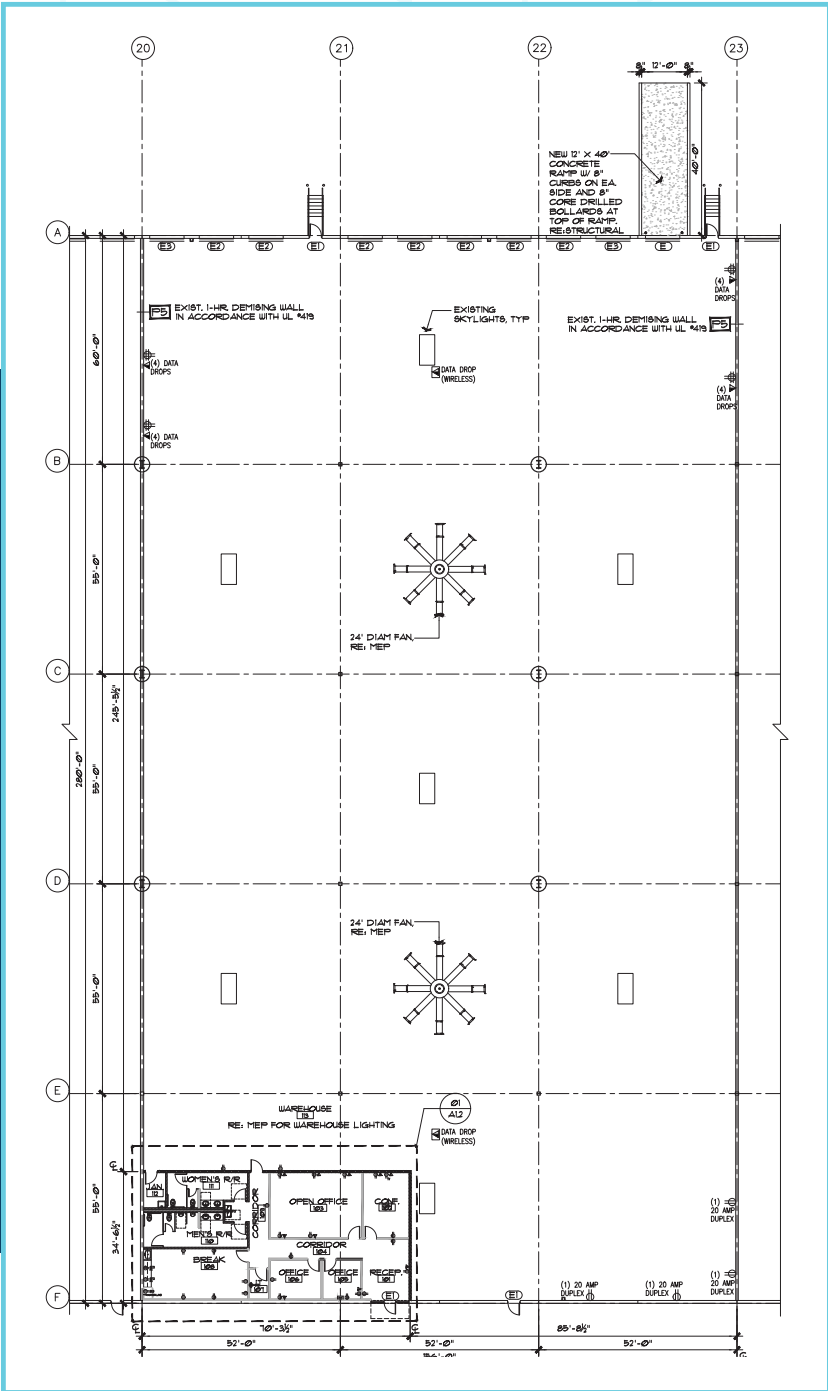
I-35

LOGISTICS  
CENTER

175 SOUTHWESTERN AVE.  
NEW BRAUNFELS, TEXAS 78130

RECENTLY DELIVERED, STATE-OF-THE-ART LOGISTICS FACILITY.  
IMMEDIATE ACCESS TO IH-35 WITH INTERSTATE VISIBILITY.

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## SUITE SPECS

- Building Size: 397,600 SF
- Availability: 43,680 SF
- Clear Height: 32'
- Configuration: Rear load
- Column Spacing: 52'x55' with 60' speed bay
- Dock Doors: (9) 9'x10' dock doors and (1) ramp up door
- Dock Packages: (7) 30,000 lb Kelley pit levelers and (2) edge of dock levelers
- Fire Suppression: ESFR
- Lighting: LED warehouse lighting
- Office Space: 2,427 SF

**Class A Warehouse / Distribution Facility**  
 Located In The Heart of  
 The San Antonio / Austin Corridor On IH-35.



## LOCATION FEATURES

Immediate access to IH-35 North & South

Great Ingress / Egress

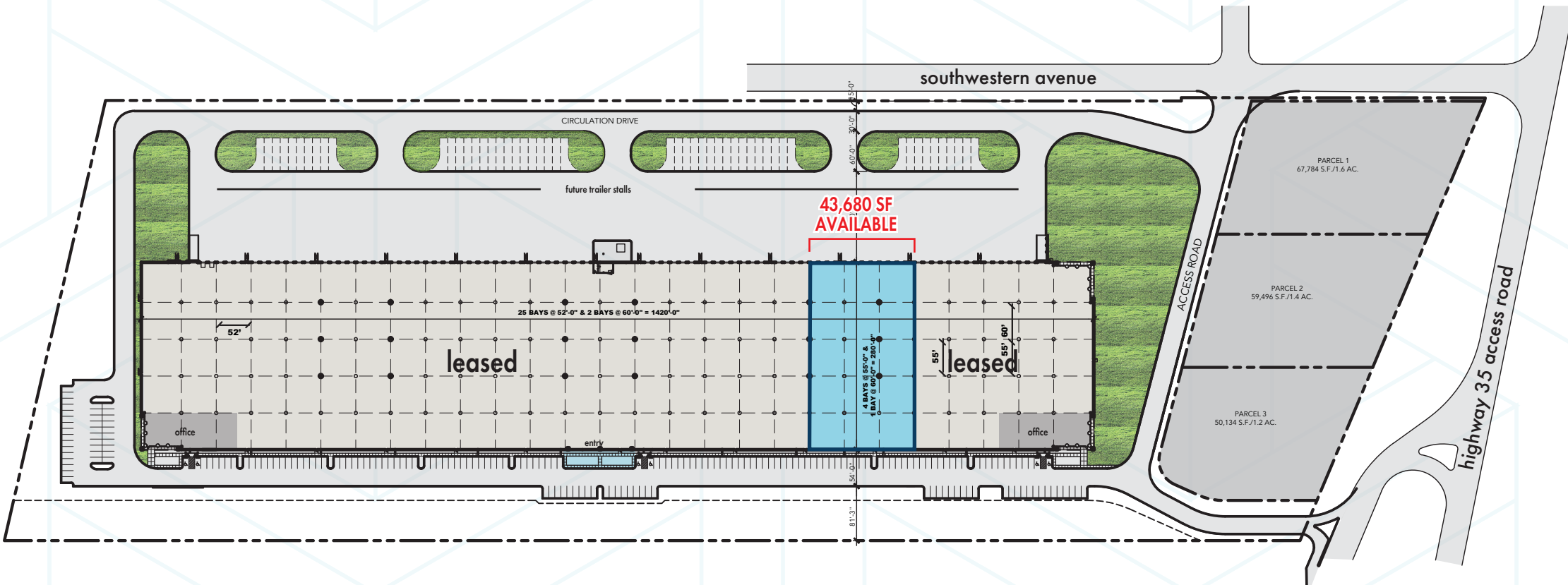
Quick access to IH-10 via Hwy 46

IH-35 signage available

Strategically located on IH-35 between San Antonio & Austin

Ability to fence truck court & potential controlled access points for security

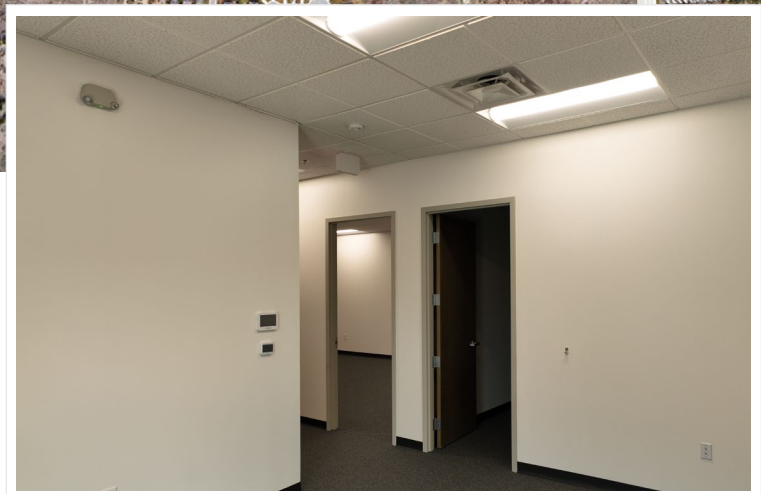
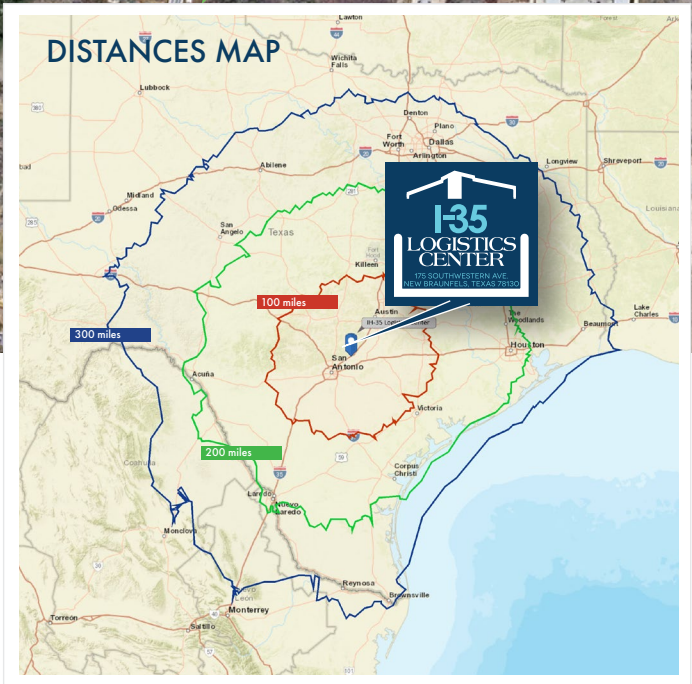
Triple Freeport Tax exemption



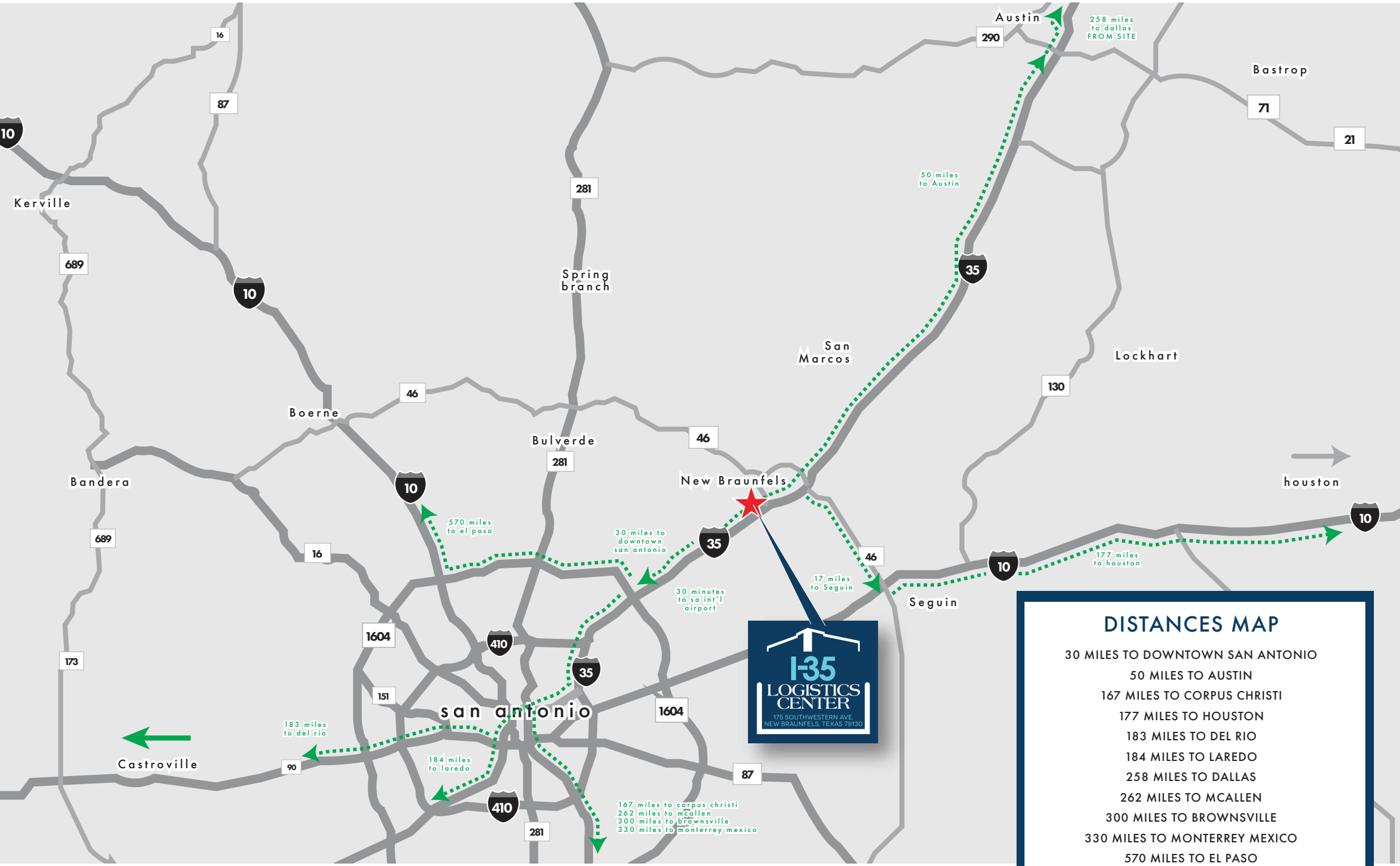


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➔ INGRESS  
➔ EGRESS



# LOCATION MAP W/DISTANCES

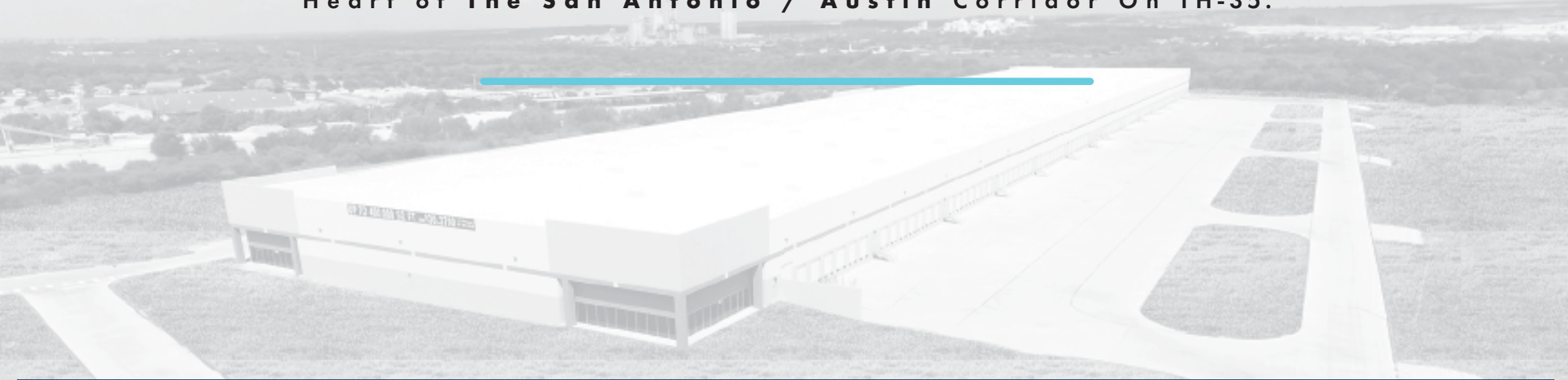


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DISTANCES MAP	
30 MILES TO DOWNTOWN SAN ANTONIO	
50 MILES TO AUSTIN	
167 MILES TO CORPUS CHRISTI	
177 MILES TO HOUSTON	
183 MILES TO DEL RIO	
184 MILES TO LAREDO	
258 MILES TO DALLAS	
262 MILES TO MCALLEN	
300 MILES TO BROWNSVILLE	
330 MILES TO MONTERREY MEXICO	
570 MILES TO EL PASO	

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**STREAM**

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## CONTACT INFORMATION

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