



SAN ANTONIO LOGISTICS PARK

INDUSTRIAL DEVELOPMENT

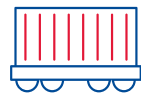


Build to Suit Opportunity
Sites Now Available



Scale, Flexibility, Infrastructure & Direct Rail Service

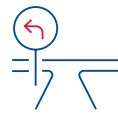
San Antonio Logistics Park is Central Texas's premier industrial logistics and manufacturing park co-located with Union Pacific Railroad's state-of-the-art San Antonio Intermodal Terminal (SAIT), enabling users to reduce transportation costs and achieve more streamlined supply chains. The site is located in southwestern San Antonio, directly on the Interstate 35 corridor—a primary artery in the international supply chain, connecting Mexico, San Antonio, Austin, Dallas-Fort Worth, and the rest of the United States.



Co-Located with Union Pacific Intermodal Terminal



Intermodal & Direct Rail Served



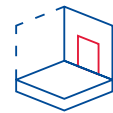
Superior Accessibility on I-35 Corridor



Central to The U.S., Gateway to Mexico



Opportunity Zone & Foreign Trade Zone (Entire Site)



Build-To-Suit Options Available



Utility Capacity Available for Heavy Users



Heavy-Haul Campus with Private Interior Service Load

I-35 Corridor Location: Connecting the North to the South



The I-35 Corridor is a vital north-south Interstate connecting the Central Texas region with Mexico and Canada, making it a major beneficiary of the USMCA trade agreement. Business along the 588-mile Texas I-35 Corridor is expected to continue its growth as onshoring and nearshoring efforts expand manufacturing and production in North America.

The San Antonio Logistics Park provides users and tenants with direct heavy haul connectivity to Union Pacific's premium intermodal service. With 32,000 miles of track, our vast network provides extensive access to intermodal ramps in growing population centers across the western United States. Connecting railroads further extend our market reach, to the east and Canada, as well as to Mexico, where Union Pacific offers unmatched intermodal coverage and serves all six major Mexico gateways.

DISTANCES FROM SAIT	
AUSTIN:	92 MI
EAGLE PASS:	133 MI
LAREDO:	142 MI
HOUSTON:	207 MI
FORT WORTH:	281 MI
DALLAS:	286 MI
MONTERREY:	286 MI
EL PASO:	546 MI



EAGLE PASS TO MONTERREY
246 MI

The Site

SECTION I: SOUTHERN TRACTS

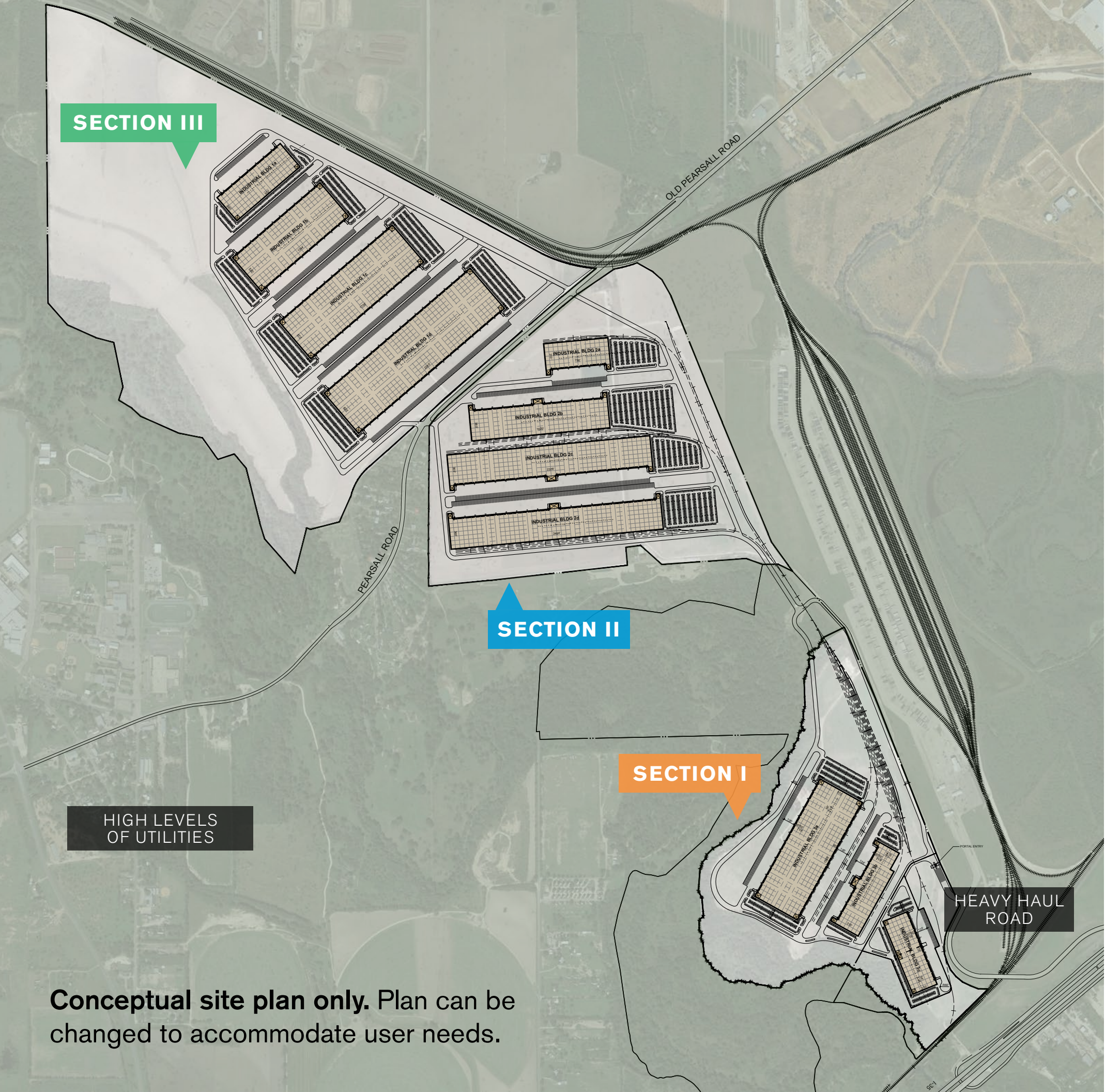
Size: **156 Acres**
Building A: **893,760 SF**
Building B: **336,960 SF**
Building C: **284,580 SF**

SECTION II: CENTRAL TRACTS

Size: **225.4 Acres**
Building A: **240,840 SF**
Building B: **596,160 SF**
Building C: **868,320 SF**
Building D: **907,200 SF**

SECTION III: NORTHERN TRACTS

Size: **276 Acres**
Building A: **349,920 SF**
Building B: **689,880 SF**
Building C: **989,520 SF**
Building D: **1,388,800 SF**



Conceptual site plan only. Plan can be changed to accommodate user needs.

Section I Detail

BUILDING A

Size	893,760 SF
Dock-High Doors	176
Grade-Level Doors	4
Trailer Stalls	120
Auto Parking	Auto Parking: 743 (15 Accessible) @ .83/1000 SF

BUILDING B

Size	336,960 SF
Dock-High Doors	50
Grade-Level Doors	4
Trailer Stalls	109
Auto Parking	Auto Parking: 227 (7 Accessible) @ .67/1000 SF

BUILDING C

Size	284,580 SF
Dock-High Doors	50
Grade-Level Doors	4
Trailer Stalls	122
Auto Parking	Auto Parking: 399 (8 Accessible) @ 1.4/1000 SF



Conceptual site plan only. Plan can be changed to accommodate user needs.

Section II Detail

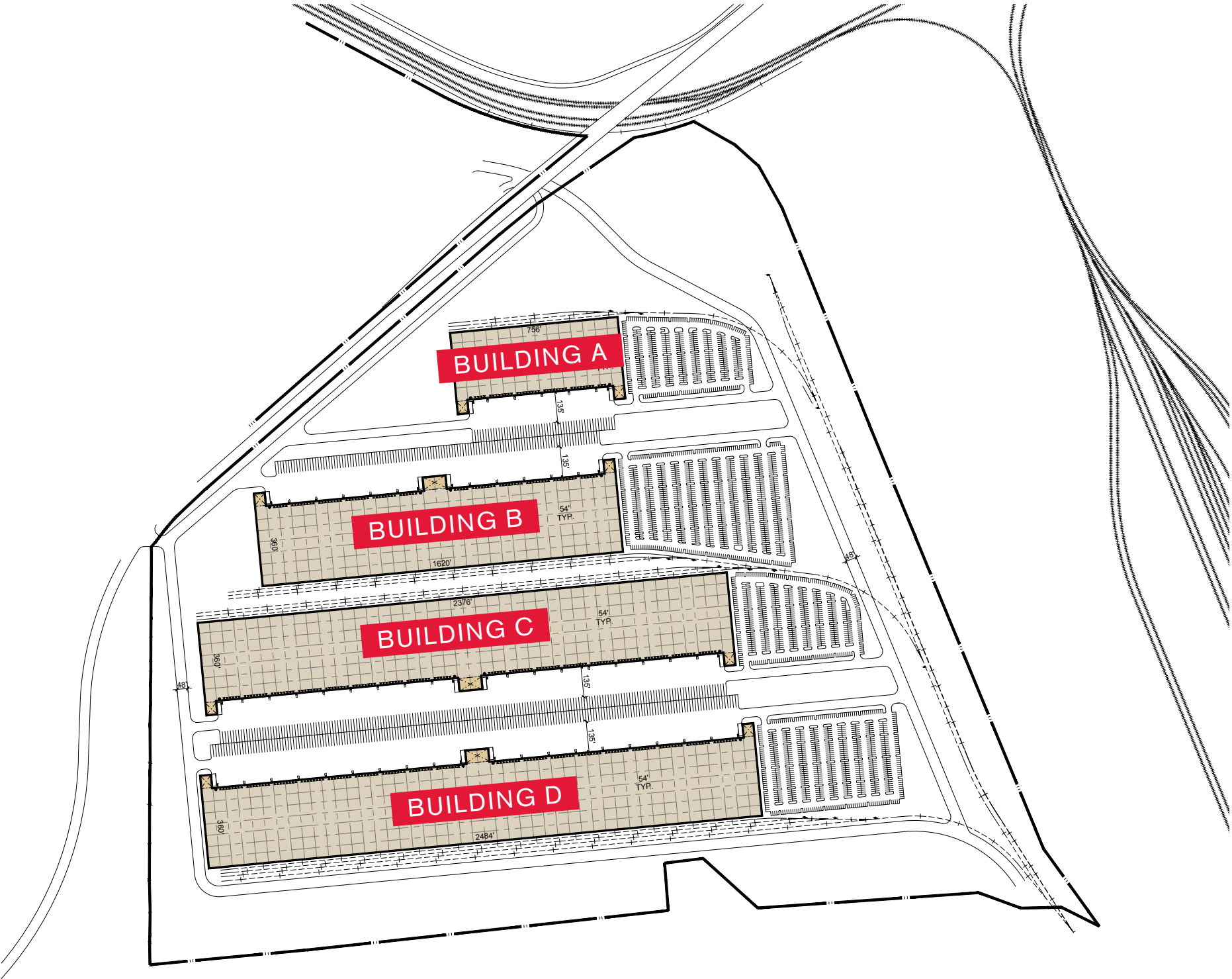
SITE:
225.4 Acres

BUILDING A:
240,840 SF

BUILDING B:
596,160 SF

BUILDING C:
868,320 SF

BUILDING D:
907,200 SF



Conceptual site plan only. Plan can be changed to accommodate user needs.

Section III Detail

SITE:

276 Acres

BUILDING A:

349,920 SF

BUILDING B:

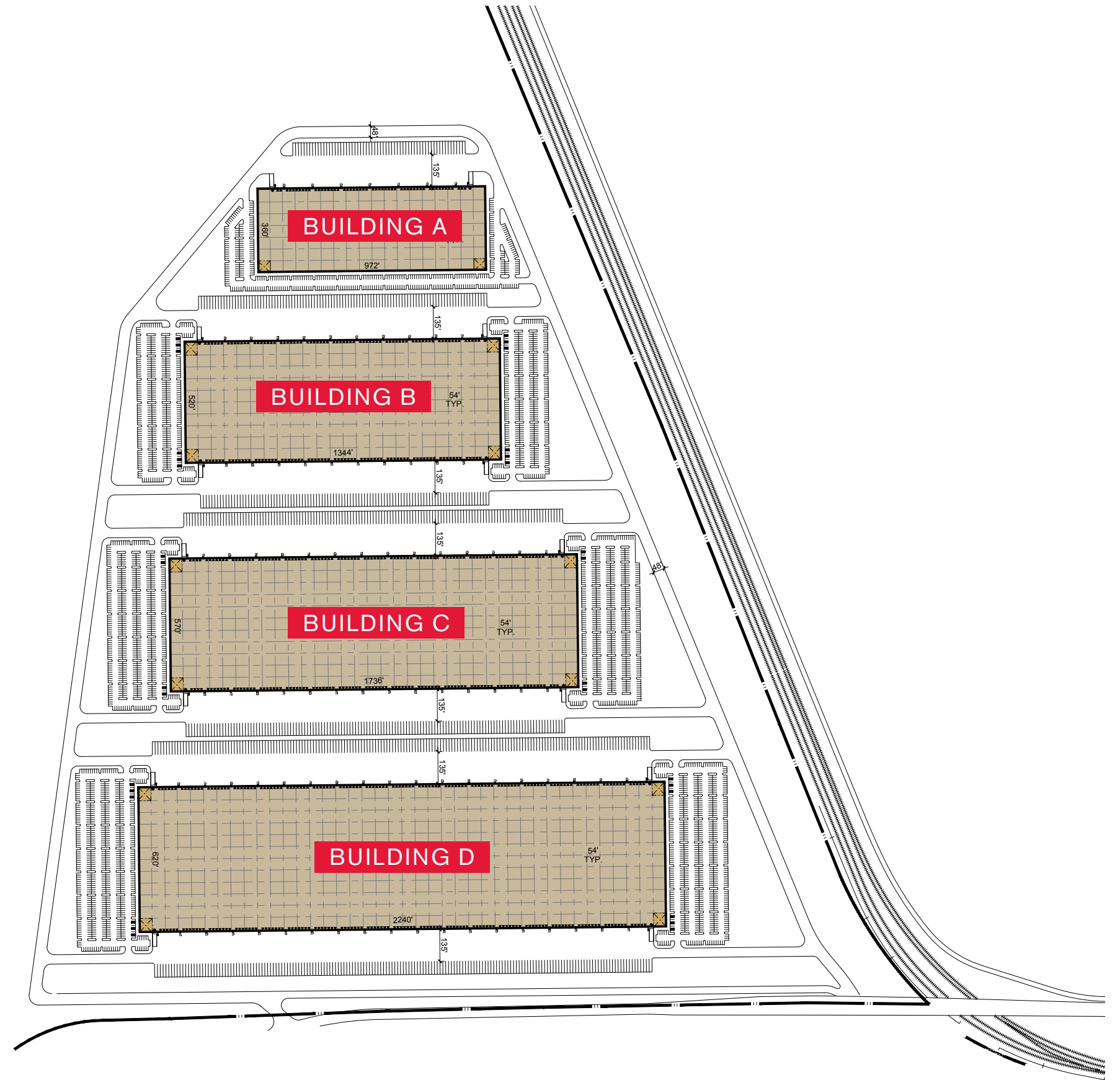
689,880 SF

BUILDING C:

989,520 SF

BUILDING D:

1,388,800 SF



Conceptual site plan only. Plan can be changed to accommodate user needs.

Union Pacific Franchise

Union Pacific provides a critical link in the global supply chain by linking 23 states in the western two-thirds of the country by rail. We serve many of the fastest-growing U.S. population centers, operate from all major West Coast and Gulf Coast ports to eastern gateways. We connect with Canada's rail systems and are the only railroad serving all six major Mexico gateways. We provide value to roughly 10,000 customers by delivering products in a safe, reliable, fuel-efficient and environmentally responsible manner.

Commitment to Service

For more than 150 years, our company has been committed to helping our country – and business – grow. The result is our evolution from North America's premier railroad to North America's premier transportation company.

Solutions That Make Sense

When shipping, one size - or one solution - doesn't always fit. Our logistics experts work with you to determine the best door-to-door shipping solution for your business. Whether you require multiple carriers, expedited service or just a cost-effective way to get from A to B, Union Pacific has the flexibility to meet your shipping needs.

Cost Competitive

We work to be the most efficient, cost-effective choice of your numerous shipping options. Helping you find the solution that's right for you is our number one priority - contact us, and we'll find the answers that are best for your business.

Technology

Every locomotive we operate is tracked via GPS. Automatic Equipment Identification dramatically streamlines the inventory process. Our specialized shipping management solutions strategically track and manage freight transportation across multiple carriers. These technologies have translated to faster transit times, greater reliability and higher customer satisfaction.

Rail Transportation

Freight trains are up to four times more fuel efficient than trucks and Union Pacific owns the cleanest locomotive fleet in the industry. With environmental concerns changing the way businesses do business, including shipping, our focus continues to be creating and implementing world-class energy conservation techniques.



MARKET OVERVIEW

San Antonio

The seventh most populous city in the United States, San Antonio is the fastest growing among the top 10 since 2010 (16.7%). The area's diverse economy has seen recent investment and job growth in aerospace, manufacturing, cybersecurity, tourism, healthcare, and bioscience, and is not as heavily dependent on the oil and gas industry as compared to the rest of the state. San Antonio has become a driving force in the Texas economy and has weathered the pandemic well, making it poised to continue its expansion in the near term.

San Antonio is positioned to continue benefiting from the overall business and population expansion occurring in the state. Home to two Fortune 500 companies, Valero Energy and USAA, the San Antonio area has proven its place in attracting national companies including Ernst & Young and PenFed, both of which opened major office locations in the San Antonio Metro within the last two years. As the world returns to normal following the pandemic, the area's diversified economy - particularly its business and financial services firms, tourism industry and defense industry - will continue to provide economic stability. The ongoing migration of people and firms out of high-density, high-cost-of-living areas and into Texas should continue to benefit the region over the near and long term.

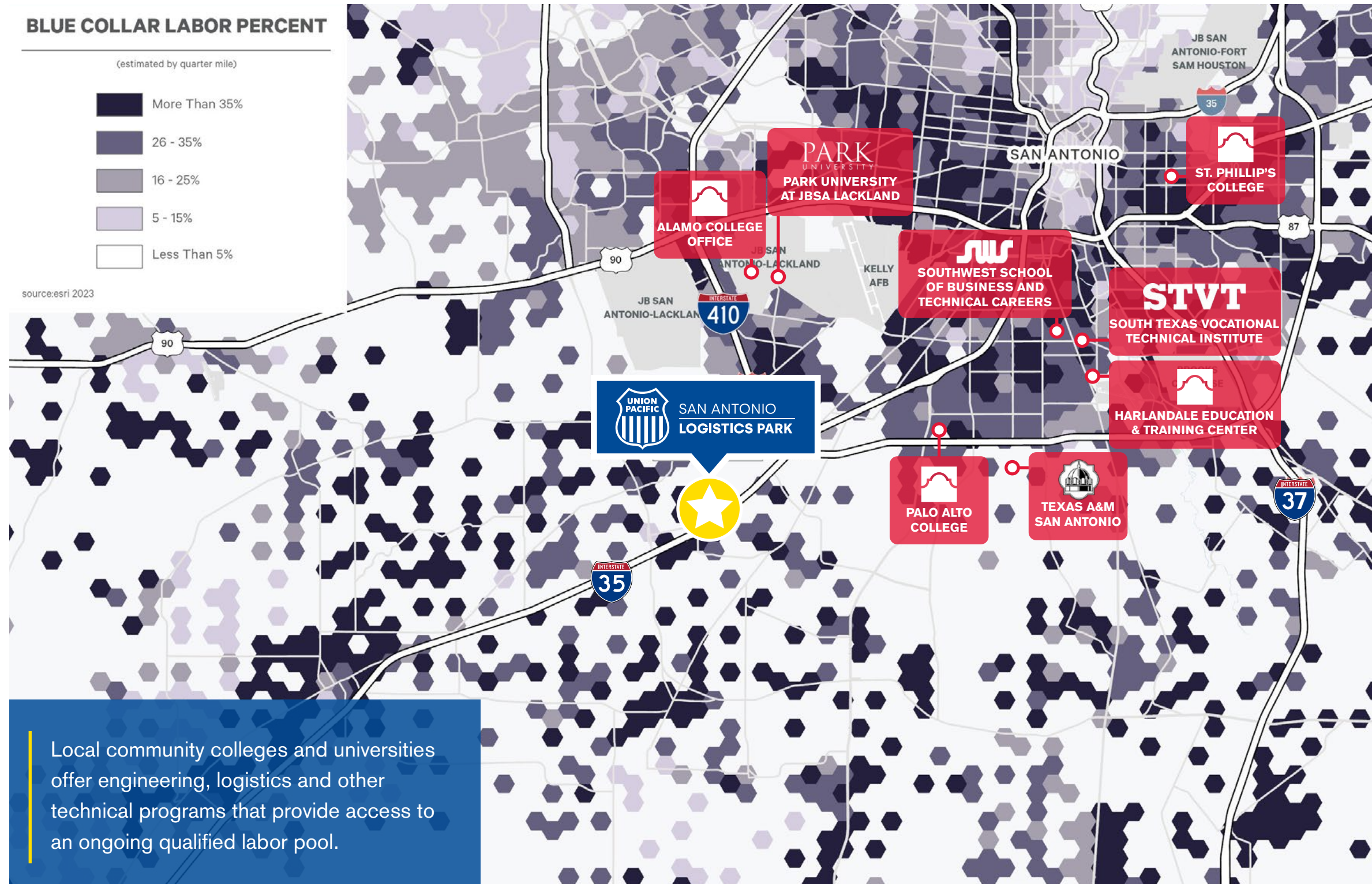
SAN ANTONIO HEADQUARTERS



Growing Southwest San Antonio Labor Force

According to CBRE Labor Analytics, the warehouse labor force along the Texas I-35 Corridor is forecast to grow by 21.2% over the next decade--one of the highest in the nation. Additionally, the San Antonio metro area reports the largest percentage increase in employment over the past year among the top 35 metropolitan cities with +4.6%.

Source: bls.gov



Local community colleges and universities offer engineering, logistics and other technical programs that provide access to an ongoing qualified labor pool.



Development Team



Union Pacific Railroad

One of America's most recognized companies, Union Pacific connects 23 states in the western two-thirds of the country by rail, providing a critical link in the global supply chain.



Pape Dawson Engineers

Pape Dawson is a civil engineering firm that provides services in land development, transportation, water resources, environmental, and surveying projects.

WARE MALCOMB

Ware Malcomb

Ware Malcomb is a full-service international design firm providing architecture, planning, interior design, civil engineering, branding and building measurement services.



Panattoni Development Company, Inc.

Panattoni is a privately held commercial real estate company specializing in industrial, office and build-to-suit development.



RITD (Railroad, Infrastructure, Terminal Development, LLC)

RITD is focused on providing innovative industrial railroad design, engineering, and field services to drive custom logistics solutions.



IMS Worldwide, Inc.

IMS Worldwide is a Texas-based analyst firm that offers services such as supply chain security and real estate trend analysis for manufacturing and distributing companies.



SAN ANTONIO LOGISTICS PARK



For additional information,
please contact:

JOSH AGUILAR

+1 210 253 6049
josh.aguillar@cbre.com

ROB BURLINGAME

+1 210 507 1123
robert.burlingame@cbre.com

BRAD O'NEILL

+1 210 253 6070
brad.oneill@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

