



# Connection Park Logistics Center

6851 Cal Turner Drive | San Antonio, Texas 78220

## Property Highlights

- 490,083 SF cross dock building
- Ample car and trailer parking
- Demisable to 125,000 SF
- 3 additional acres of land for IOS or trailer parking

> **125,000 - 490,083 SF**  
Available For Lease

> **Prime**  
Northeast Location

> **Ample**  
Parking Available



Visit Us At  
[connectionparklogisticscenter.com](http://connectionparklogisticscenter.com)

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## Building Details

- 490,083 SF cross-dock building
- 3,195 SF spec office space
- 36' clear height
- (84) 9'x10' dock doors
- (4) 12'x14' ramped doors
- 56'x50' column spacing w/60' speed bays
- ESFR fire protection system
- 2,000 Amp 480V 3-Phase Power (Expandable)
- 244 car parks / 95 trailer parks
- 3 acres of additional land available for storage or additional trailer parking
- I-2 zoning



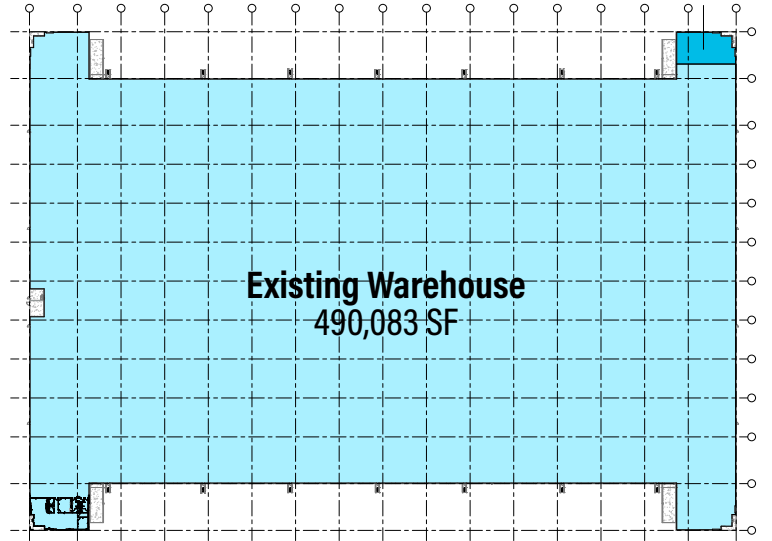
Connection Park  
Logistics Center



# Demising Plans

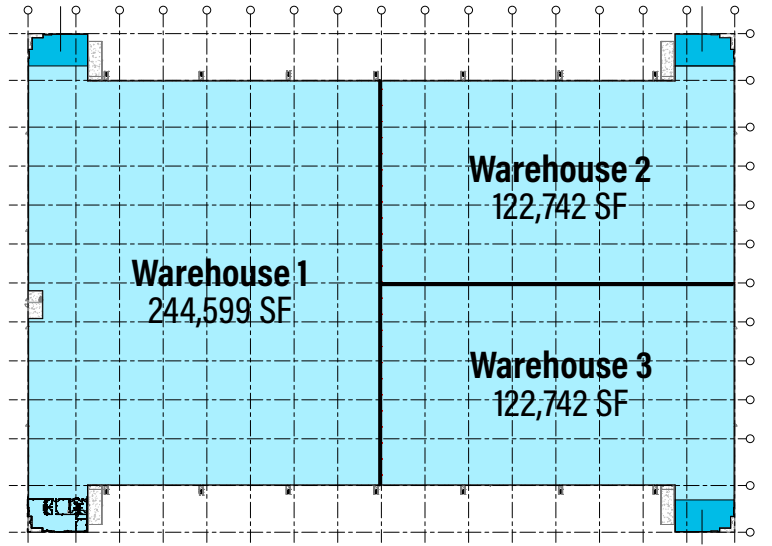
## > Option 1

Warehouse: 486,888 SF  
Office: 3,195 SF



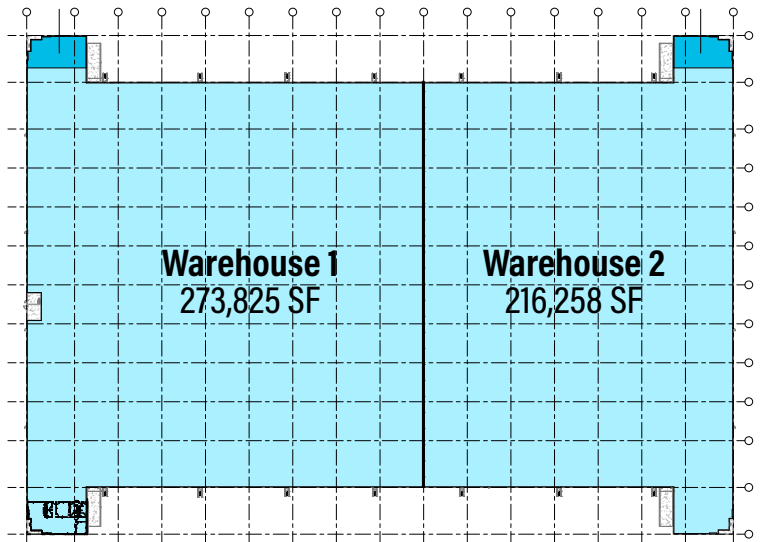
## > Option 2

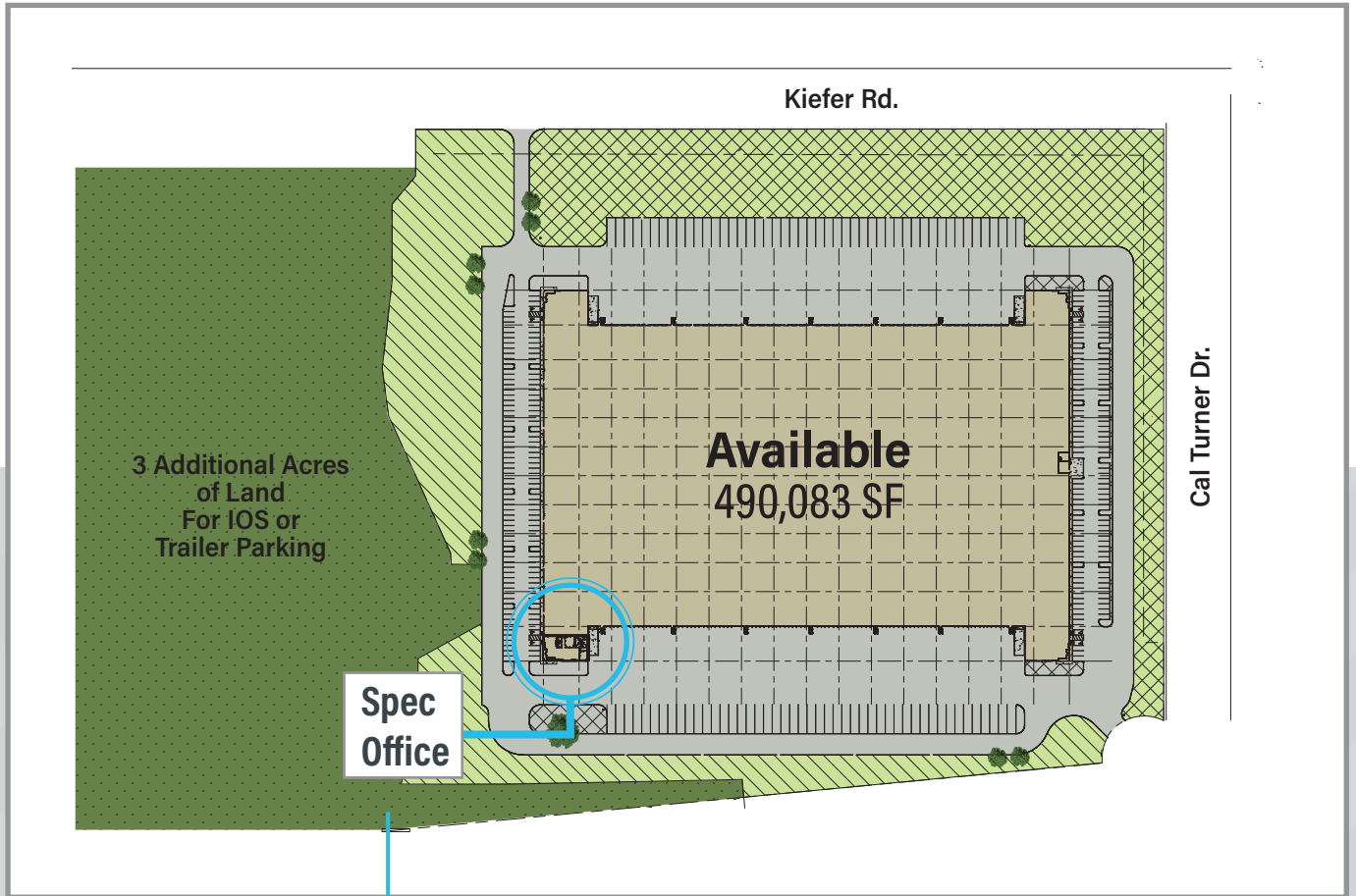
Warehouse 1: 241,404 SF  
Office: 3,195 SF  
Warehouse 2: 119,547 SF  
Office: TBD  
Warehouse 3: 119,547 SF  
Office: TBD




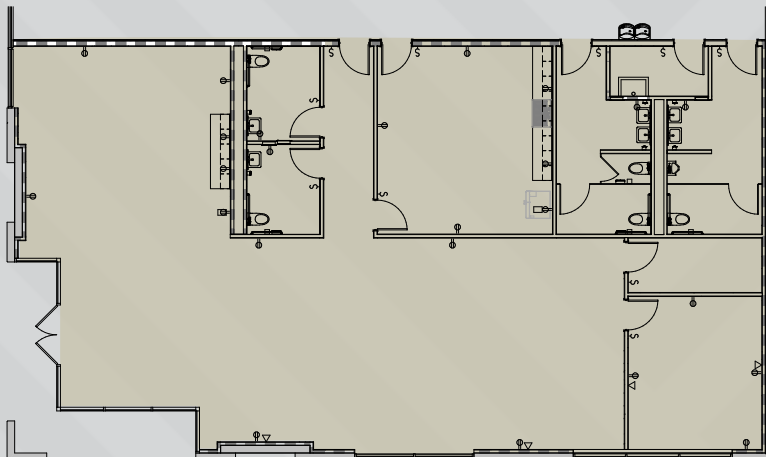
## > Option 3

Warehouse 1: 270,630 SF  
Office: 3,195 SF  
Warehouse 2: 213,063 SF  
Office: TBD

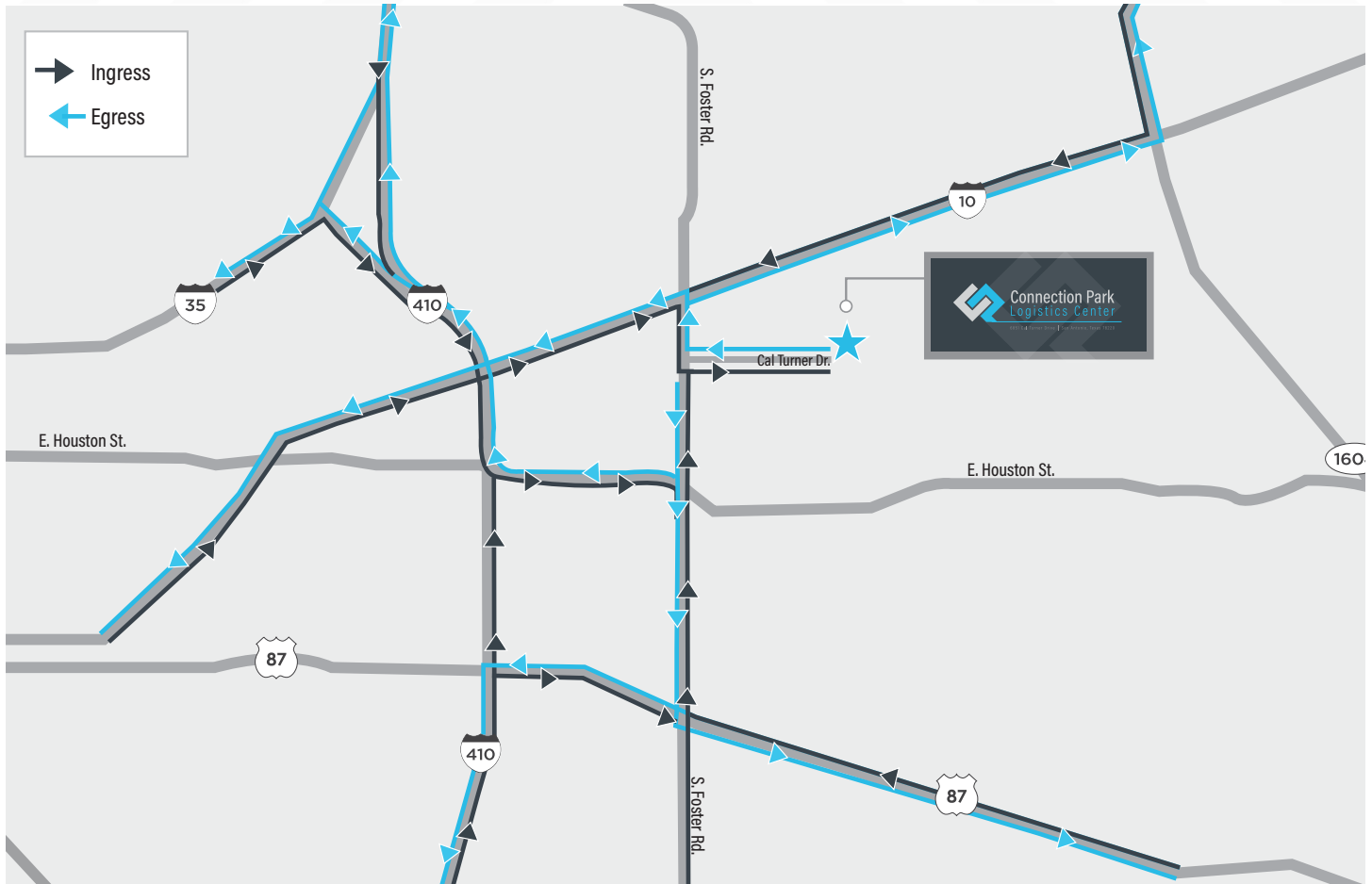




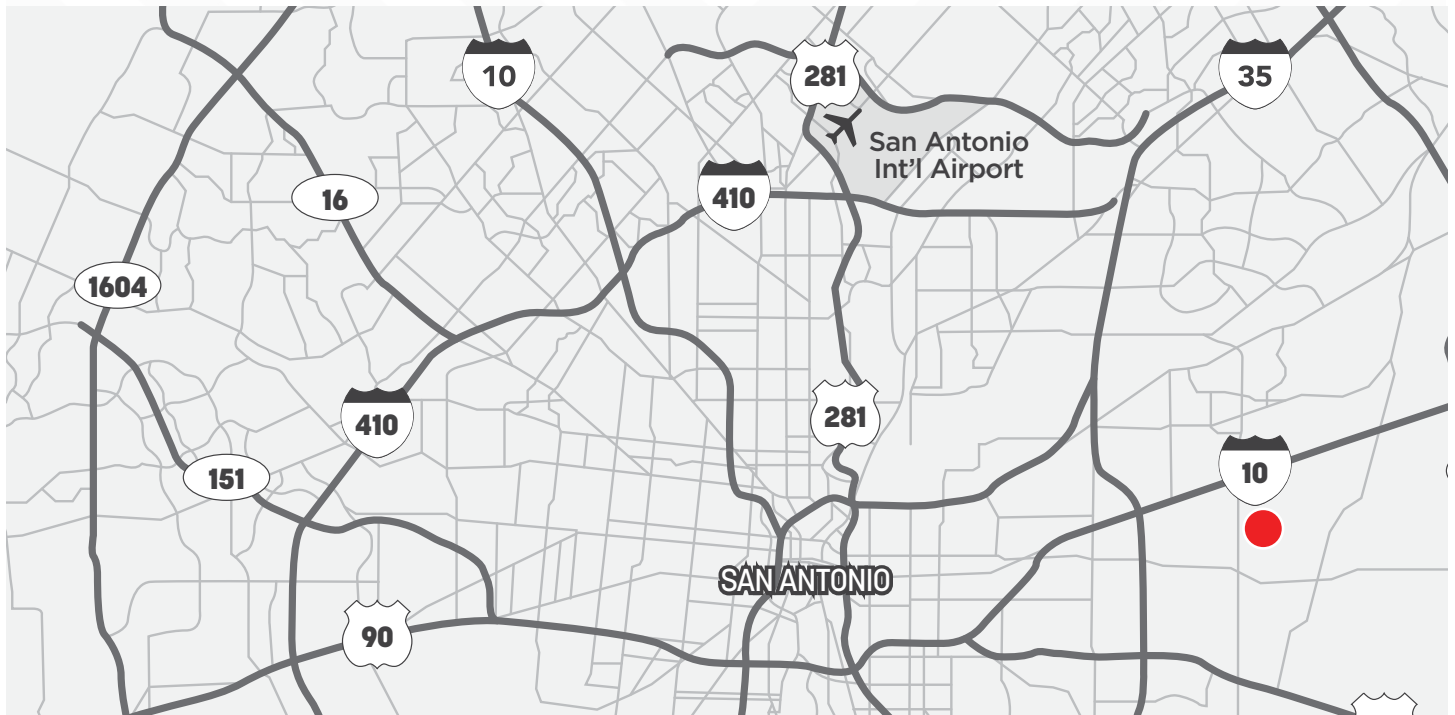
**Spec Office**



**> 3,195 SF Move-In Ready Spec Office**



## Ingress/Egress

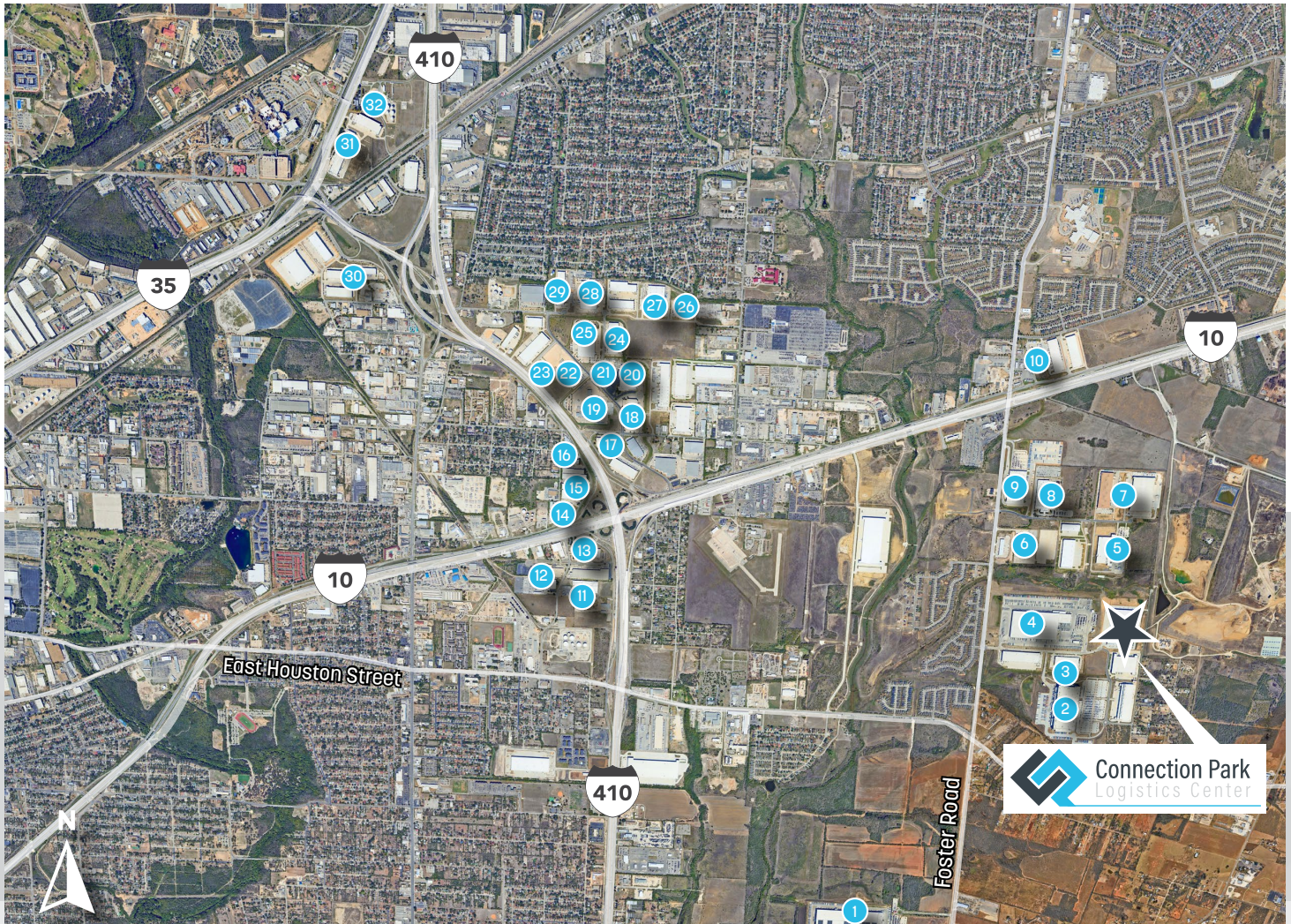


## Location Map



# Connection Park Logistics Center

## 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  |  |   |  |  |



# Available Workforce

*Within 30 Miles*

**2024 Population**

2,534,740

**Daytime Workforce**

1,253,965

**Median Age**

36.2

**Median HH Income**

\$74,999

**Some College+**

63.6

**Diversity Index**

83.7



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**STREAM**