

AVAILABLE FOR LEASE:

55,000 - 204,484 SF

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



FOSTER
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

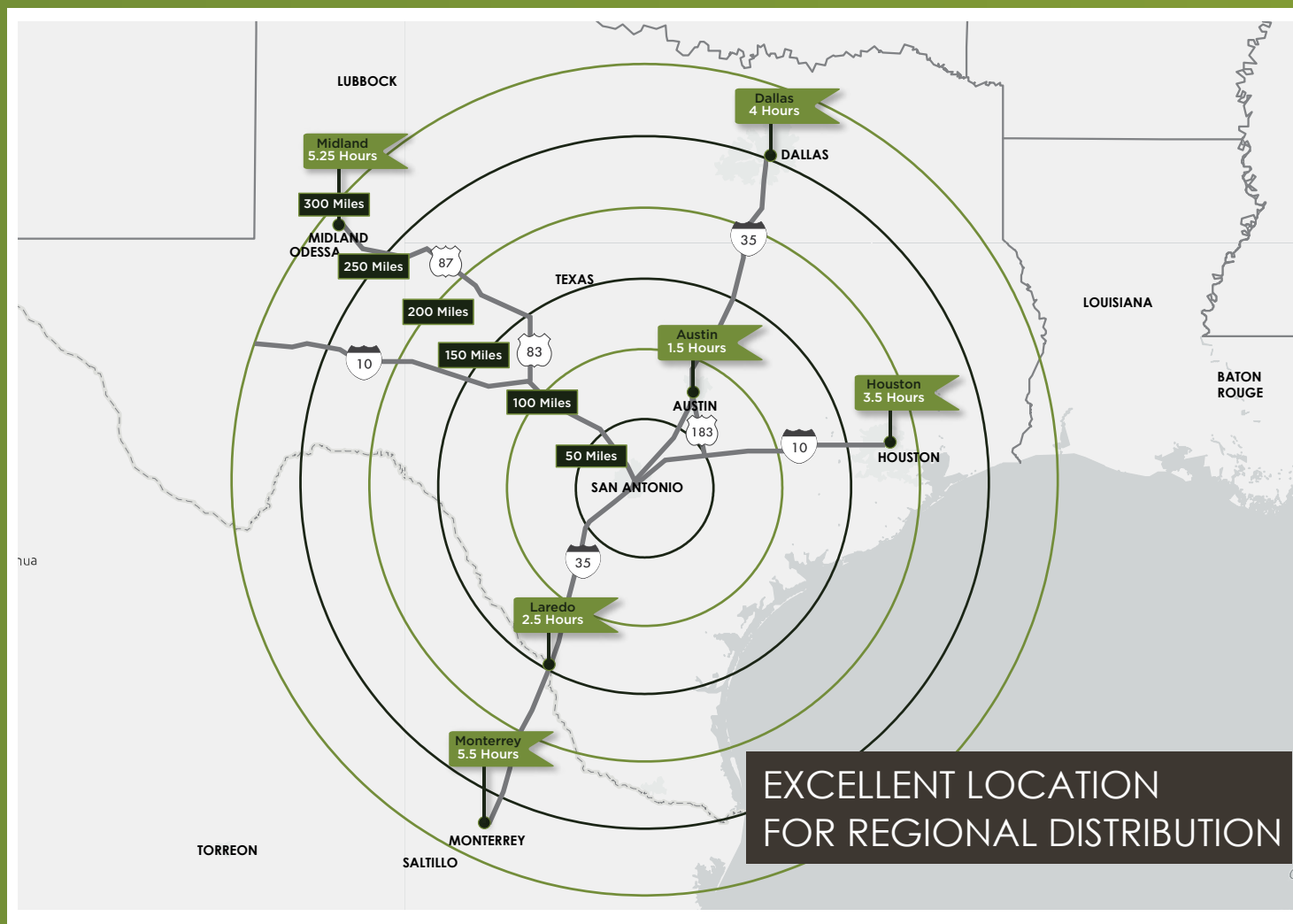


For Information, Contact:

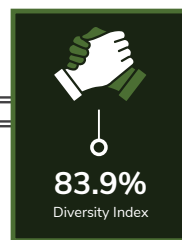
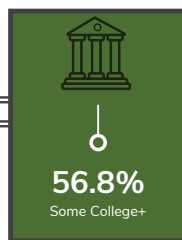
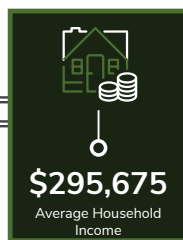
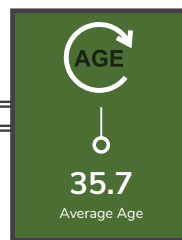
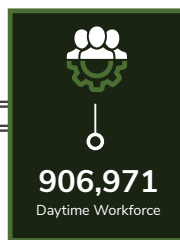
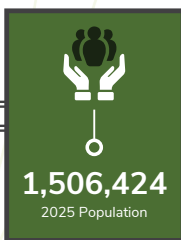
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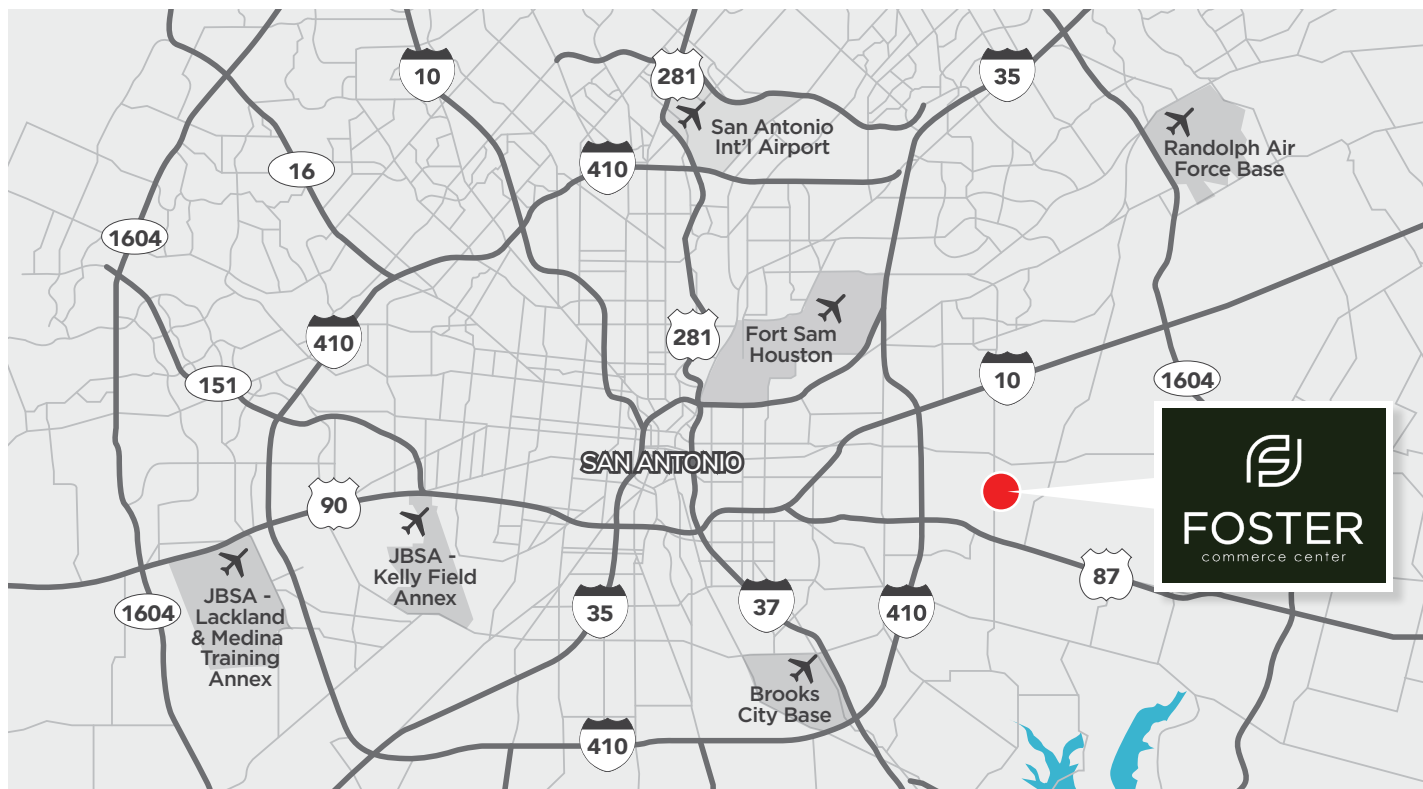


**AMPLE
WORKFORCE
AVAILABLE**
(Within 30 Miles)



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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

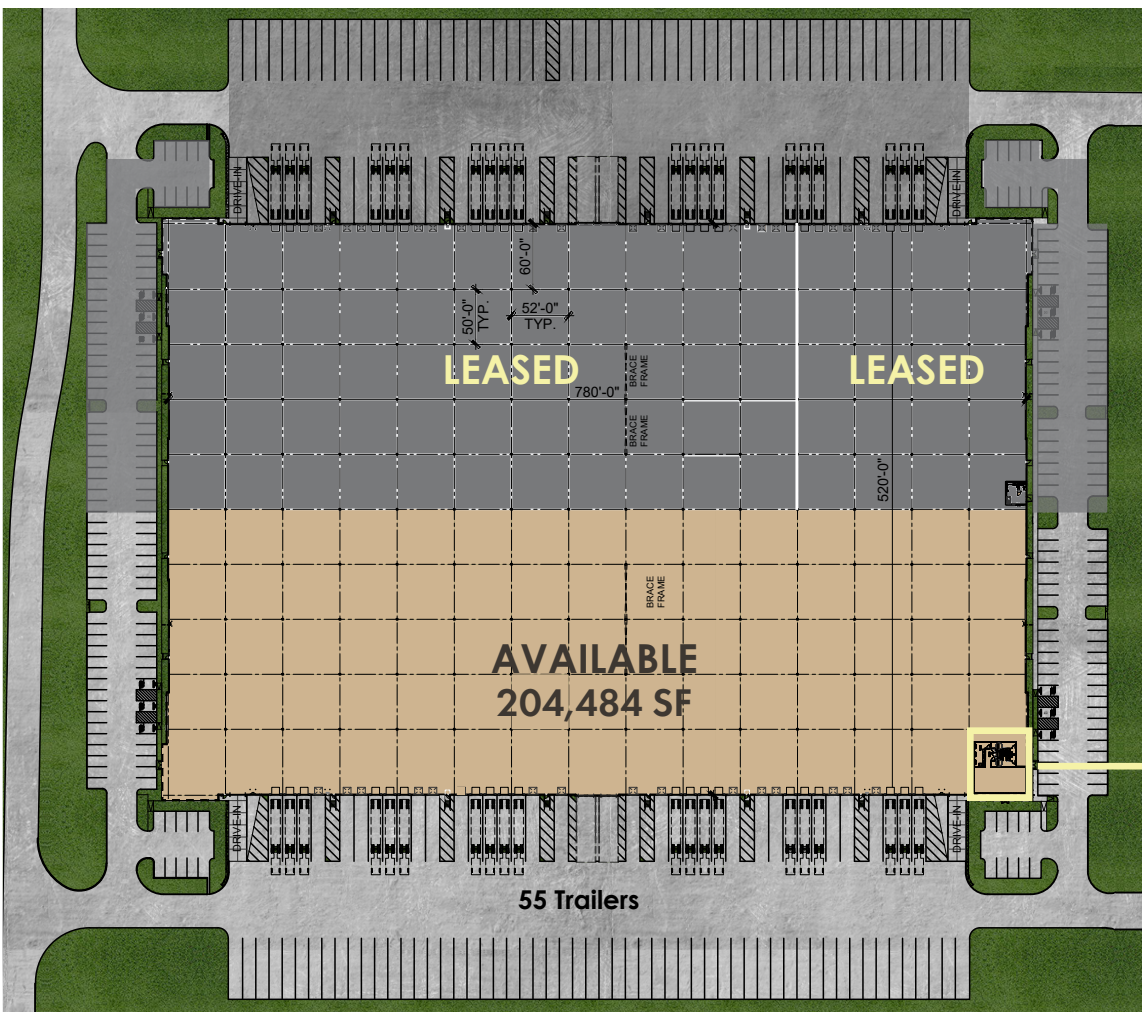
PROPERTY HIGHLIGHTS

- » 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 - 204,484 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

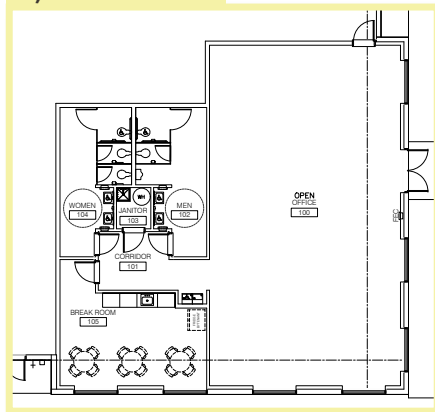
SITE PLAN



- State-of-the-art design with abundant employee parks, trailers, stalls, and outside storage capabilities
- Master-planned industrial development on Foster Road in East San Antonio, Texas.



SPEC OFFICE 2,369 SF



AVAILABILITY SPECIFICATIONS

BUILDING 2

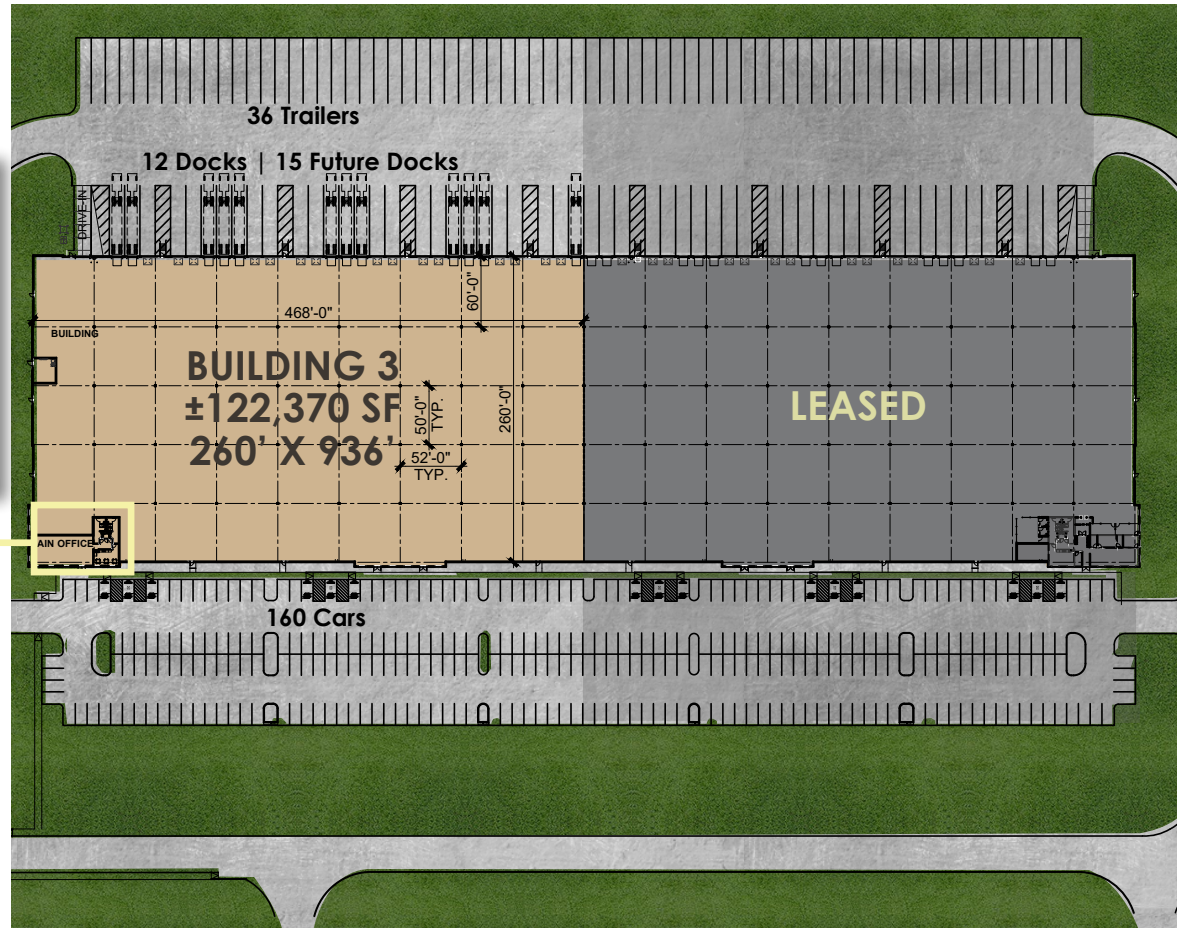
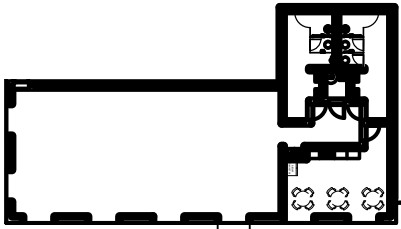
Building Size:	408,402 SF (204,484 SF Available)
Dimensions:	520' x 780'
Bay Spacing:	52' x 50' w/60' speed bays
Clear Height:	40'
Loading:	Cross-dock
Truck Courts:	185'
Docks:	20 (expandable to 36)

Drive-In Doors:	2
Trailer Parking:	55 trailers
Car Parking:	112 cars
Construction:	Concrete Tilt-Wall
Roof:	45-mil TPO, R-20 Insulation
Sprinkler System:	ESFR
Electrical Service:	1,200 amps, 480V, 3-phase

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MAIN OFFICE
2,400 SF



AVAILABILITY SPECIFICATIONS

BUILDING 3

Building Size:	245,194 SF (122,370 SF Available)
Dimensions:	260' x 936'
Bay Spacing:	50' x 52' w/60' speed bays
Clear Height:	36'
Loading:	Rear-load
Truck Court:	185'
Docks:	12 (expandable to 27)

Drive-In Doors:	1
Trailer Parking:	36 trailers
Car Parking:	160 cars
Construction:	Concrete Tilt-Wall
Roof:	45-mil TPO, R-20 Insulation
Sprinkler System:	ESFR
Electrical Service:	1,400 amps, 480V, 3-phase

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