

5327 Eisenhower Rd. | San Antonio, Texas 78218



**Ready For Tenant
Finish Out**

Nearing Completion

**Up to 697,000 SF
Available For Lease**



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A project of

NIT
INDUSTRIAL



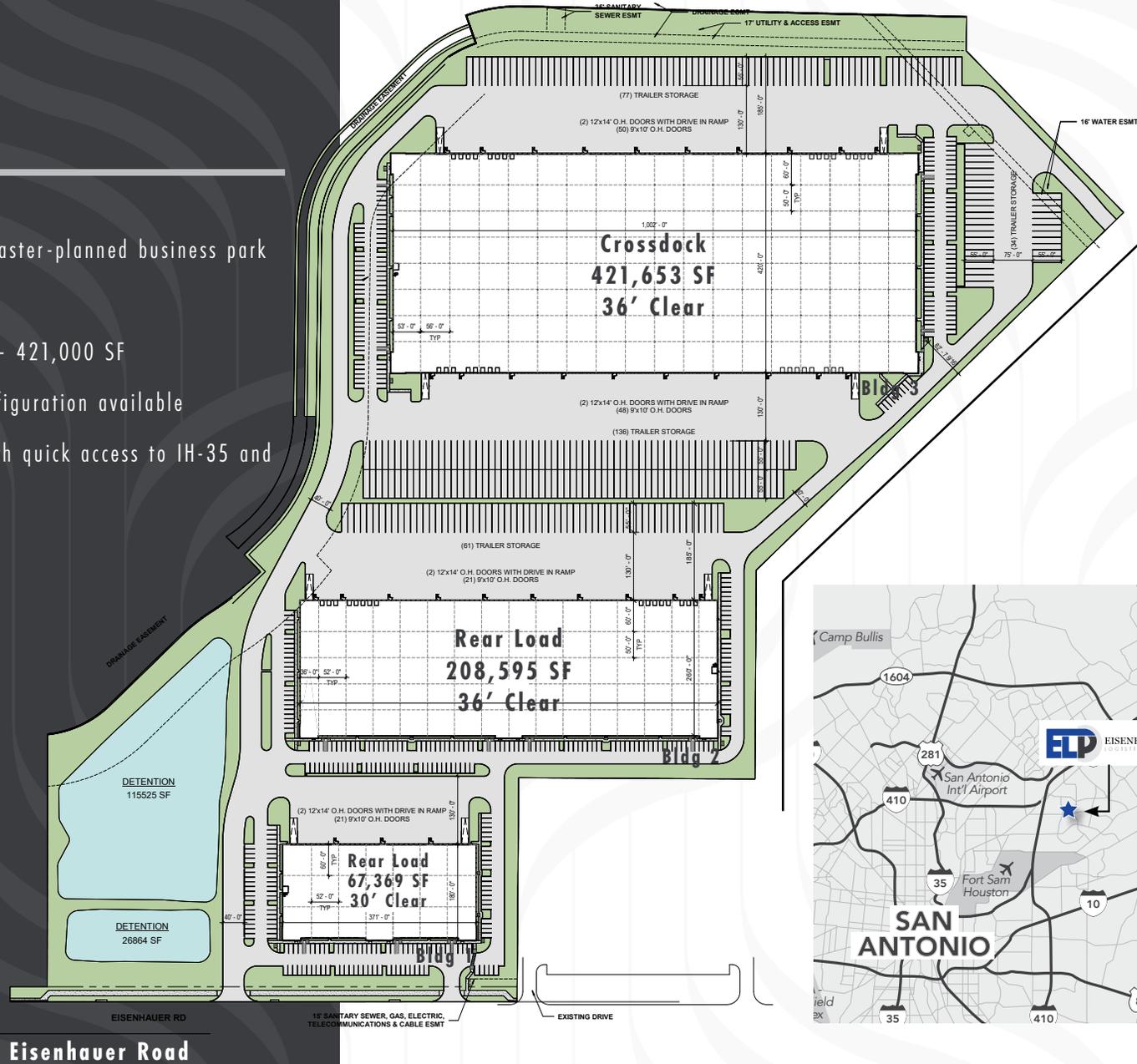
EISENHAUER
LOGISTICS PARK

Building Info

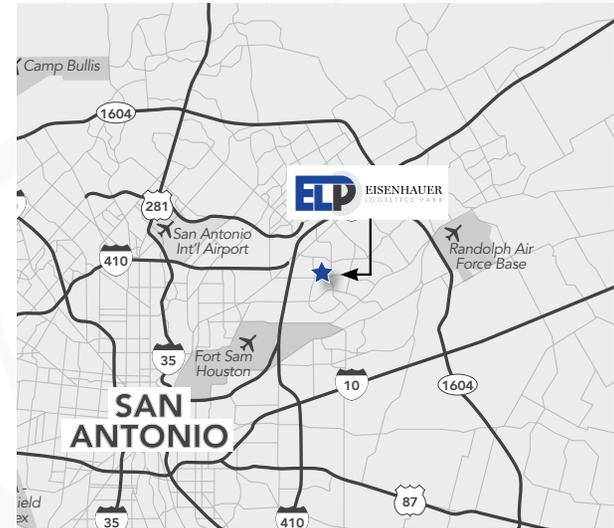


Project Highlights

- Three building, 697,618 SF master-planned business park
- Nearing Completion
- Offering spaces from 19,000 - 421,000 SF
- Rear load and cross dock configuration available
- Ideal distribution location with quick access to IH-35 and Loop 410
- Excess trailer parks



Site Plan





EISENHAUER
LOGISTICS PARK

Building 1 Specs

Building Size: 67,369 SF

Spec Office: 2,731 SF

Minimum Divisible: 19,000 SF

Dimensions: 371' x 180'

Loading: Rear Load

Typical Column Spacing: 52'x60'

Speed Bays: 60'

Clear Height: 30'

Dock Doors: (21) 9'x10'

Dock Equipment: (6) 30K lb. Serco
mechanical pit levelers

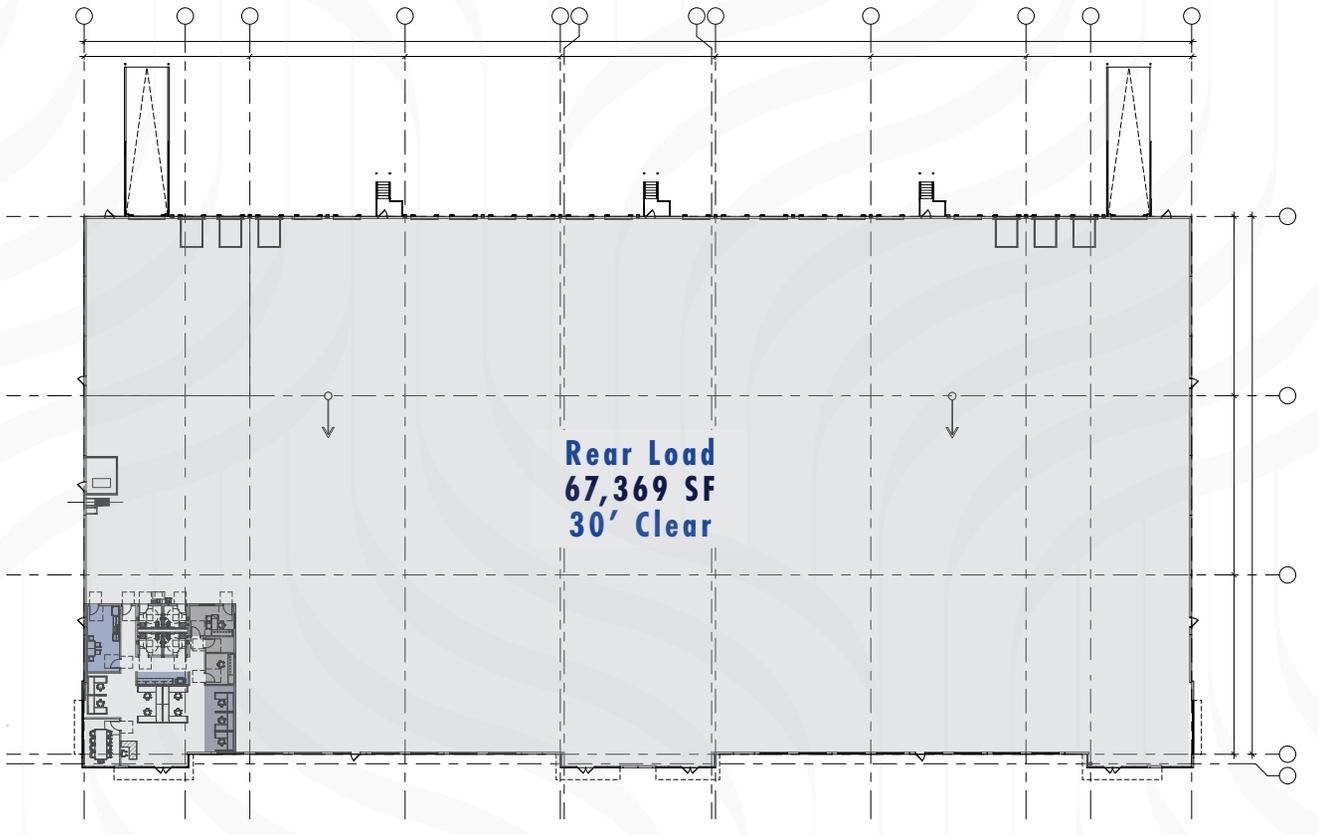
Drive In Ramped Doors: (2) 12'x14'

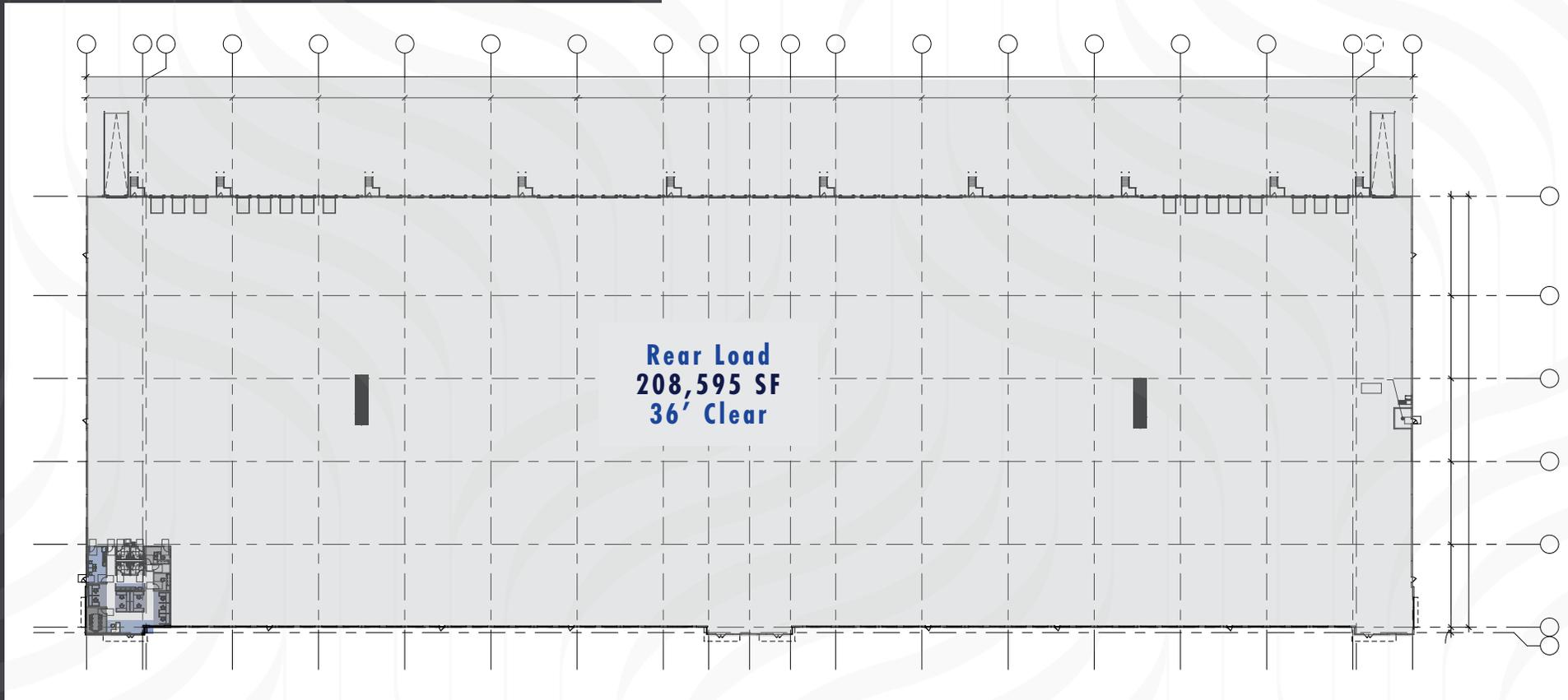
Truck Court: 130'

Employee Parking: 132 (1.96/1,000)

Power: 750 KVA Transformer

Fire Protection: ESFR





Building 2 Specs



Building Size: 208,595 SF

Spec Office: 2,669 SF

Minimum Divisible: 36,000 SF

Dimensions: 800' x 260'

Loading: Rear Load

Typical Column Spacing: 52'x50'

Speed Bays: 60'

Clear Height: 36'

Dock Doors: (48) 9'x10'

Dock Equipment: (16) 30K lb.

Serco mechanical pit levelers

Drive In Ramped Doors: (2) 12'x14'

Truck Court: 130'

Trailer Stalls: (61) 12'x55'

Employee Parking: 162 (.78/1,000)

Power: 1500 KVA Transformer

Fire Protection: ESFR





EISENHAUER
LOGISTICS PARK

Building 3 Specs

Building Size: 421,653 SF

Minimum Divisible: 100,000 SF

Dimensions: 1011' x 420'

Loading: Cross Dock

Typical Column Spacing: 56'x50'

Speed Bays: 60'

Clear Height: 36'

Dock Doors: (98) 9'x10'

Dock Equipment: (32) 30K lb. Serco
mechanical pit levelers

Drive In Ramped Doors: (4) 12'x14'

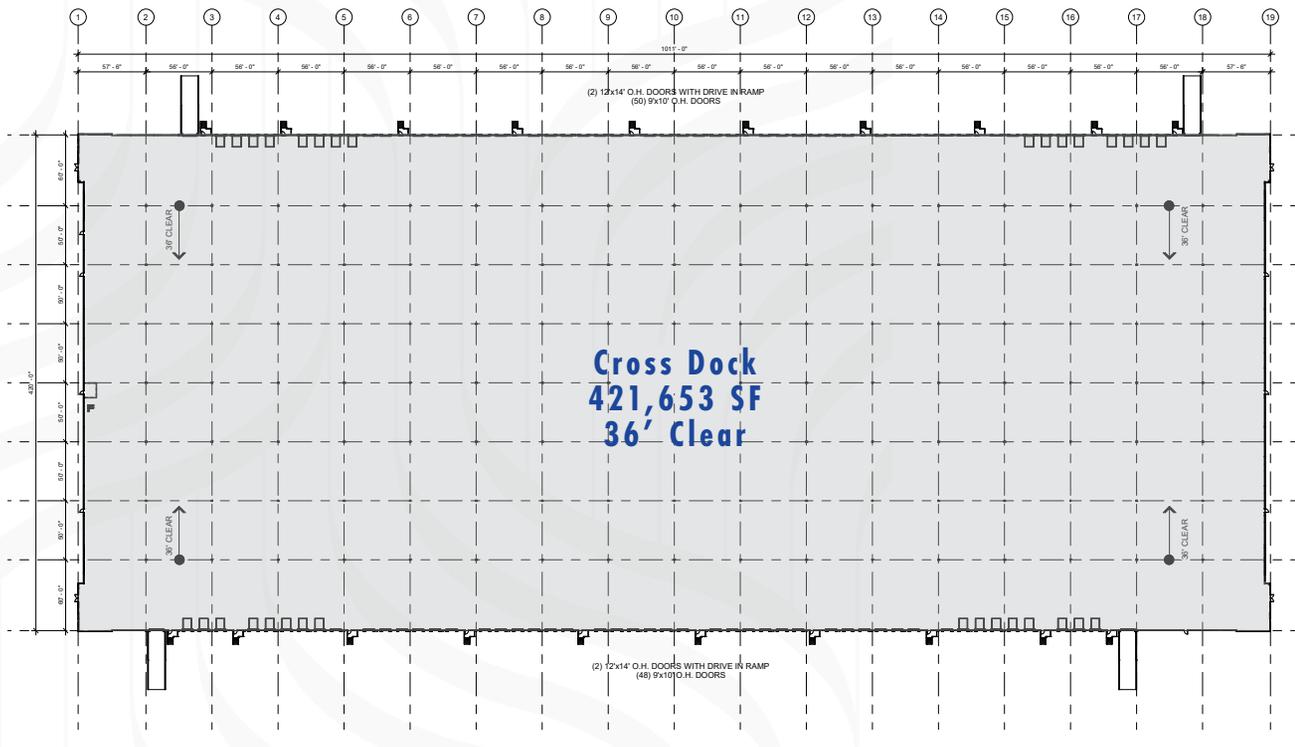
Truck Court: 130'

Trailer Stalls: (247) 12'x55'

Employee Parking: 158 (.38/1,000)

Power: 480 3-Phases

Fire Protection: ESFR



Area Demographics

(30-Minute Drive)

1,800,586

2024 Population

1,976,091

Daytime Workforce

\$92,027

Average HH Income

61.4%

Some Colleget+

35.9

Average Age

Distance From Site



1.5 MILES



5.7 MILES

1604

5.9 MILES

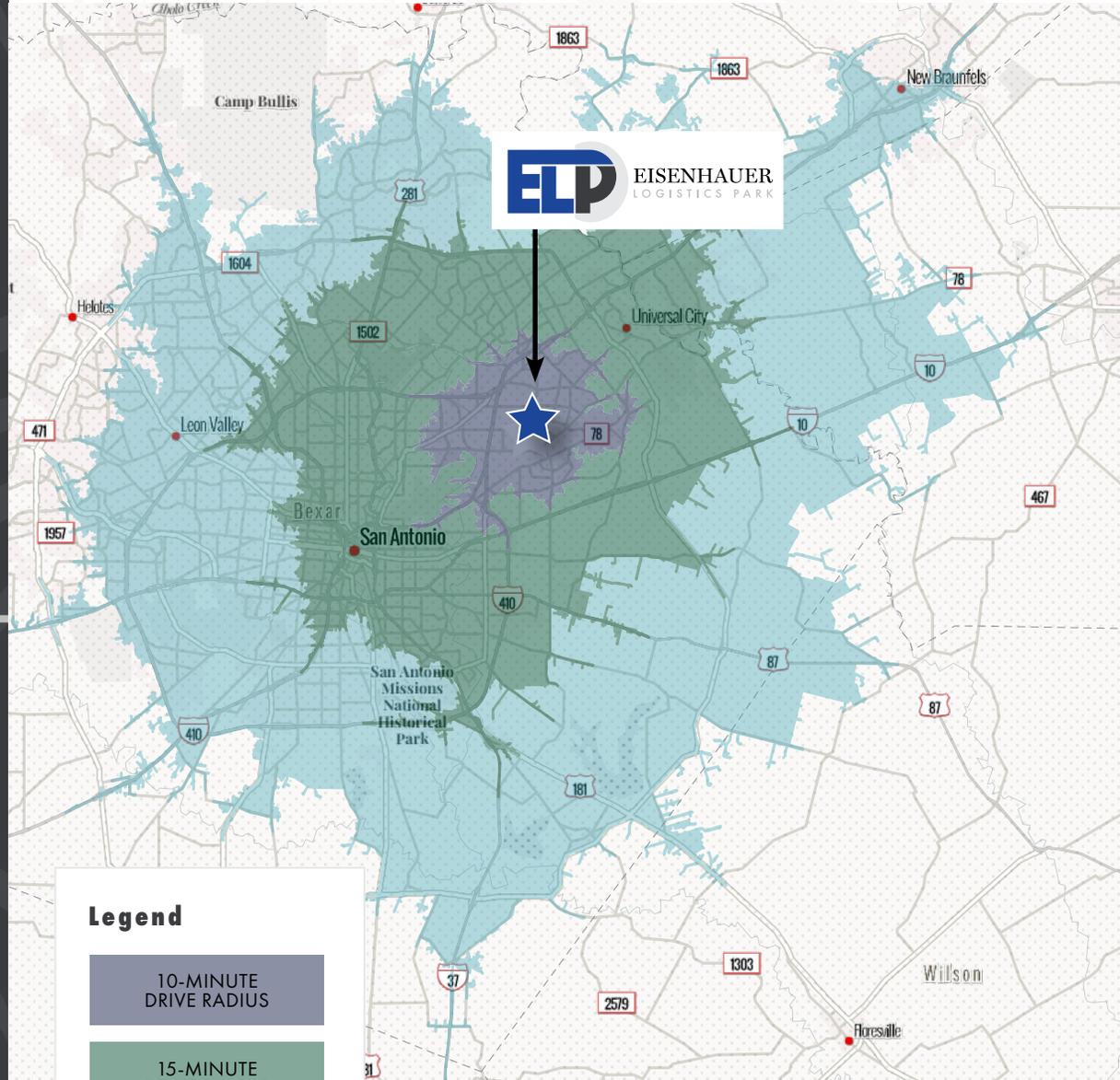


9 MILES



14 MILES

Drive-Time Map



Legend

10-MINUTE DRIVE RADIUS

15-MINUTE DRIVE RADIUS

30-MINUTE DRIVE RADIUS



Site Aerial



Walzem Rd.



Woodlake Pkwy

410

Eisenhauer Rd.



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