

# AVAILABLE FOR LEASE: 54,493 - 122,521 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

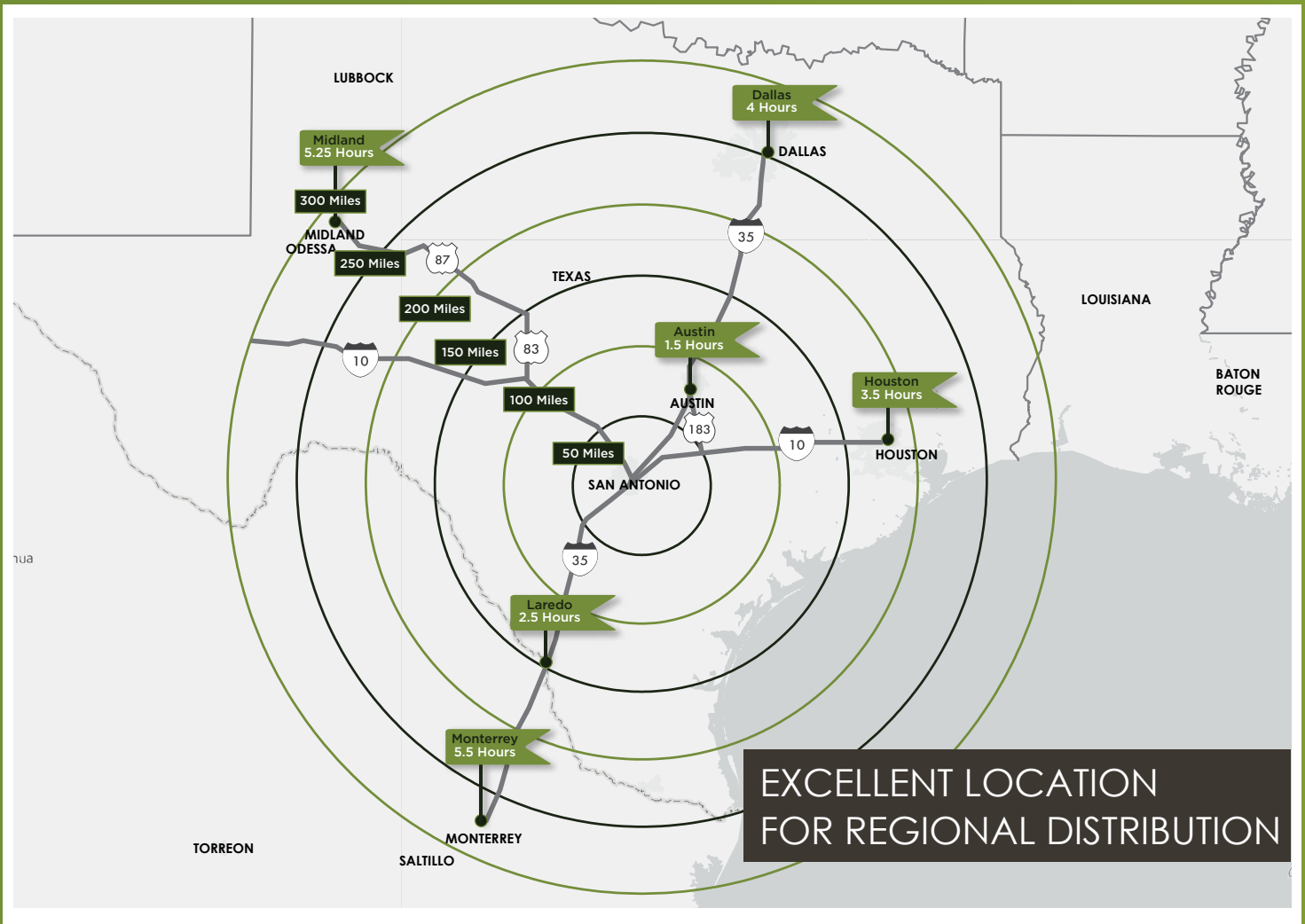


### For Information, Contact:

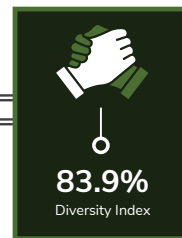
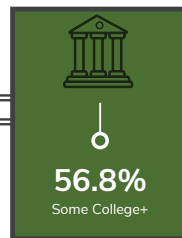
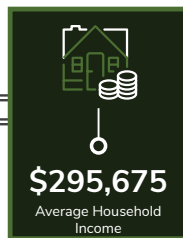
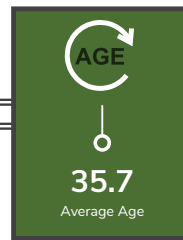
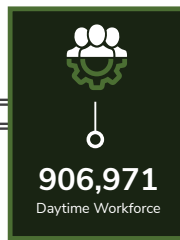
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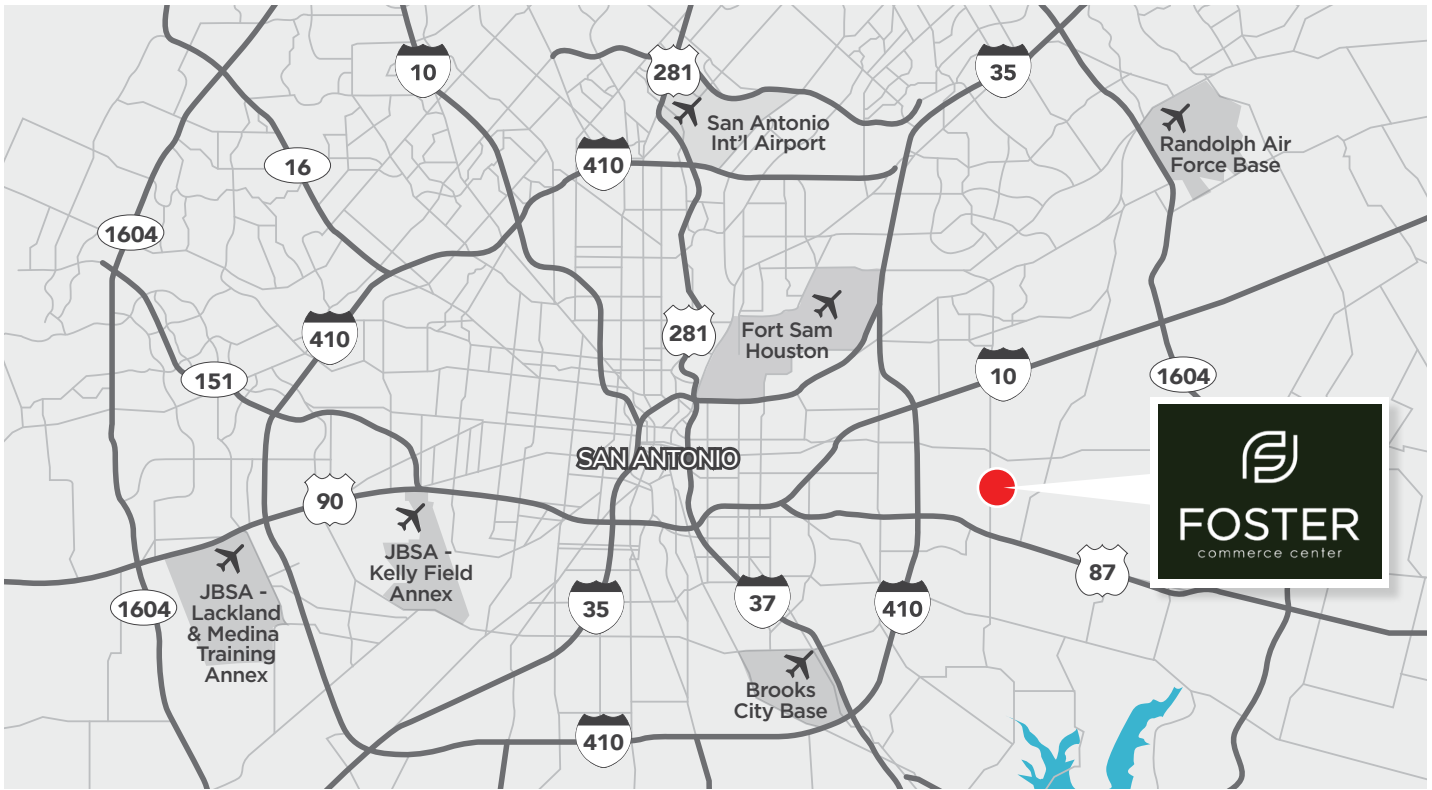
**AMPLE  
WORKFORCE  
AVAILABLE**  
(Within 30 Miles)





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# CITY MAP



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SURROUNDING TENANTS		
1		2 
3		
4		5 
6		
7		8 
9		
10		11 
12		
13		14 
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16		17 
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19		20 
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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

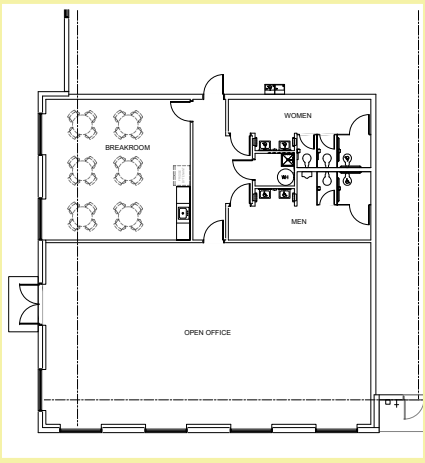
- » Phenomenal interstate access and dense labor force
- » State-of-the-art design with abundant employee parks, trailer stalls, and outside storage capabilities
- » Phase I: 650,000 SF recently delivered new construction with the ability to accommodate tenant sizes ranging from 54,493 - 122,521 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

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**SPEC OFFICE  
2,521 SF**



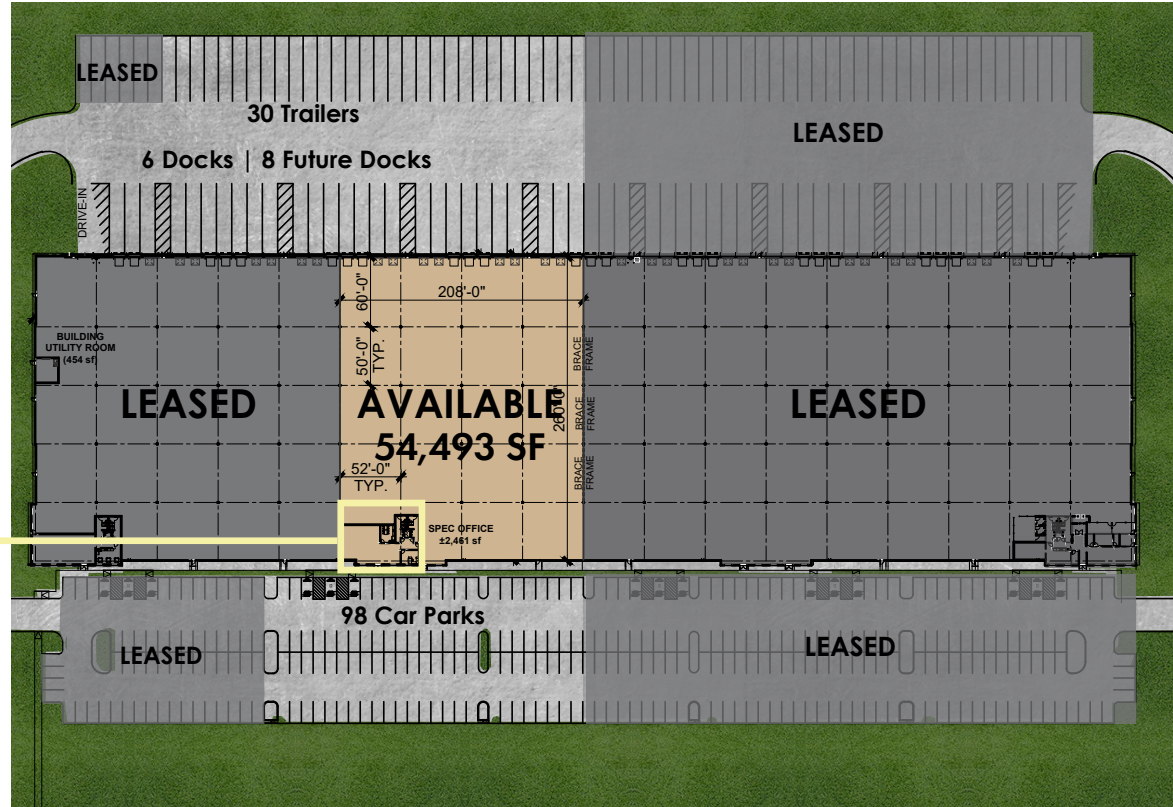
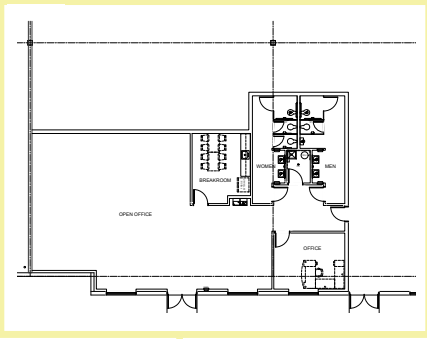
## AVAILABILITY SPECIFICATIONS

**BUILDING 2**

Building Size:	408,402 SF (122,521 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:	11 (expandable to 21)

Drive-In Doors:	1
Trailer Parking:	24 trailers
Car Parking:	58 cars
Construction:	Concrete Tilt-Wall
Roof:	45-mil TPO, R-20 Insulation
Sprinkler System:	ESFR
Electrical Service:	1,200 amps, 480V, 3-phase

**SPEC OFFICE  
2,461 SF**



## AVAILABILITY SPECIFICATIONS

**BUILDING 3**

Building Size:	245,194 SF (54,493 SF Available)	Drive-In Doors:	BTS
Dimensions:	260' x 936'	Trailer Parking:	30 trailers
Bay Spacing:	50' x 52' w/60' speed bays	Car Parking:	98 cars
Clear Height:	36'	Construction:	Concrete Tilt-Wall
Loading:	Rear-load	Roof:	45-mil TPO, R-20 Insulation
Truck Court:	185'	Sprinkler System:	ESFR
Docks:	6 (expandable to 14)	Electrical Service:	1,000 amps, 480V, 3-phase



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