

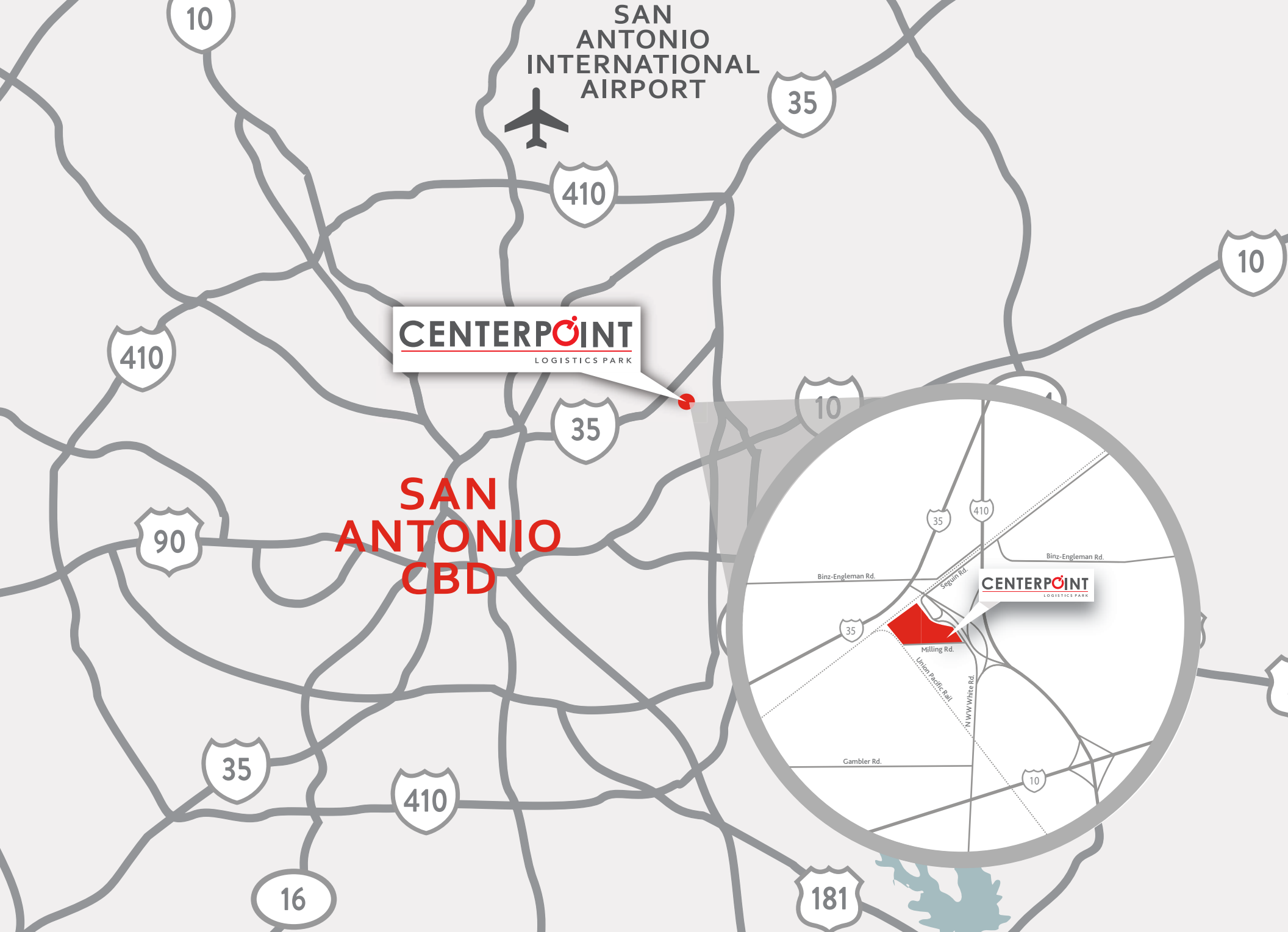
JACKSONSHAW



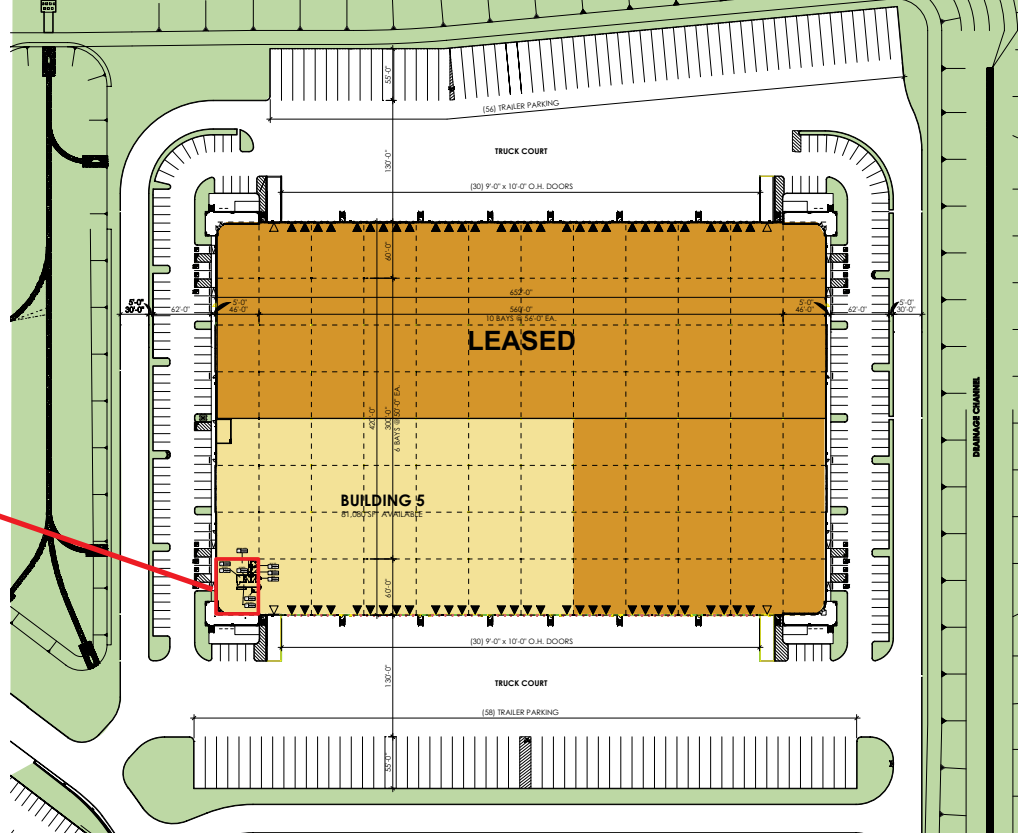
CENTERPOINT

LOGISTICS PARK

Building 5 // 81,080 SF
4235 Milling Rd. // San Antonio, Texas



SPEC OFFICE



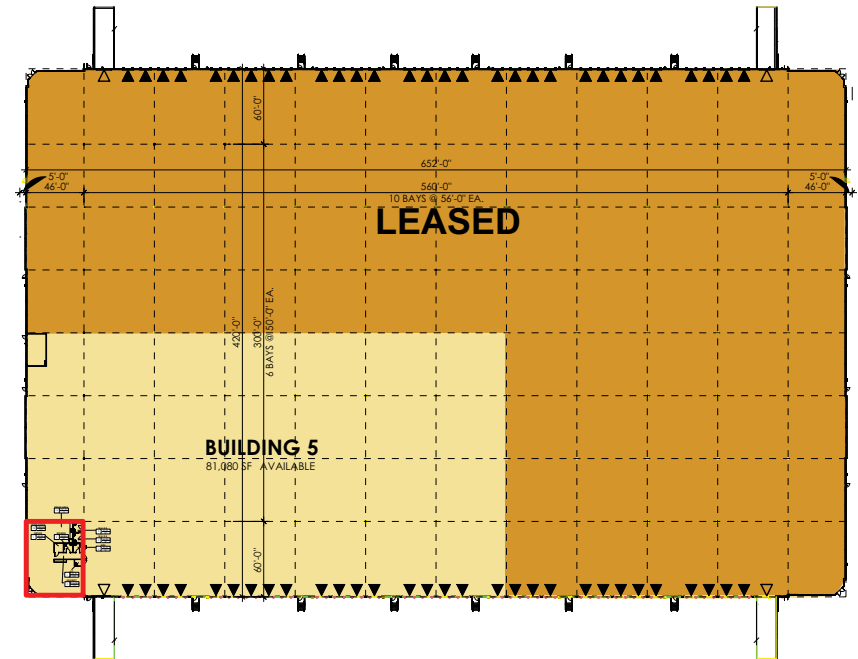
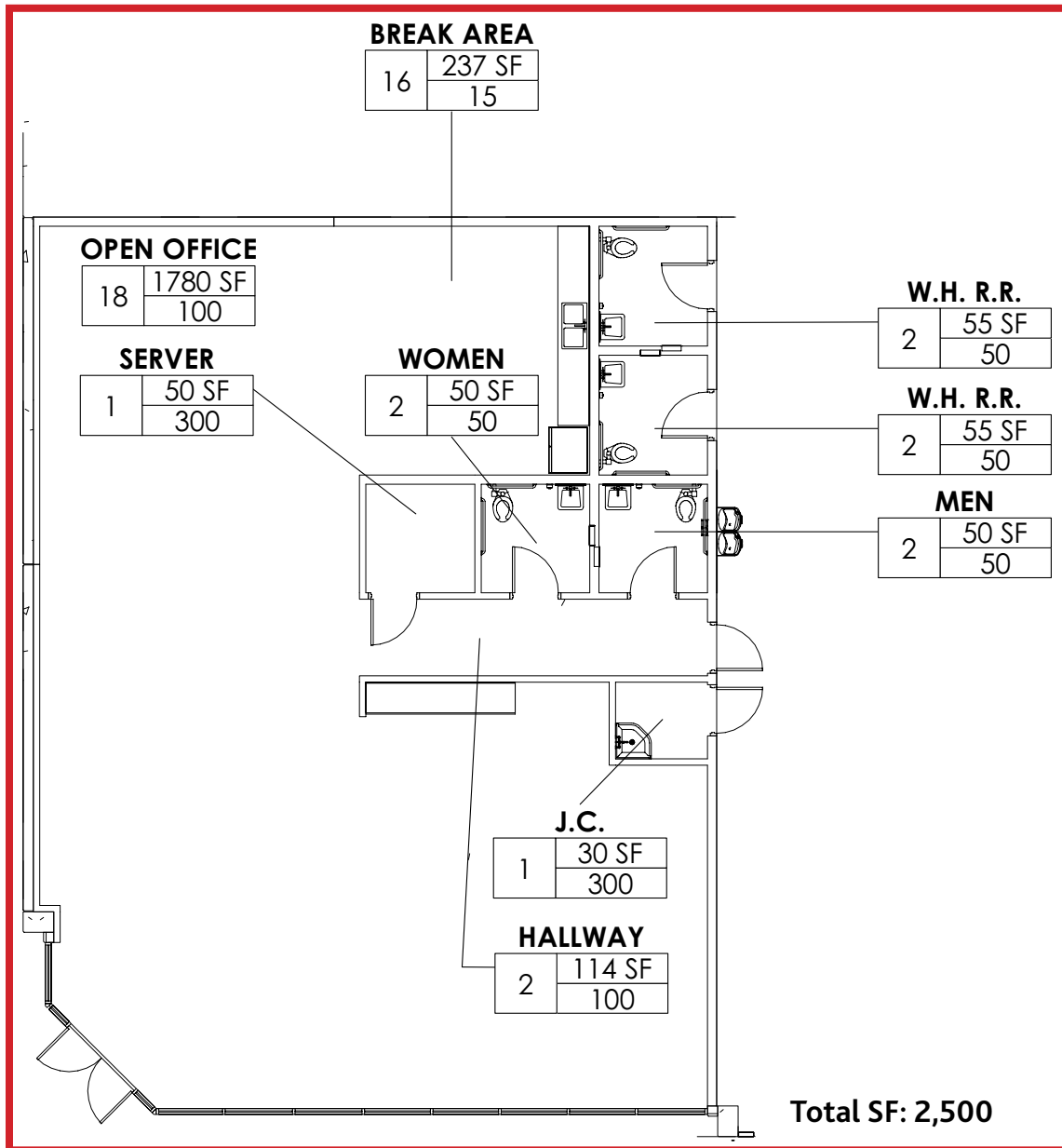
CENTERPOINT

BLDG. 5

BUILDING SIZE:	277,280 SF	WAREHOUSE LIGHTING:	LED with Motion Sensors
AVAILABLE SF:	81,080 SF	WAREHOUSE INTERIOR:	Whitebox with Yellow Columns to 10' AFF
SPEC OFFICE:	2,500 SF	PIT LEVELERS:	(1) 40,000 lb
BUILDING CONFIG:	Cross Dock	PIPE GATES:	At All Vehicular Entry Points
BUILDING DEPTH:	420'	POWER:	± 3,000-amp, 277/480 volt, 3-phase, 4-wire electrical service
MIN. CLEAR HEIGHT:	36'		
TYPICAL BAY:	56' x 50'		
FIRE PROTECTION:	ESFR		
TRUCK COURT:	185'		
DOCK DOORS:	18		
DRIVE-IN DOORS:	1		
REMAINING APPROX. PARKING SPACES:	44		
REMAINING APPROX. TRAILER PARKING:	33		



BUILDING 5 // SPEC OFFICE



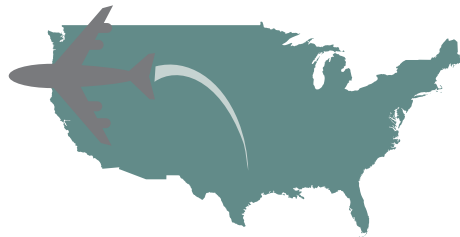
SAN ANTONIO MARKET OVERVIEW

Home of the historic Alamo and rich Texas history, San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and a business-friendly climate.

As the seventh-largest city in the United States, San Antonio's booming business climate is led by a few main industries including Healthcare and Bioscience, Aerospace, Information Technology and Cybersecurity, and New Energy. Not to mention, the city's prime location near the Gulf of Mexico and between the east and west coasts make it great for international trade, especially thanks to Port San Antonio.

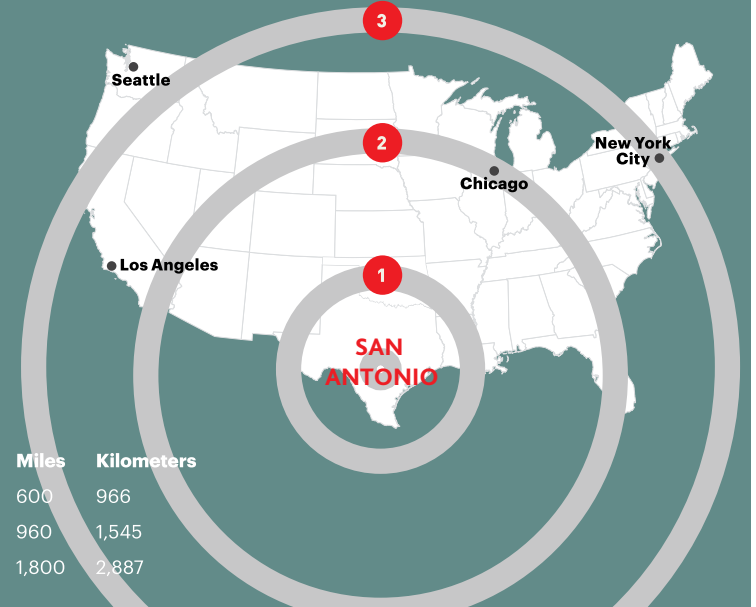
- Biotech companies and healthcare systems in San Antonio contribute billions to the local economy.
- The Aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands.
- The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.
- San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries.

**SAN ANTONIO
INTERNATIONAL AIRPORT**
any major city in the
continental United States in
<4 hours



Truck Transit Times Served

Ring	Hours	Miles	Kilometers
1	10	600	966
2	24	960	1,545
3	48	1,800	2,887



#2

Most Populous City in
Texas and #7 in the U.S.
U.S. Census Bureau – 2022

#5

Top City for Solar Power
in the U.S.
Environment Texas – 2022

50%

of companies recruited
to San Antonio in 2020
were from California
San Antonio EDC



9.5%

Job Growth vs 6.2% U.S.
Average (2015-2020)

Greater SATX Regional Economic
Partnership



2,000 San Antonio Veterans
transition out of the military
annually 25% Stay in San
Antonio

San Antonio Economic Development

Best State for Business

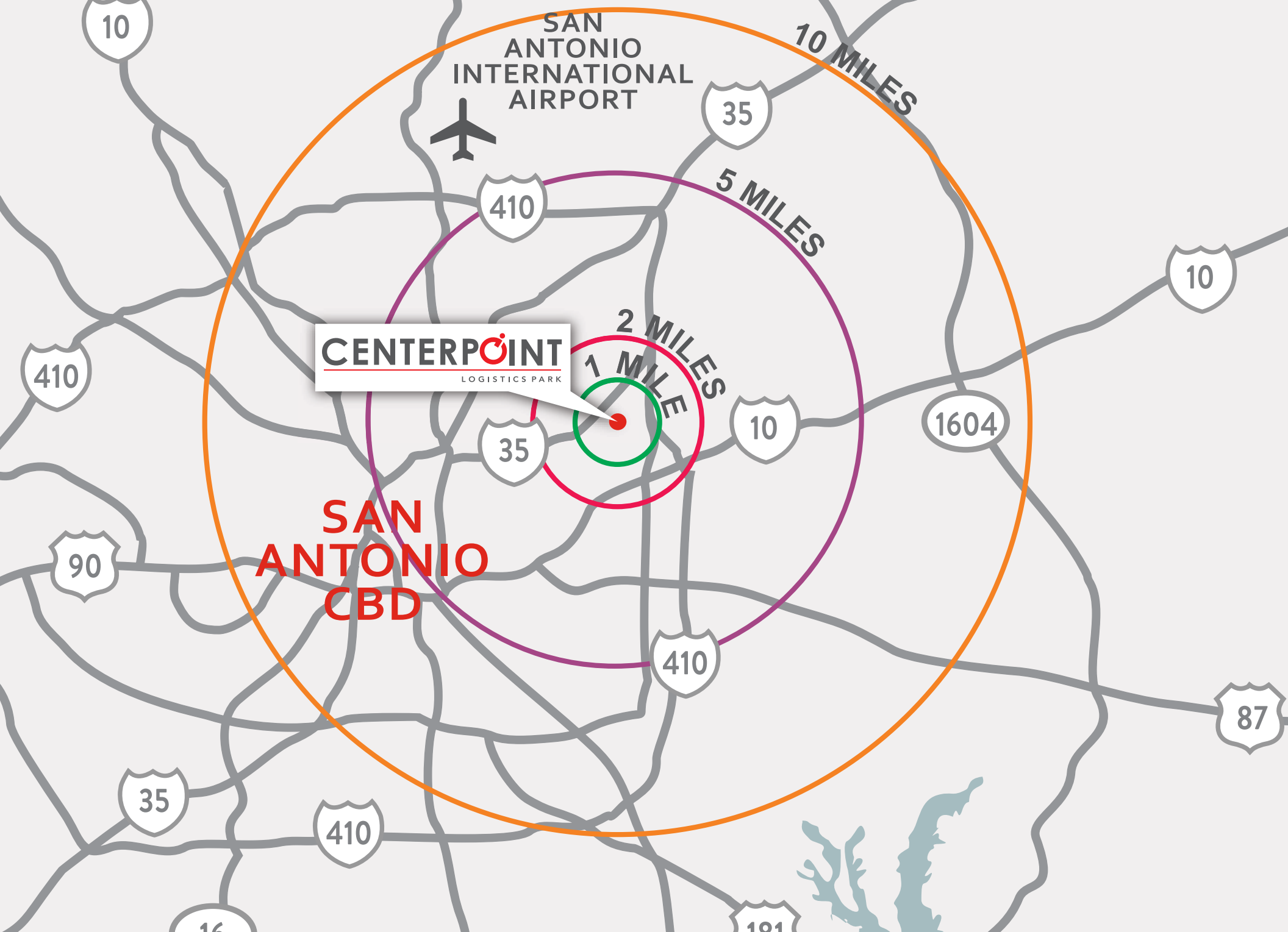
Chief Executive Magazine



17 Consecutive Years

MAJOR SAN ANTONIO EMPLOYERS

H-E-B | USAA | RACKSPACE | WHATABURGER |
RUSH ENTERPRISES | FROST BANK | TASKUS |
BILL MILLER BAR-B-Q | TOYOTA |
TX SOUTHWEST RESEARCH INSTITUTE |
SWBC | IHEARTMEDIA | ACCENTURE



AMENITIES





DINING

- 1 Crazy J Sports Bar
- 2 McDonalds
- 3 Wendy's
- 4 Taco Bell
- 5 Burger King
- 6 Big Papas Tacos
- 7 Sonic Drive-In
- 8 Bill Miller BBQ
- 9 Taqueria Chapala Jalisco
- 10 Ma Harper's Creole Kitchen
- 11 San Antonio Pig Stand
- 12 Earl Abel's
- 13 Bakery Lorraine
- 14 Bottling Dept Food Hall
- 15 Botika
- 16 Southerleigh Fine Food & Brewery
- 17 Supper

- 18 Down on Grayson
- 19 Josephine Street
- 20 Sam's Burger Joint
- 21 Good Time Charlie's Bar & Café
- 22 Whataburger
- 23 Hung Fong Chinese
- 24 Smoke Shack BBQ + Southern Kitchen
- 25 Chipotle
- 26 Koi Kawa Japanese
- 27 Jim's
- 28 Cheesy Jane's
- 29 Little Taco Factory
- 30 Dairy Queen
- 31 Church's Chicken
- 32 Bob's Smokehouse
- 33 Panda Express



HOTELS

- 34 Quality Inn and Suites
- 35 Holiday Inn Express
- 36 America's Best Value Inn
- 37 Day's Inn
- 38 Candlewood Suites
- 39 Best Western



ENTERTAINMENT

- 40 San Antonio Botanical Garden
- 41 San Antonio Country Club
- 42 San Antonio Zoo
- 43 Breckinridge Park Golf Course



SERVICES

- 44 Valero
- 45 FedEx Shipping Center
- 46 Shell
- 47 Chevron
- 48 Bank of America
- 49 Circle K
- 50 Texaco
- 51 Valero
- 52 QuickTrip
- 53 Wells Fargo Bank
- 54 UPS





CAPABILITIES

53

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

3.7

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

64

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS





// CHISHOLM 20

BENBROOK, TEXAS | 4-BUILDINGS | 917,374 SF



// PARC SOUTHWEST

IRVING, TEXAS | 2-BUILDINGS | 292,487 SF



// PARC NORTHEAST

RICHARDSON, TEXAS | 4-BUILDINGS | 434,640 SF



// PARC SANTA FE

LITTLETON, COLORADO | 3-BUILDINGS | 345,126 SF



// PARC AIR 59

HOUSTON, TEXAS | 3-BUILDINGS | 320,200 SF



// 46 RANCH

FORT WORTH, TEXAS | 3-BUILDINGS | 562,680 SF



// CROSSPOINT - PHASE 1

GEORGETOWN, TEXAS | 3-BUILDINGS | 488,758 SF



// ATX 130

AUSTIN, TEXAS | 4-BUILDINGS | 602,470 SF



// PARC 59

HUMBLE, TEXAS | 2-BUILDINGS | 279,500 SF

LEASED BY



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