



# Industrial Park

San Antonio,  
Texas

[10EastIndustrialPark.com](http://10EastIndustrialPark.com)

## Sites For Sale, Lease, or Build-to-Suit

- 4 acres to 122 gross acres
- I-2 Heavy Industrial Zoning
- To be fully entitled
- Direct access to Interstate 10
- Over 1,900' of Interstate 10 frontage

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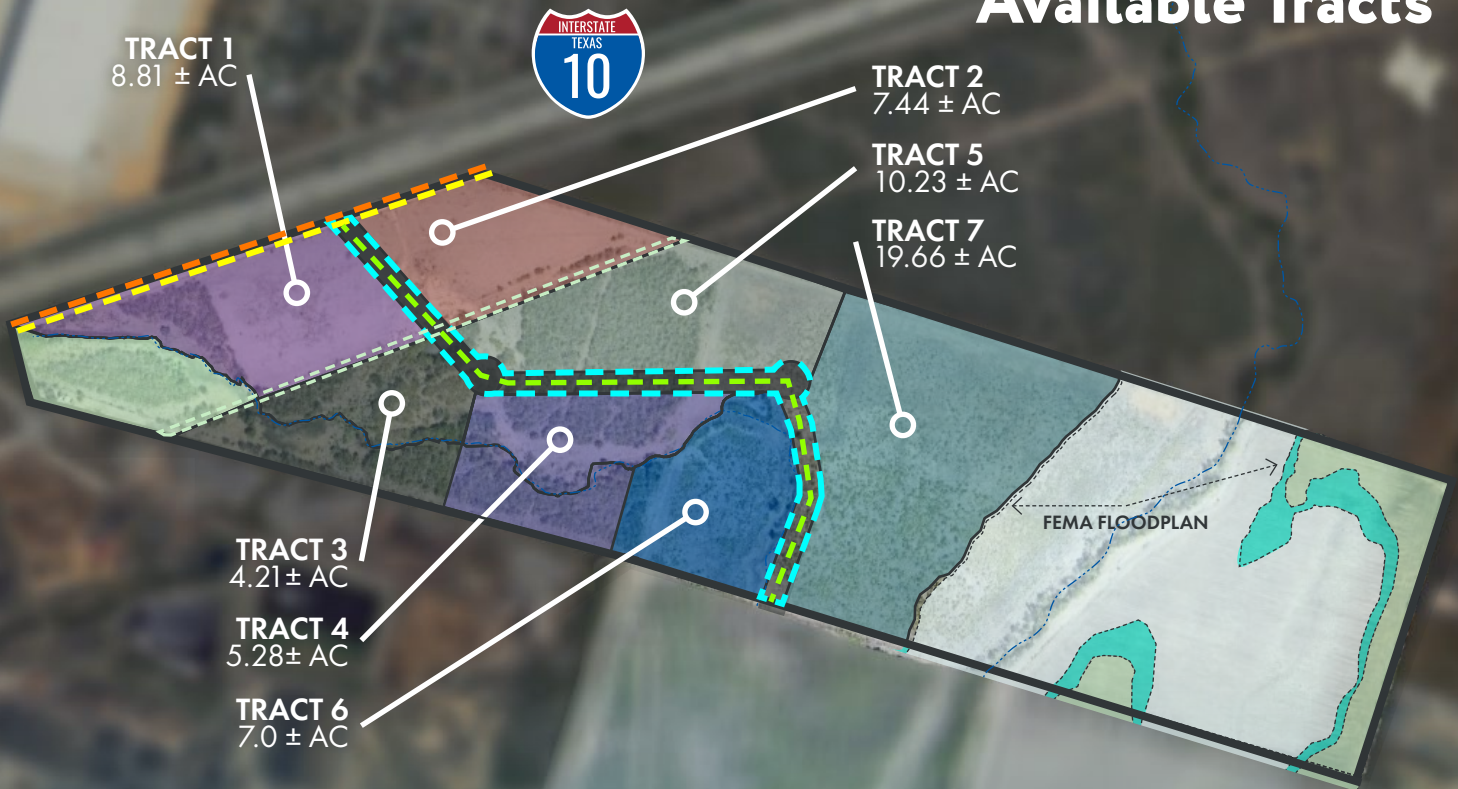
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## Available Tracts



## Utilities

50' SINCLAIR GAS PIPELINE ROW

PROPOSED 12" WATERLINE

AT&T UNDERGROUND FIBER OPTIC

3 PHASE OVERHEAD ELECTRIC

PROPOSED 8" SEWER EASEMENT

**10 East Industrial Park** is a 122-acre, master-planned industrial park located along the Interstate 10 East corridor in San Antonio, Texas. The land is entirely zoned I-2, allowing for numerous industrial uses, including manufacturing, light industrial, distribution, and industrial outside storage.

Sites can be demised down to 4 acres and are available for sale, lease, or build-to-suit. The site has nearly 2,000 feet of I-10 highway frontage seen by more than 106,000 vehicles per day in one of San Antonio's most established industrial submarkets.

10 East Industrial Park will include a new four-lane public road with turning access to accommodate large trucks as well as water and sewer line utilities.

122 Acres  
For Sale, Lease, or  
Build-to-Suit

# Conceptual Development Plan



## Drive Times

**I-10:** Immediate

**Loop 1604:** 6.5 Miles

**Loop 410:** 6.7 Miles

**US-87:** 7 Miles

**I-35:** 14 Miles

**New Braunfels:** 30 Miles

**San Marcos:** 47 Miles

**Austin:** 76 Miles

**Corpus Christi:** 144 Miles

**Laredo:** 162 Miles

**Houston:** 186 Miles

**Ft. Worth / Dallas:** 281 Miles





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