



Connection Park Logistics Center

6851 Cal Turner Drive | San Antonio, Texas 78220

Property Highlights

- 490,083 SF cross dock building
- Ample car and trailer parking
- Demisable to 125,000 SF
- 3 additional acres of land for IOS or trailer parking

> **125,000 - 490,083 SF**
Available For Lease

> **Prime**
Northeast Location

> **Ample**
Parking Available



Visit Us At
connectionparklogisticscenter.com

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**STREAM**

Building Details

- 490,083 SF cross-dock building
- 3,195 SF spec office space
- 36' clear height
- (84) 9'x10' dock doors
- (4) 12'x14' ramped doors
- 56'x50' column spacing w/60' speed bays
- ESFR fire protection system
- 2,000 Amp 480V 3-Phase Power (Expandable)
- 244 car parks / 95 trailer parks
- 3 acres of additional land available for storage or additional trailer parking
- I-2 zoning



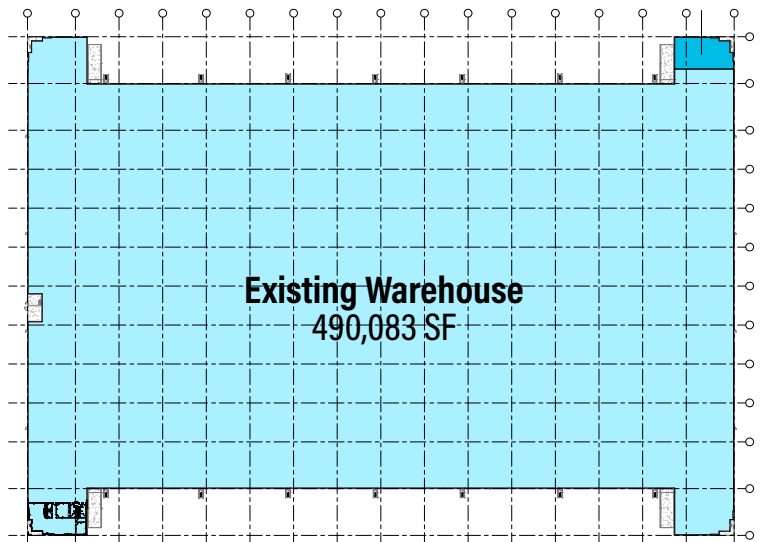
Connection Park
Logistics Center



Demising Plans

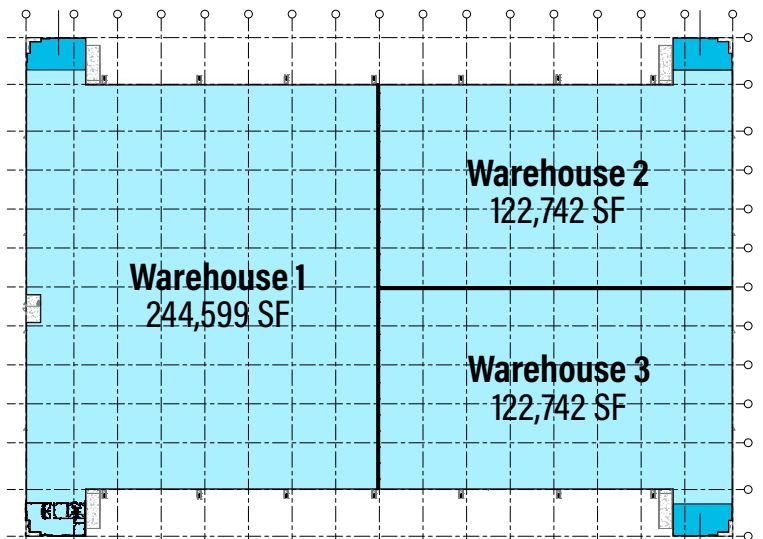
> Option 1

Warehouse: 486,888 SF
Office: 3,195 SF



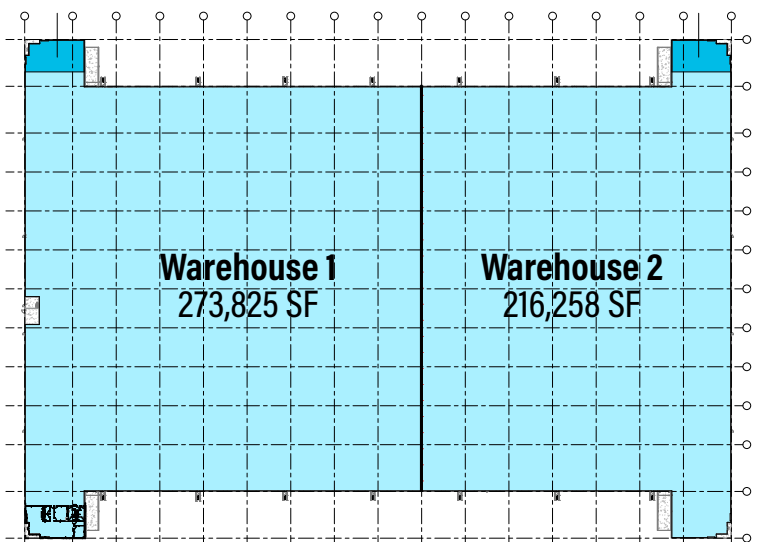
> Option 2

Warehouse 1: 241,404 SF
Office: 3,195 SF
Warehouse 2: 119,547 SF
Office: TBD
Warehouse 3: 119,547 SF
Office: TBD

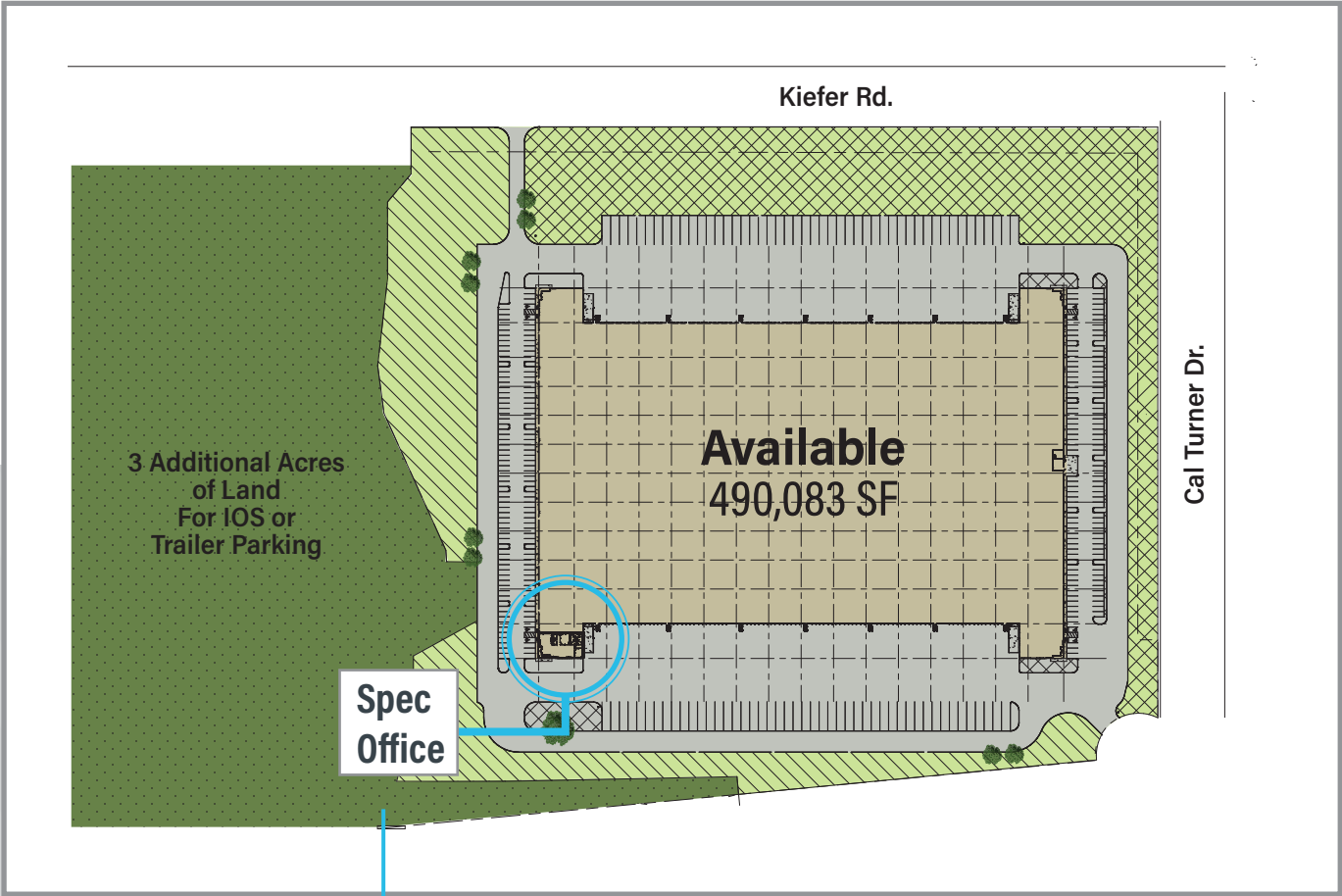


> Option 3

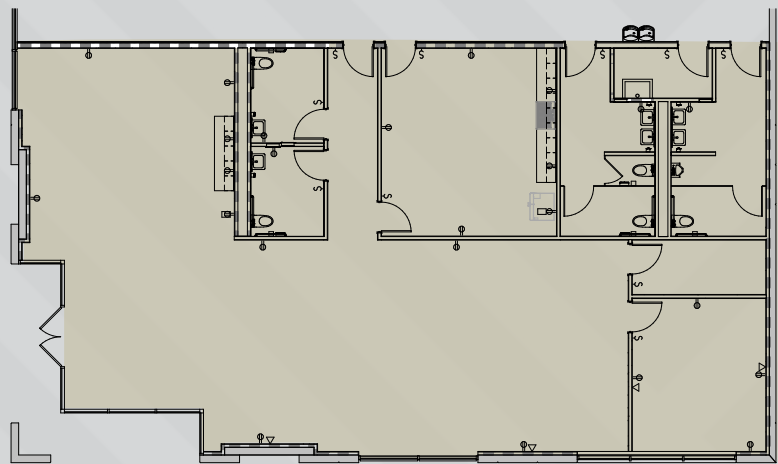
Warehouse 1: 270,630 SF
Office: 3,195 SF
Warehouse 2: 213,063 SF
Office: TBD



Site Plan

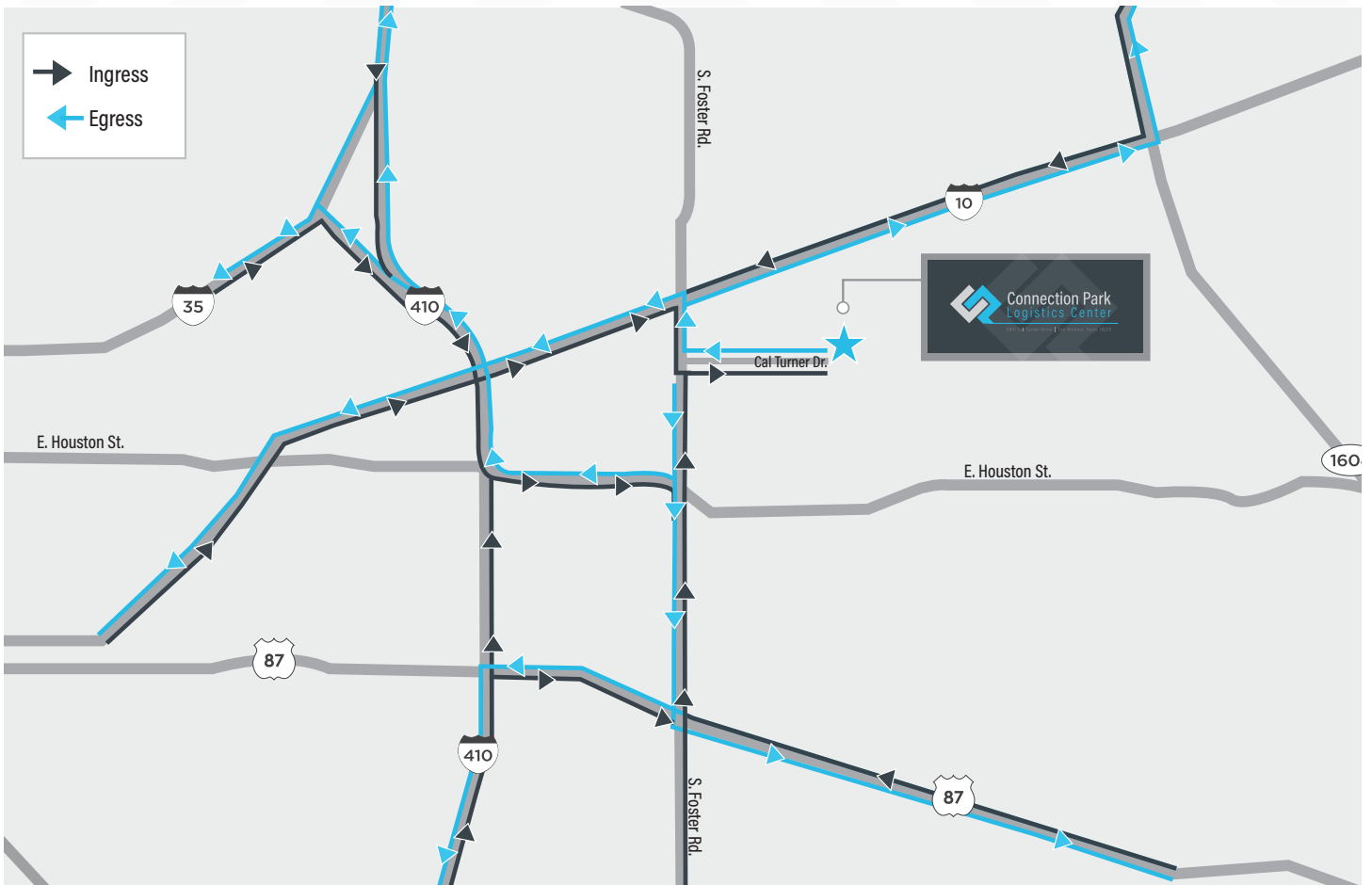


Spec Office





3,195 SF Move-In Ready Spec Office



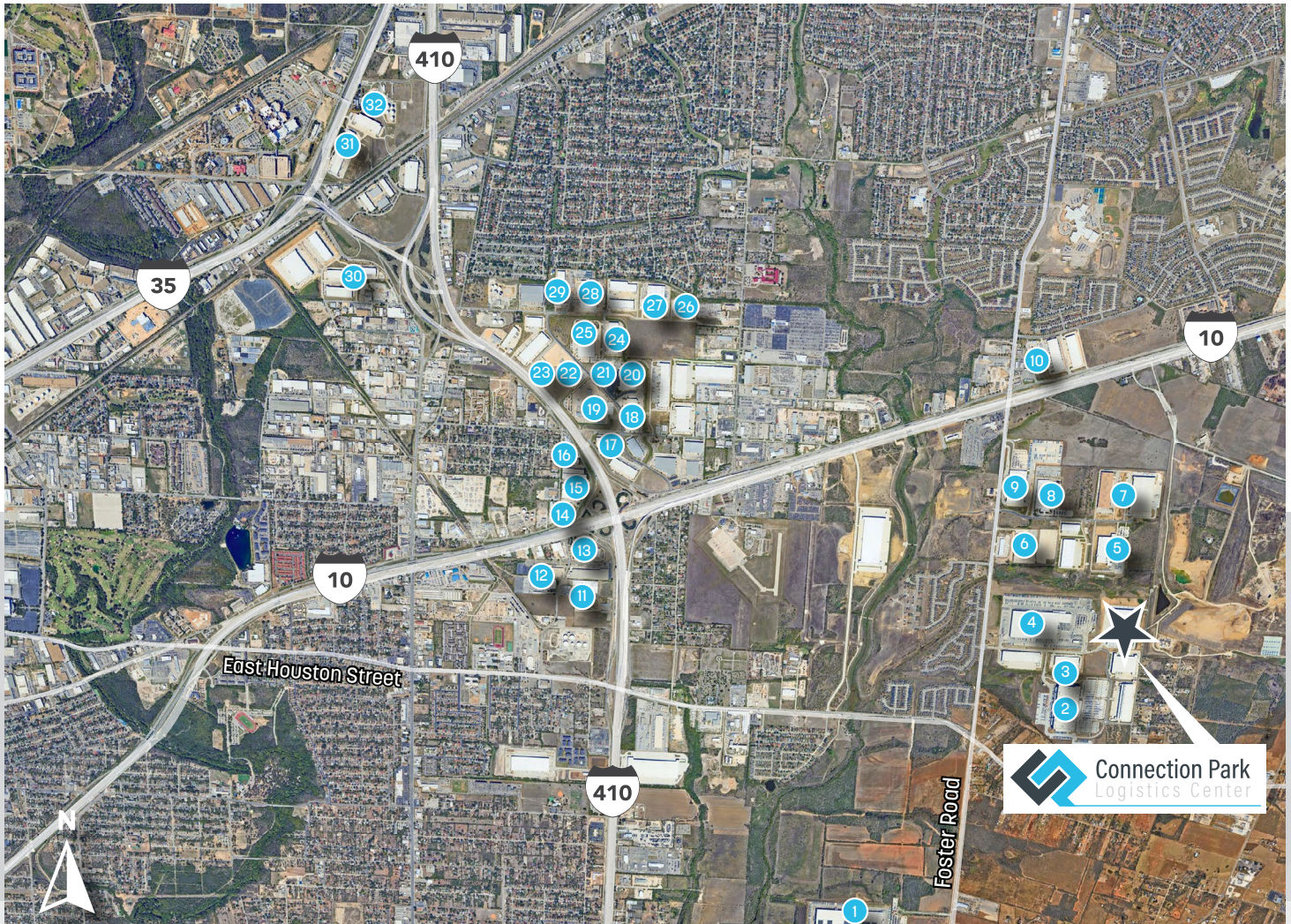
Ingress/Egress



Location Map



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 | | | | |



Available Workforce

Within 30 Miles

2024 Population

2,534,740

Daytime Workforce

1,253,965

Median Age

36.2

Median HH Income

\$74,999

Some College+

63.6

Diversity Index

83.7



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