

San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

AVAILABLE FOR LEASE
73,000 - 225,000 Square Feet



New Class A Freezer/Cooler Building

State-of-the-art cold storage facility designed to accommodate a variety of cold chain users including food & beverage, pharmaceutical, and third party logistics operators.



BUILDING SPECIFICATIONS

- 48' clear height in warehouse
- 30' clear height in cold dock
- (41) 9x11 insulated dock doors with levelers, seals, restraints, lights and controls
- (1) 12x20 insulated ramp up door
- 190' concrete truck court abundant trailer parking
- 310' building depth including 60' deep, clear span cold dock

COLD STORAGE

- Steel structure with 6" IMP exterior
- Central ammonia plant with individual meters for tonnage consumption
- Glycol under slab heating system
- 9" shrinkage compensating slab in warehouse allowing for 16.25-kip max post load
- Fricks traprock floor hardener system
- Tyco Quell dry interlock fire suppression system
- 60 mil TPO R-48 roof in warehouse

LEASE DETAILS

- 225,000 SF available (divisible to 73,000 SF)
- (3) 60,000 SF convertible freezer/cooler rooms capable of -20 to 50 degrees
- 6" IMP demising walls in freezer/cooler rooms with thermal breaks through roof and slab to accommodate a variety of temperatures on each side
- High speed insulated fabric roll up doors for travel between warehouse areas and cold dock
- (1) 3,000 SF office pod

Leased by:

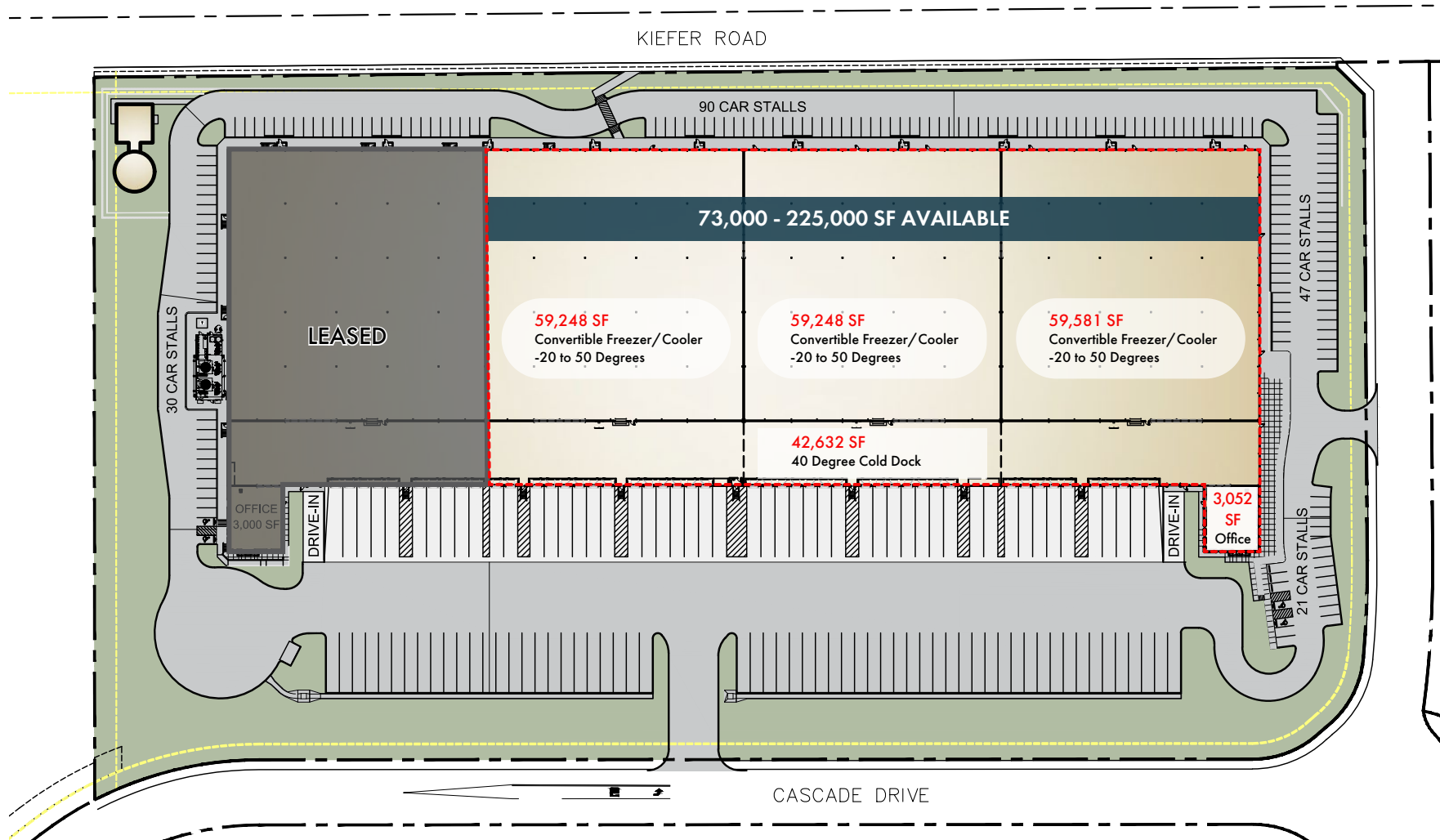


STREAM

San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

AVAILABLE FOR LEASE
73,000 - 225,000 Square Feet

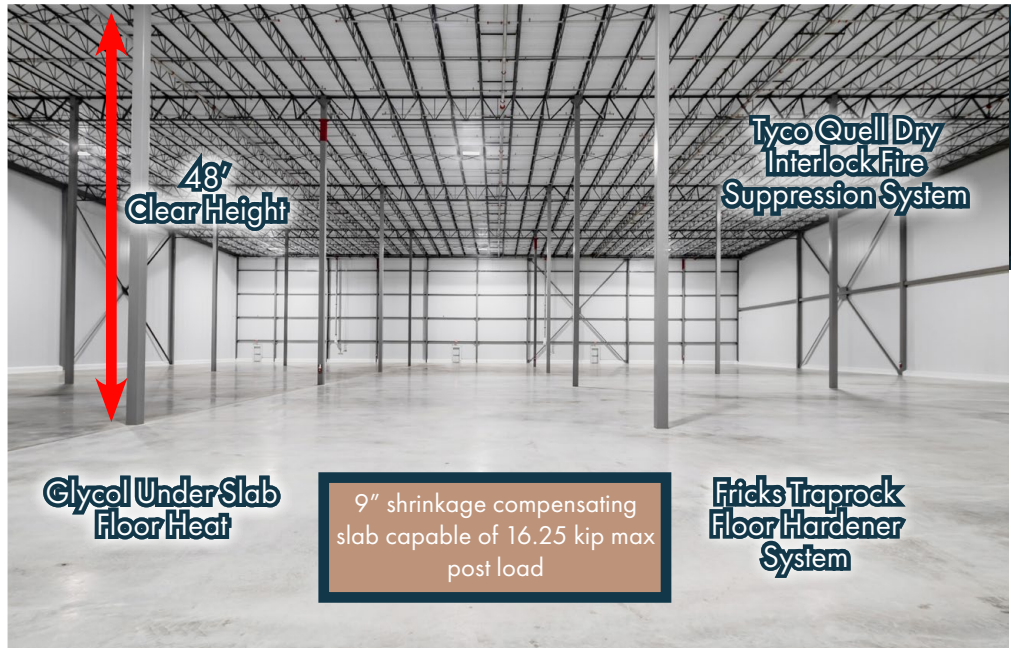


PROPERTY SITE PLAN

Leased by:



STREAM



San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

Leased by:



40 Degree Cold Dock

30' Clear
Cold Dock

60' Deep
Clear Span

Dock Packages:

- Serco VSL 8740 40K vertical pit levelers in continuous dock pits.
- Serco digital master control panel with HMI.
- G-Flex LED dock lights.

San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

Leased by:



STREAM

San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

AVAILABLE FOR LEASE
73,000 - 225,000 Square Feet



**DESIGNED TO SUPPORT A
VARIETY OF COLD CHAIN USERS**

Leased by:



STREAM

San Antonio Cold Storage Warehouse

110 Cascade Drive
San Antonio, Texas 78220

AVAILABLE FOR LEASE
73,000 - 225,000
Square Feet

SURROUNDING NEIGHBORS

San Antonio Cold Storage Warehouse

Leased by:



San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

AVAILABLE FOR LEASE
73,000 - 225,000 Square Feet



DRIVE TIMES

1 MINUTE
To Interstate 10

3 MINUTES
To Interstate 410

5 MINUTES
To Interstate 35

15 MINUTES
To Downtown
San Antonio

Leased by:



STREAM

AVAILABLE FOR LEASE
73,000 - 225,000 Square Feet

Unique Cold Storage
Opportunity Available!

San Antonio Cold Storage Warehouse

110 Cascade Drive | San Antonio, Texas 78220

Copyright © 2025 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.



LEASING CONTACT INFORMATION

Matt McWilliams | Broker, President
MCM REAL ESTATE ADVISORS
817.550.3363 | matt@mcmra.com



Michael T. Kent | Executive Vice President & Partner
STREAM REALTY PARTNERS
210.298.8514 | michael.kent@streamrealty.com

Tanner Catalani | Senior Associate
STREAM REALTY PARTNERS
210.298.8551 | tanner.catalani@streamrealty.com

Payton Rion | Executive Vice President
STREAM REALTY PARTNERS
210.298.8521 | payton.rion@streamrealty.com