

# 5850

## CORRIDOR PARKWAY

SCHERTZ, TEXAS 78154



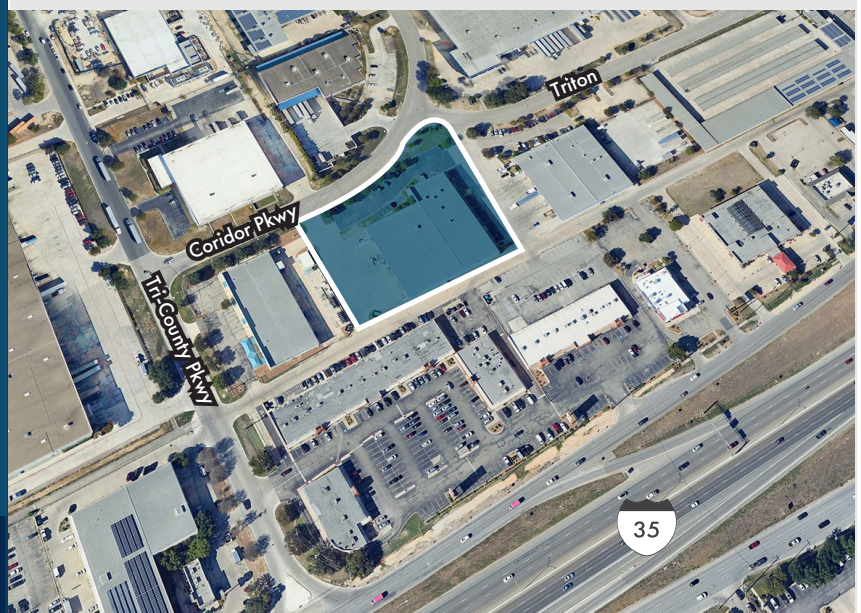
## Highlights

5850 Corridor Parkway is a 41,000 square foot warehouse/distribution building located in Tri-County Business Park.

- 41,000 SF Available
- ESFR sprinklered
- LED Lighting
- 3 Phase-480v-1100 Amp Power
- ± 6,838 square feet office space
- 7 dock doors with ability to expand
- 1 grade-level door with ability to expand
- 1 ramp
- 24' clear height
- Industrial zoning
- Available 1/1/26
- Call broker for pricing

**STREAM**

## 41,000 SF Standalone Industrial Distribution Building Available For Lease January 2026





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## CORRIDOR PARKWAY

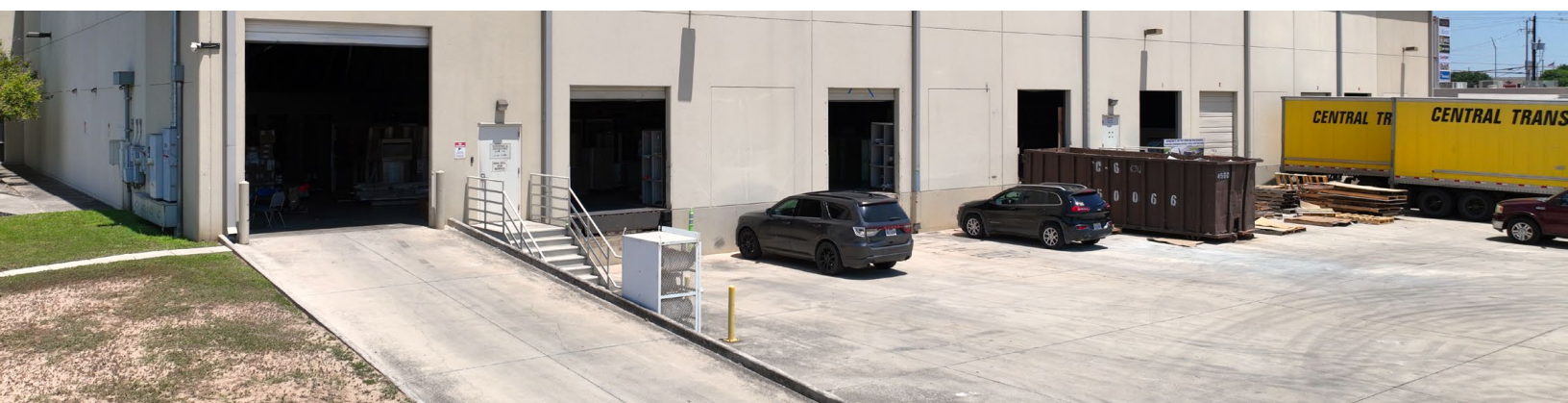
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**41,000 SF Standalone  
Industrial Distribution Building  
Available For Lease January 2026**



### Drive Times

IH-35:	Immediate
Loop 1604:	5 Minutes
Loop 410:	10 Minutes
IH-10:	15 Minutes





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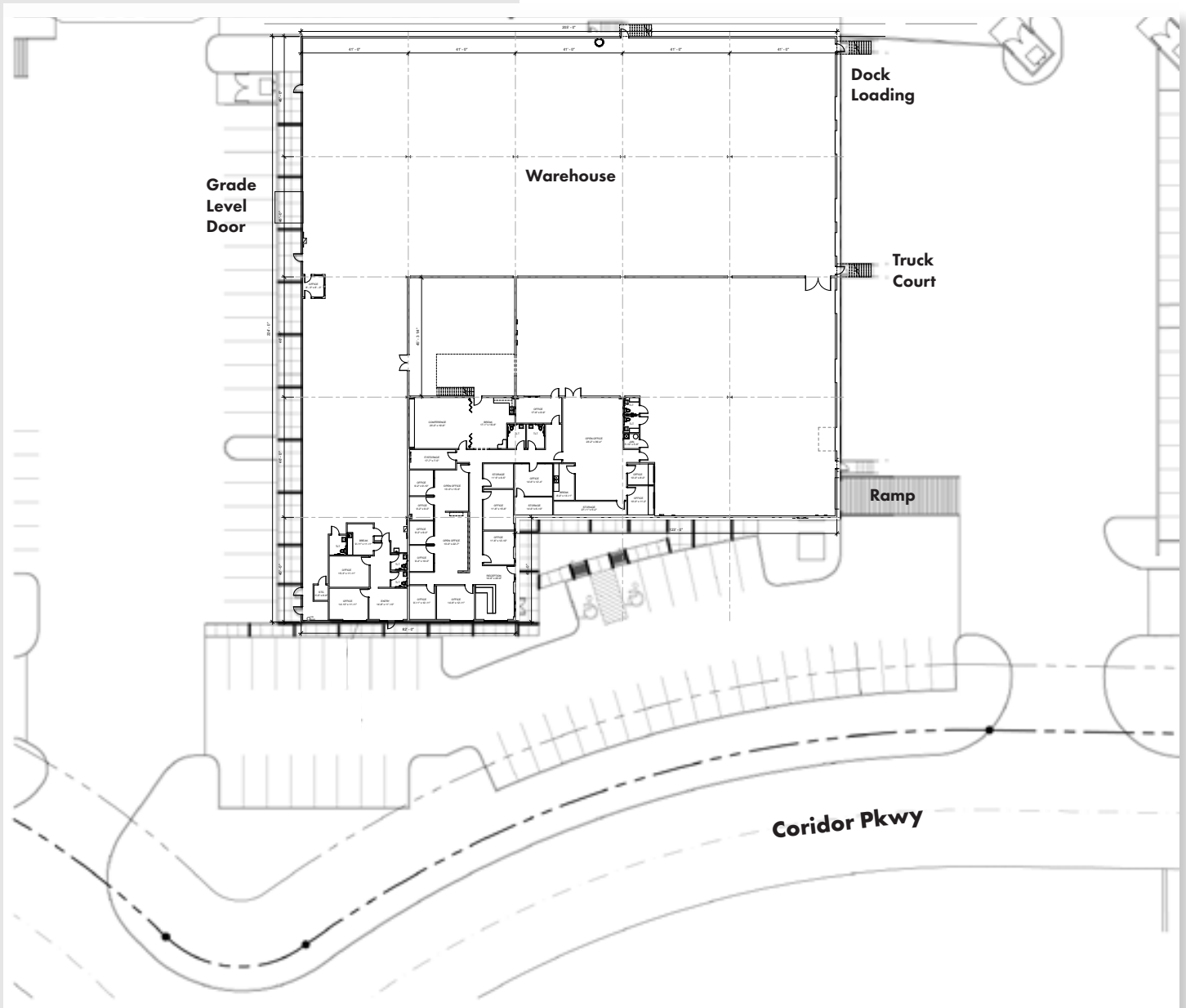
**41,000 SF Standalone  
Industrial Distribution Building**  
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## Floorplan

- 41,000 SF Available
- $\pm$  6,838 SF Office Space



**Download Floorplan**





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**STREAM**

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