



GATEWAY

10 BUSINESS PARK

BUILDING 2

6719 IH-10 E. | SAN ANTONIO, TEXAS 78244

AVAILABLE FOR LEASE

33,580 SF

State-Of-The-Art
Distribution Center

FIRE LANE NO PARKING

a development of

STREAM & **McCOMBS**
PROPERTIES



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33,580 SF
AVAILABLE FOR LEASE

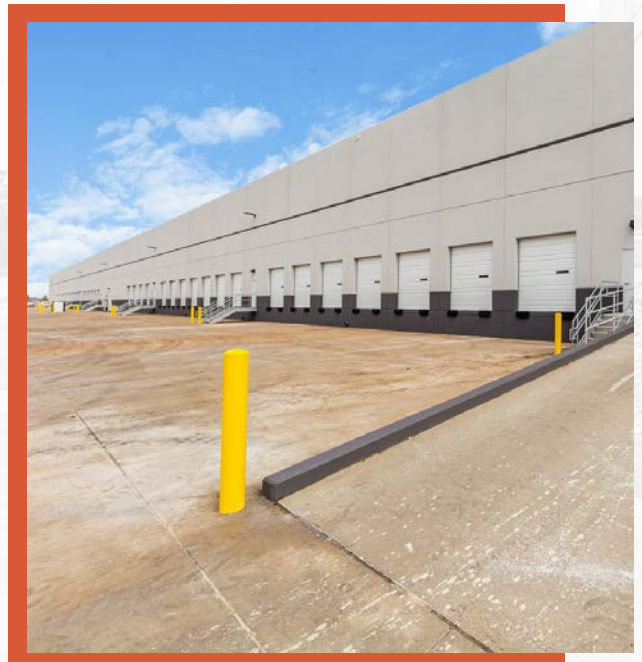
State-Of-The-Art Distribution Center

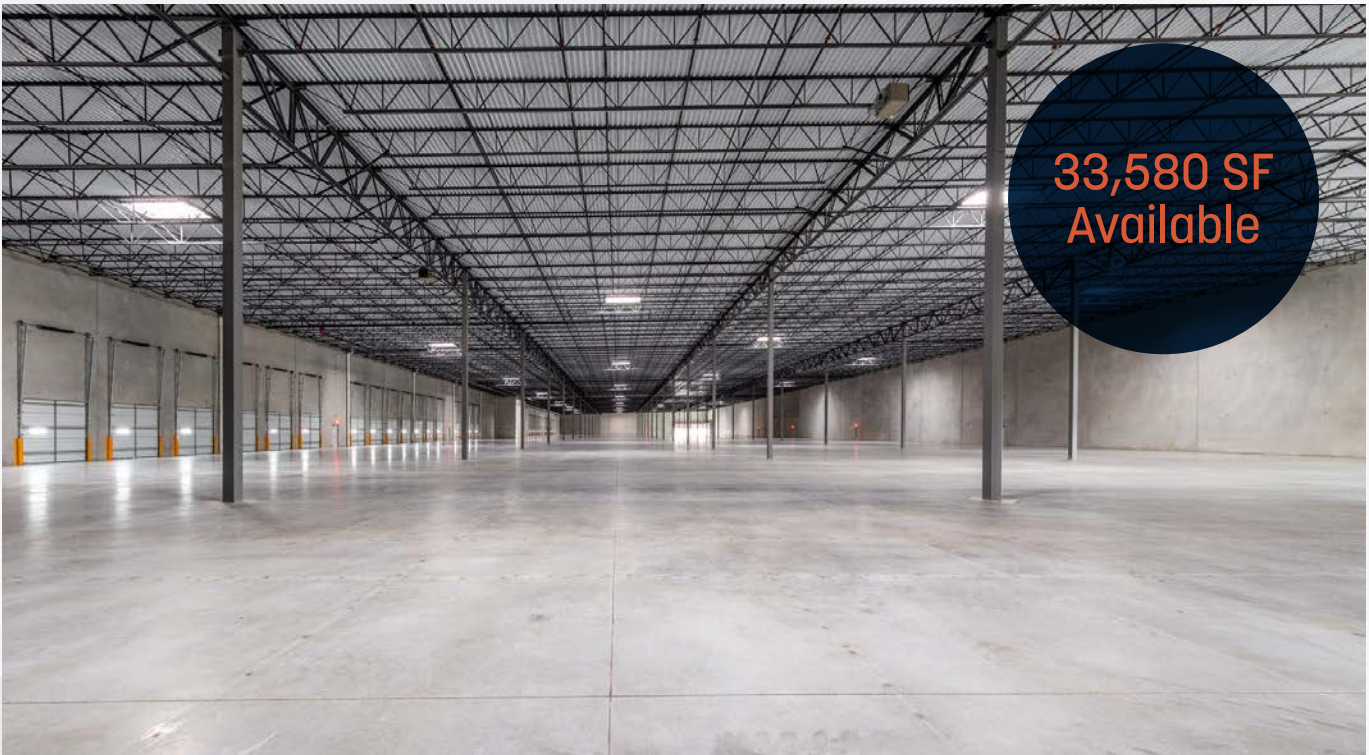


SUMMARY

Gateway 10 Business Park, Building 2

is a Class A industrial building with a 1,141 SF office, warehouse lighting, and 6 docks, this state-of-the art distribution center is ready for easy access to the growing San Antonio market.

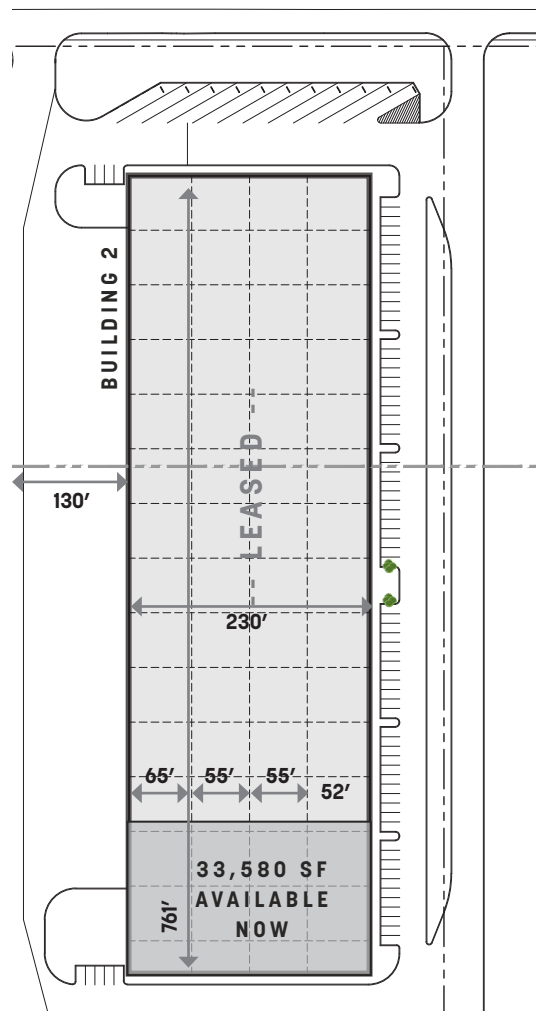




ABOUT THE PROPERTY

- Building Size:** 175,055 square feet
- Office:** 1,141 SF Total
- Clear Height:** 32'
- Docks:** 6 Total (9' x 10')
- Drive-In Ramp Doors:** One (1) 12'x14'
- LED Lighting:** Warehouse lighting w/motion sensors
- Sprinklers:** ESFR
- Power:** 480v, 3-Phase, 2,500 amps
- Floor:** 6" reinforced concrete
- Truck Court:** 8" reinforced concrete, 130'
- Employee Parking:** 15 parks with adjacent land available, if needed.
- Lease Rate:** Contact Broker

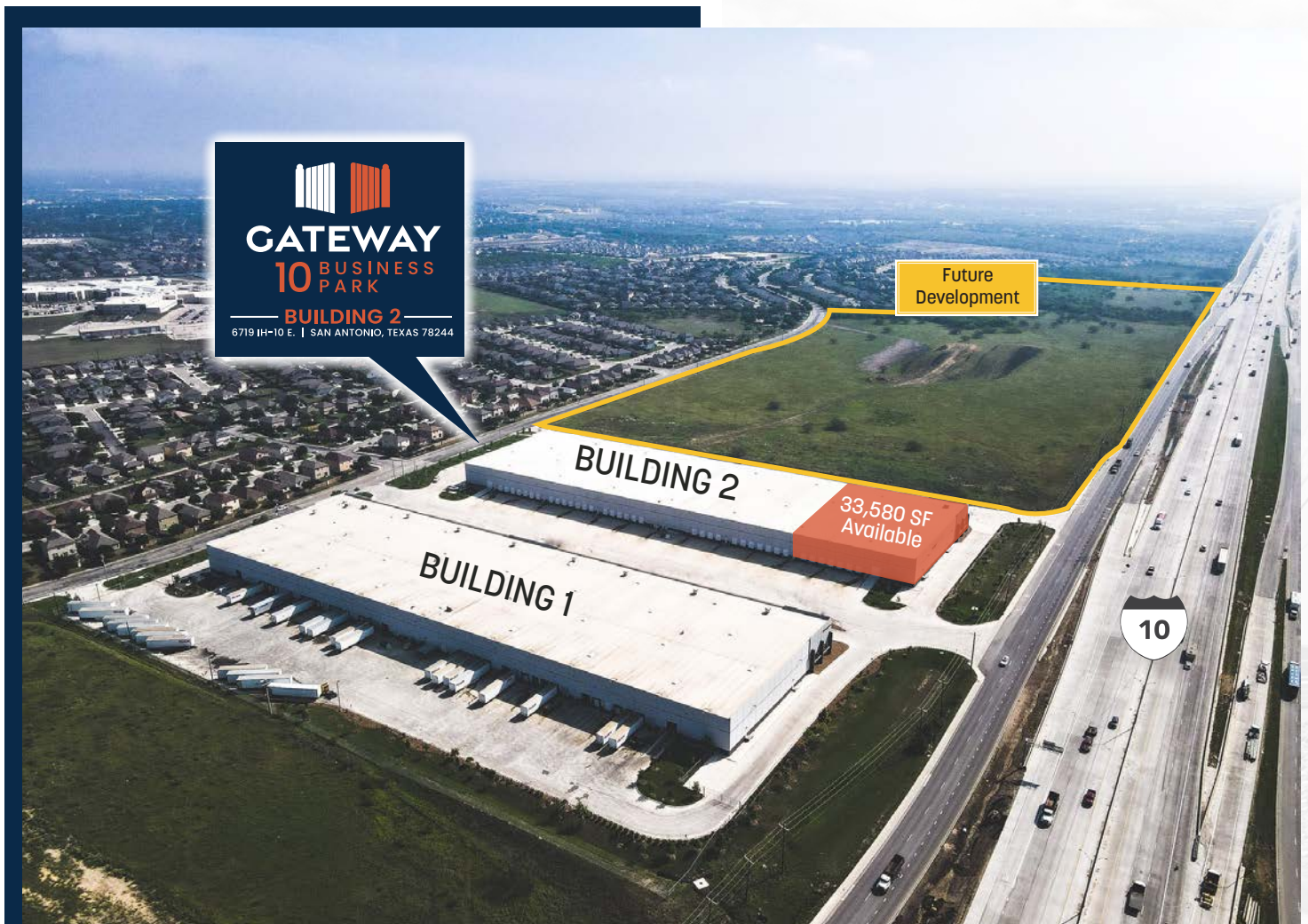
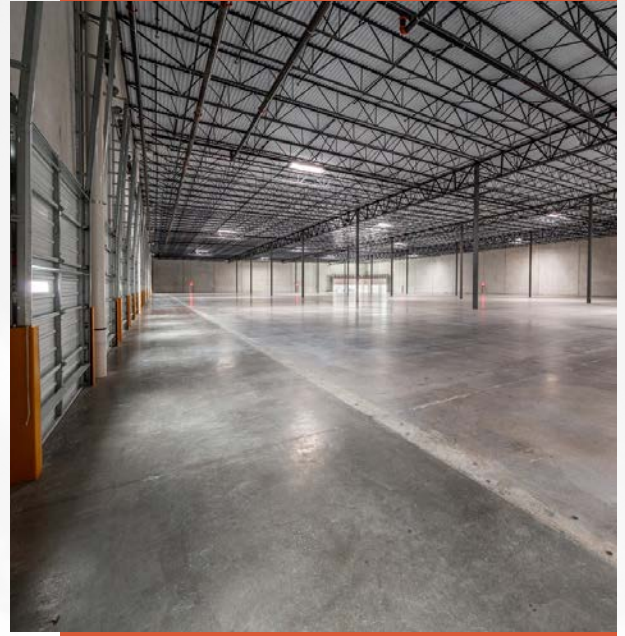
SITE PLAN



CLICK [HERE](#) TO VIEW OFFICE PLAN

LOCATION FEATURES

- Master-planned 105 acre business park
- Premier distribution location
- Immediate access to IH-10 East & West, Loop 410 & IH-35
- Fantastic Interstate 10 visibility with signage opportunities
- Great ingress/egress
- Foreign Trade Zone (FTZ)
- Triple Freeport Tax Exemption



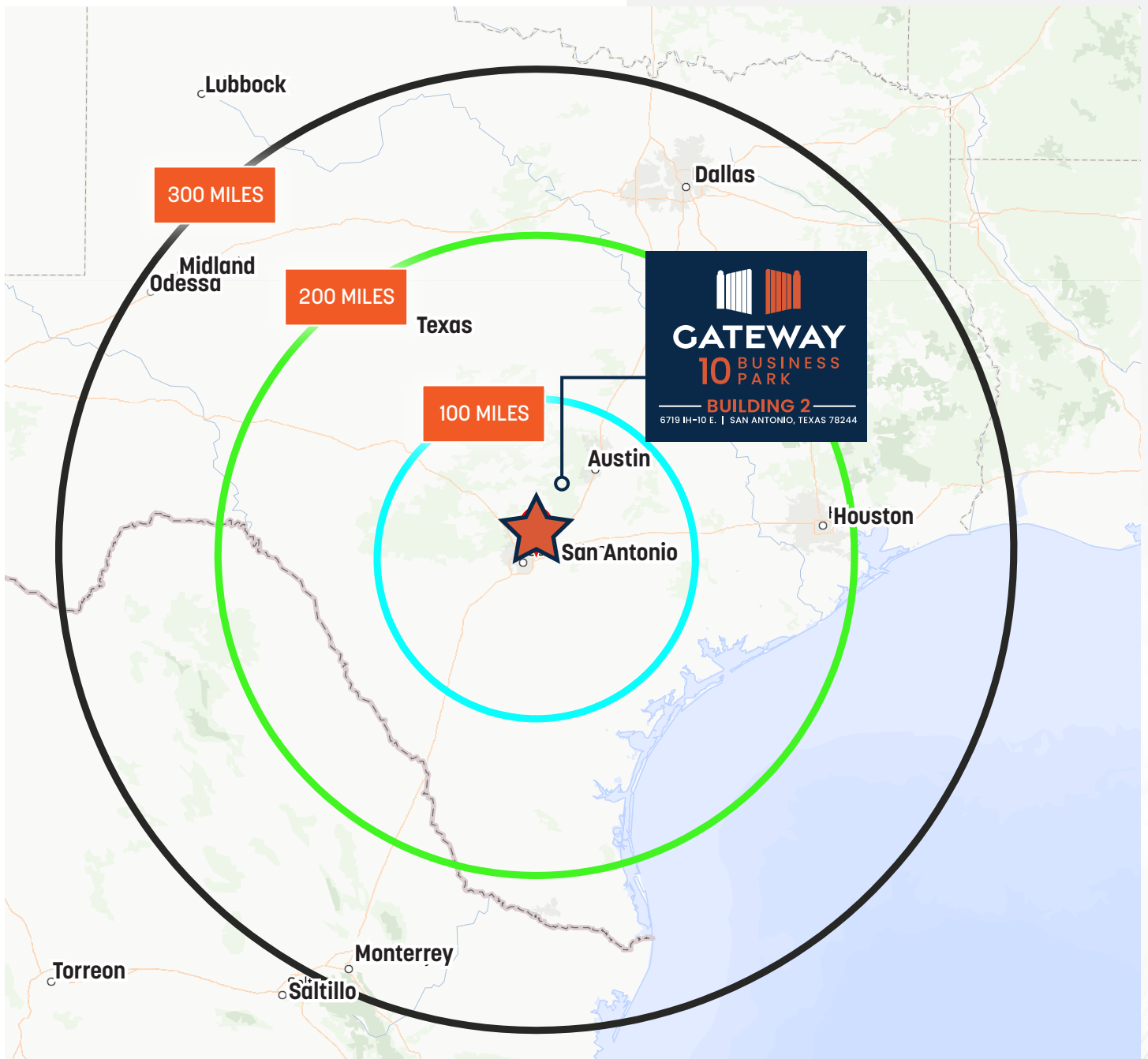
PROPERTY AERIAL



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 | | | | |

PREMIER DISTRIBUTION LOCATION



STATEWIDE DISTANCES FROM SITE

New Braunfels	30 Miles	Laredo	162 Miles
San Marcos	47 Miles	Houston	186 Miles
Austin	76 Miles	Ft. Worth / Dallas	281 Miles
Corpus Christi	144 Miles		

SITE PLAN AERIAL



LOCAL DISTANCES FROM SITE



0 Minutes



3 Minutes



6 Minutes



8 Minutes



10 Minutes



11 Minutes

PREMIER DISTRIBUTION LOCATION



GATEWAY
10 BUSINESS
PARK

BUILDING 2

6719 IH-10 E. | SAN ANTONIO, TEXAS 78244

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