

# Windcrest

INTERNATIONAL BUSINESS PARK



# NEAR EVERYTHING. PROVEN LOCATION.

**WINDCREST INTERNATIONAL BUSINESS PARK** is an adaptive reuse industrial business park situated in the heart of the Northeast San Antonio Industrial Market at the

intersection of IH-35 and Walzem Road. Perfectly located to serve industrial needs of the greater Central Texas region.

## WHY SAN ANTONIO?

**#1**

state for doing business

**2<sup>nd</sup>**

largest growth in millennial population

**0%**

state and local income tax

**3<sup>rd</sup>**

fastest growing economy in the U.S.

**#1**

friendliest city in the U.S.

**5<sup>th</sup>**


best city for young graduates

**5<sup>th</sup>**


best city to retire in the country



# NEW LIFE. NEW STORY.

 **3,030**  
employee parking/Abundant  
trailer parking capabilities

 **639,627 SF**  
first floor industrial space

 **16,500 kVA**  
available power

 **Build-to-Suit**  
second floor office/warehouse/retail



Infill Industrial | Last Mile Logistics | Unmatched location | Unparalleled access | Great visibility



## IMMEDIATE PROXIMITY TO WHAT MATTERS MOST.

To Dallas: 4 hours | 250 miles  
To Houston: 3 hours | 200 miles  
To Laredo: 2.5 hours | 170 miles  
To Austin: 1 hour | 70 miles

# SITE PLAN

**167,215 SF**

Leasable configuration

UNIT A  
**128,858 SF**

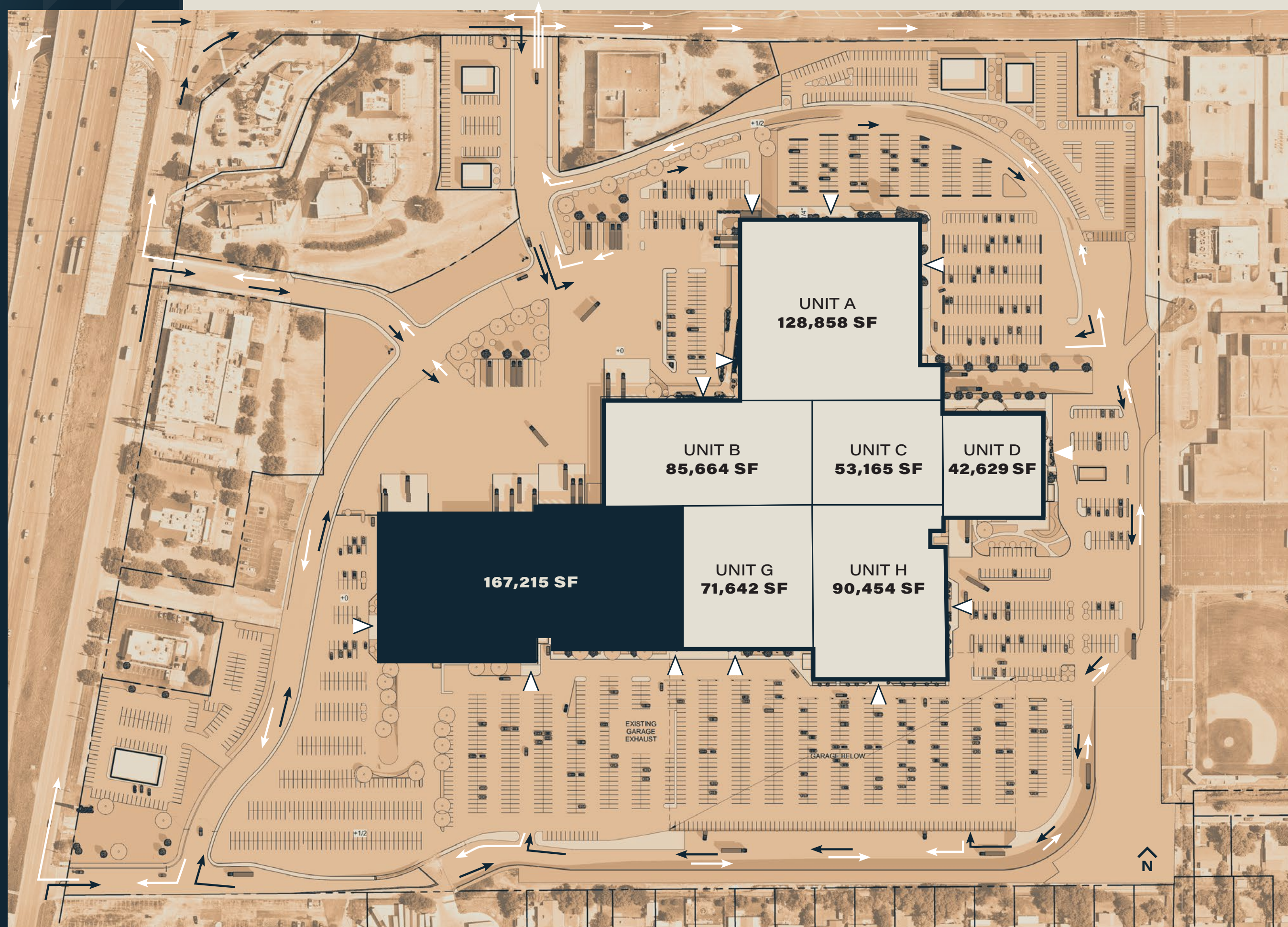
UNIT B  
**85,664 SF**

UNIT C  
**53,165 SF**

UNIT D  
**42,629 SF**

UNIT G  
**71,642 SF**

UNIT H  
**90,454 SF**



# SITE PLAN

**238,857 SF**

Leasable configuration

UNIT A  
**128,858 SF**

UNIT B  
**85,664 SF**

UNIT C  
**53,165 SF**

UNIT D  
**42,629 SF**

UNIT H  
**90,454 SF**



# SITE PLAN

**267,687 SF**

Leasable configuration

UNIT D  
**42,629 SF**

UNIT E  
**86,611 SF**

UNIT F  
**80,604 SF**

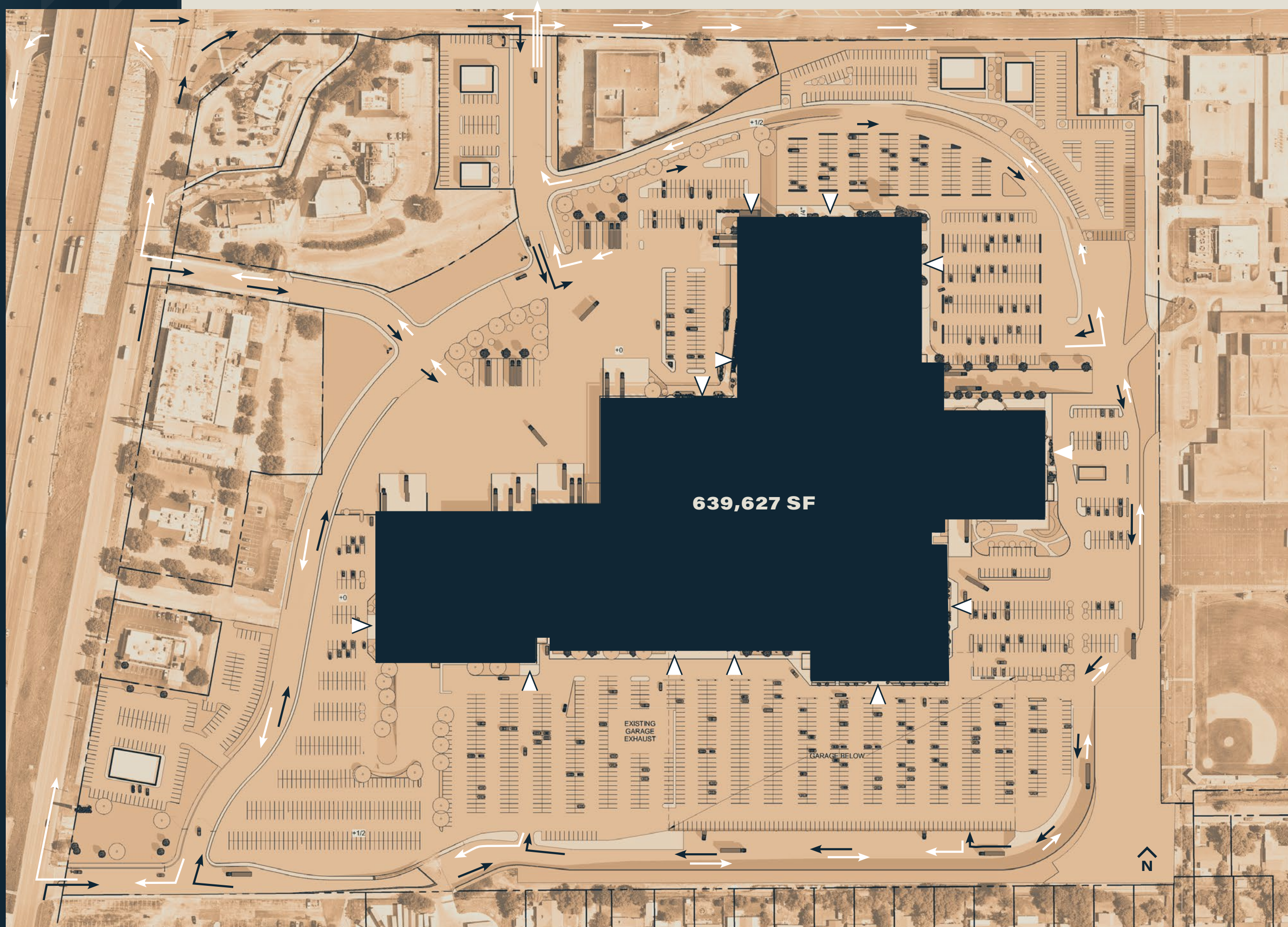
UNIT G  
**71,642 SF**

UNIT H  
**90,454 SF**

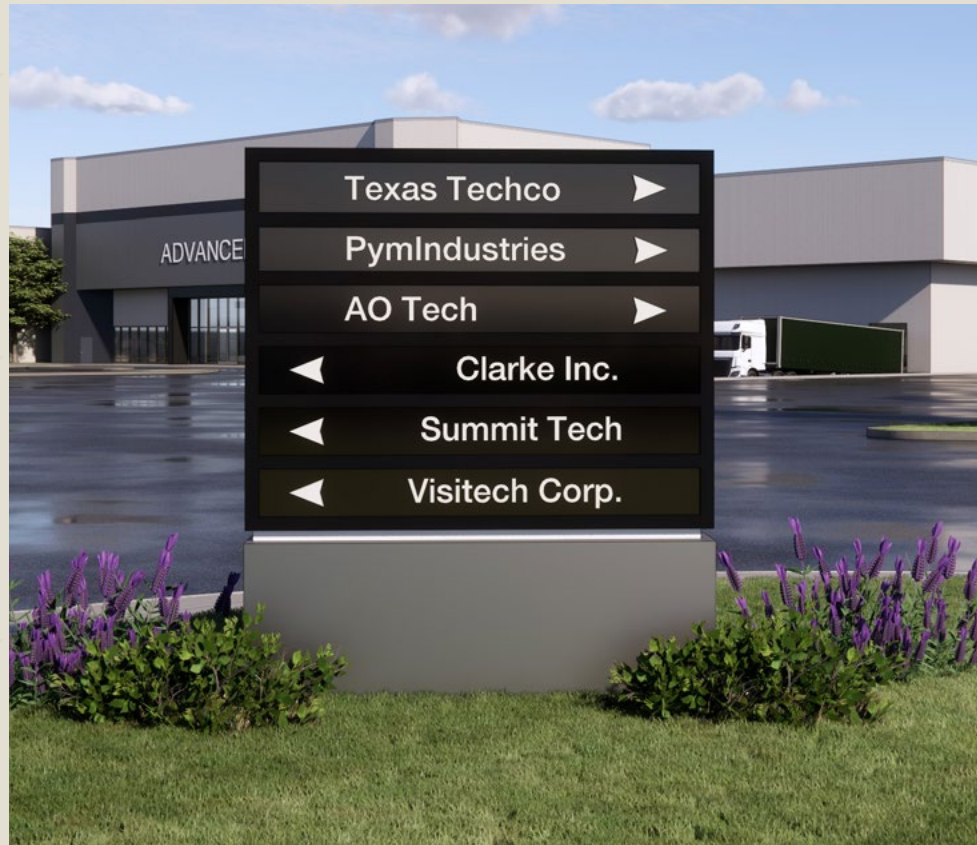


# SITE PLAN

**639,627 SF**  
Leasable configuration



# RENDERINGS









## KEY PORTFOLIO FACTS

**150+**  
properties



Proven track record

**315+**  
tenants



Adaptive Reuse

**46.5MM**  
square feet



Creative deal makers

**1,100**  
developable acres



Industrial Restoration

## NATIONAL TENANT NETWORK TOP 3



**Industrial Commercial Properties LLC (ICP) operates one of the largest privately-held commercial real estate portfolios in the United States.**

### EXAMPLES OF TRANSFORMATIVE PROJECTS

Former Randall Park Mall,  
*North Randall, OH*

Former Chapel Hill Mall,  
*Akron, OH*

Highland Park,  
*Garfield Heights, OH*

Former American Greetings HQ,  
*Brooklyn, OH*

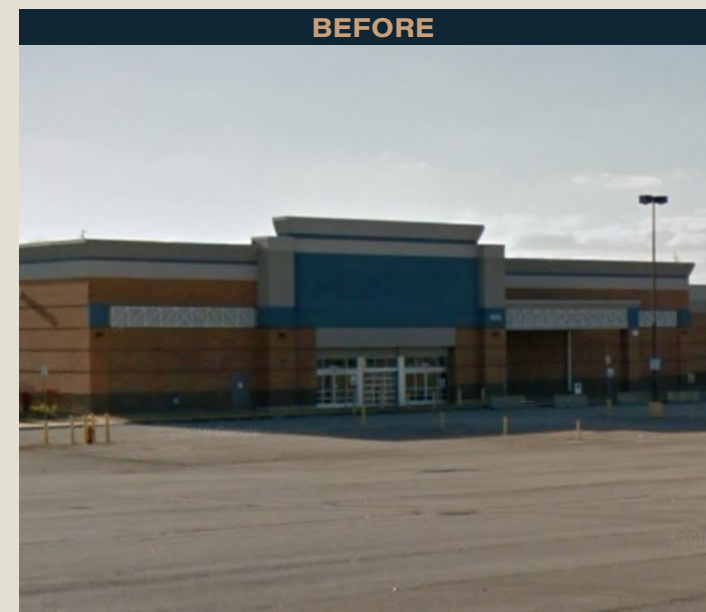
Former Ford Ohio Assembly Plant,  
*Lorain, OH*



### HIGHLAND PARK

*Garfield Heights, OH*

Highland Park is a new business park redevelopment of the former City View Center property in Garfield Heights, Ohio. The project includes 500,000 SF of a combination of light industrial, office and retail/restaurant uses. Located on 60 acres, centrally located in Cuyahoga County and offers immediate access to I-480 and I-77.



## ABOUT ICP.



**SRS Building Supply**

**Caterpillar**

**Mattress Firm**

**Reynolds Company**

**Samuels Glass**

**Hill County Electric**

**Frozen Beverage (FBD)**

**Fidelity Information Services**

**Windcrest**

**McCarty Equipment**

**NTW**

**Builders First Source**

**Amazon**

**Trane Supply**

**Halfen**

**Stanley Steamer**

**Daikin**

**US Auto Force**

**Wayfair**

**Ferguson HVAC**

**Maverick Beverage**

**Wesco Distribution**

**Hjoca**

**Berger Allied**

**Dixie Carpet**

**Dakota Premium Hardwoods**

**CLOSE  
TO IT ALL.**



# Windcrest

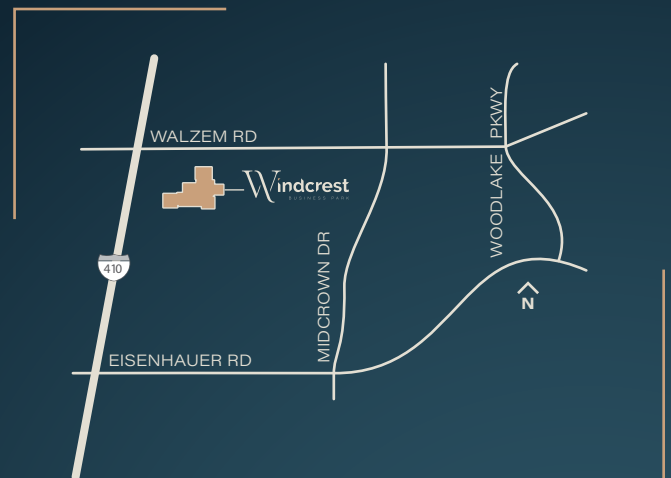
INTERNATIONAL BUSINESS PARK



## EXPLORE WHAT'S COMING

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