

# PARK 35

SCHERTZ, TEXAS

CLICK OR SCAN FOR  
CONSTRUCTION PHOTOS

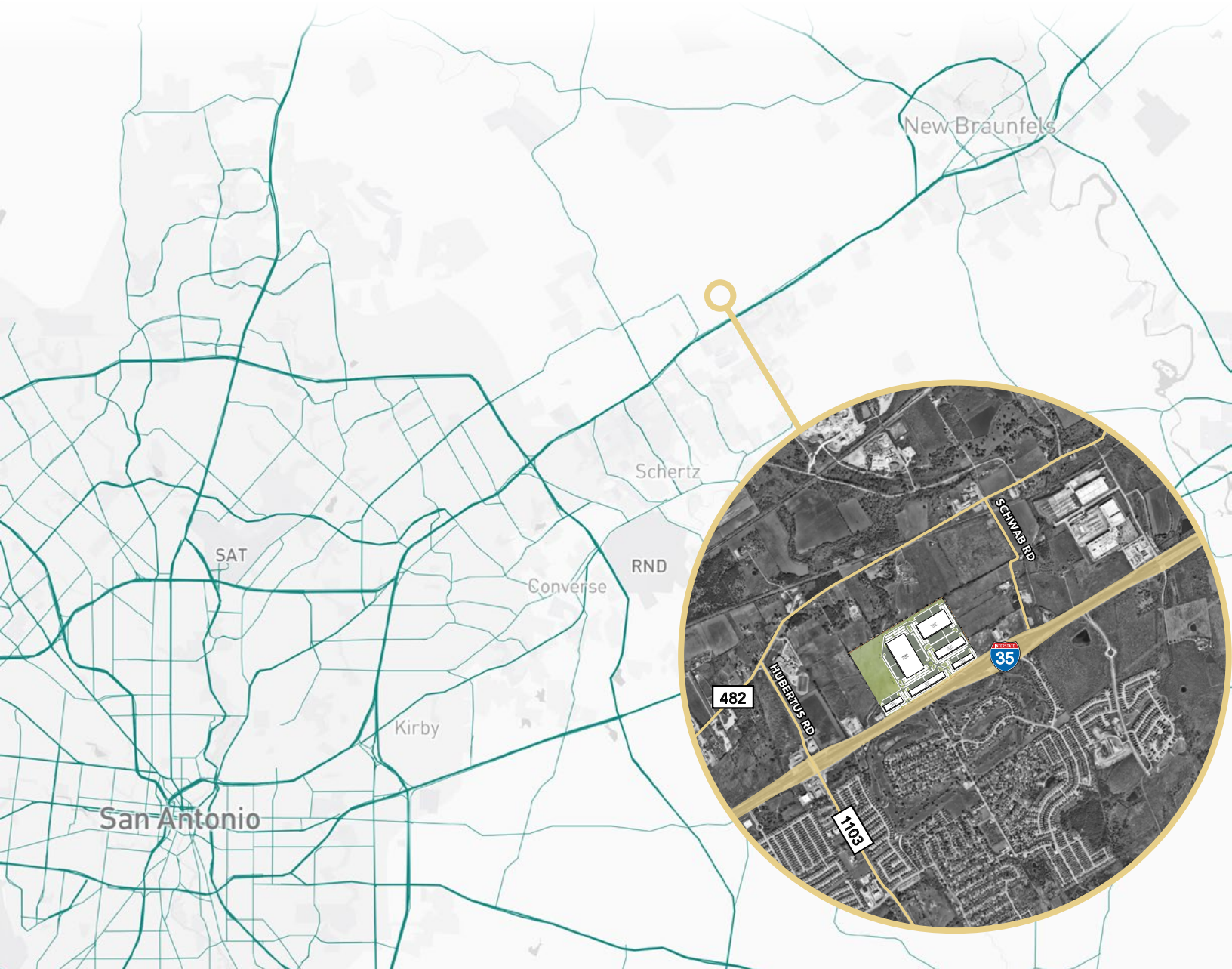


## INDUSTRIAL WAREHOUSE SPACE FOR LEASE

PHASE I DELIVERING 774,300 SF NOVEMBER 2024 | SCHERTZ, TEXAS

BUILDING 4 | 86,456 SF REAR LOAD | AVAILABLE FOR LEASE





DIRECT ACCESS & VISIBILITY  
TO THE **I-35 CORRIDOR**

CENTRAL TEXAS REGION **25 MILES**  
**FROM SAN ANTONIO CBD**

MANY NEARBY TENANTS  
WITHIN A **10 MILE RADIUS**

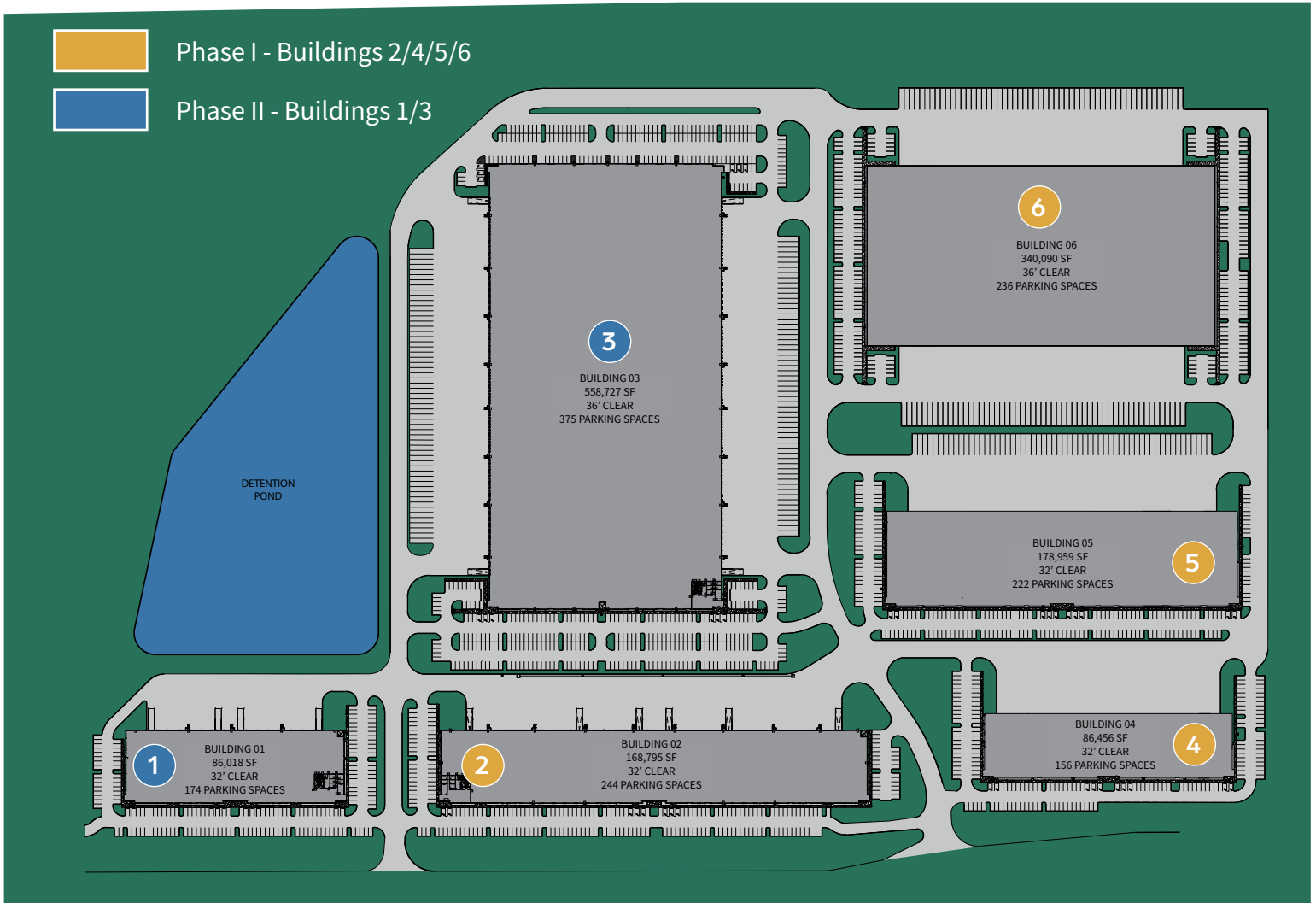
**DIRECTLY** ON I-35 FRONTAGE IN  
SCHERTZ TEXAS





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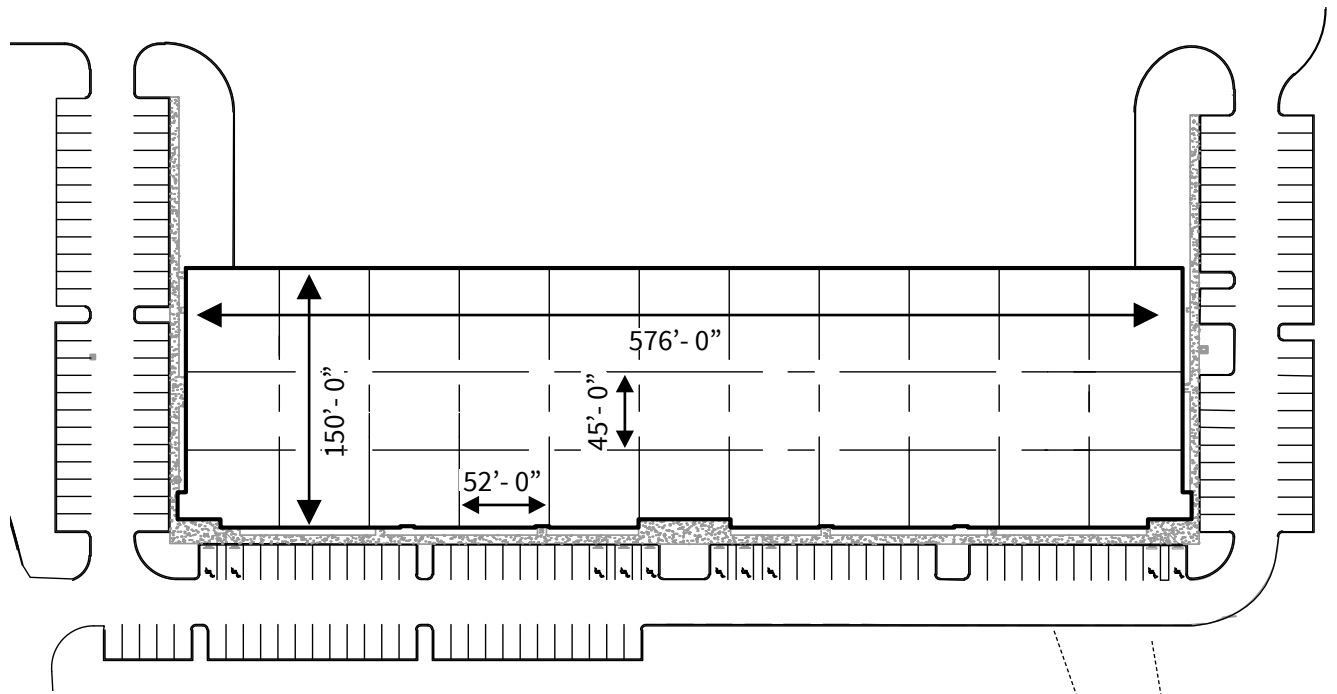




## PROPERTY FEATURES

- 1.4M SF Total available
- 32-36' Clear heights
- Cross-dock & Rear load options
- Ample trailer parking spaces
- Buildings from ±86,018 SF to ±558,727 SF
- Located in Schertz, Texas on the IH-35 corridor
- 60 ft Speed bays
- ESFR Sprinklers

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Total Building Area **86,456 SF**



Available Space **23,400 SF - 86,456 SF**



Office Area **±4,593 SF**



**Rear Load** Configuration



**60'** Speed Bay



**30** docks / **4** ramped / **1** 40k-lb mech. dock leveler



Typical Column Spacing **45'x52'**



**ESFR** Sprinklers



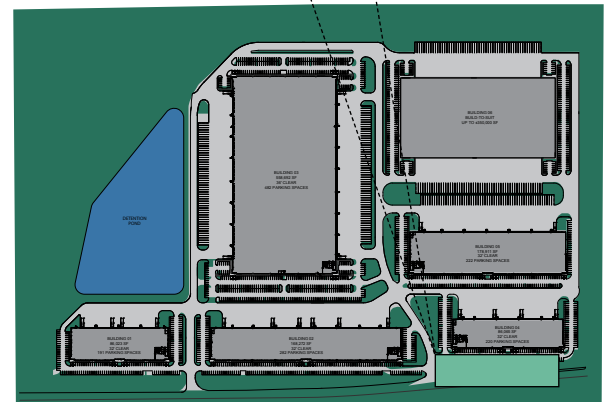
**32'** Minimum Clear Height



**156** Auto Parking Spaces



Lease Rate **Contact Broker**







Park 35 is strategically located on Interstate 35 in Schertz, Texas between San Antonio and Austin. Park 35's direct access and visibility to the I-35 corridor will offer an unparalleled opportunity for tenant seeking to serve the Central Texas region.

San Antonio CBD	25 miles
Austin	55 miles
Laredo	180 miles
Houston	180 miles
Dallas	250 miles



2024 DATES	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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