

PHASE 1 COMPLETE!: 55,000 - 408,000 SF AVAILABLE NOW

Master-planned industrial development on
Foster Road in East San Antonio, Texas.



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commerce center



PROPERTY HIGHLIGHTS

- » 175-acre, 2.2 MM SF Class A master-planned industrial park
- » Phase I Complete! Buildings 2 & 3 available now
- » Build-to-suit opportunities available

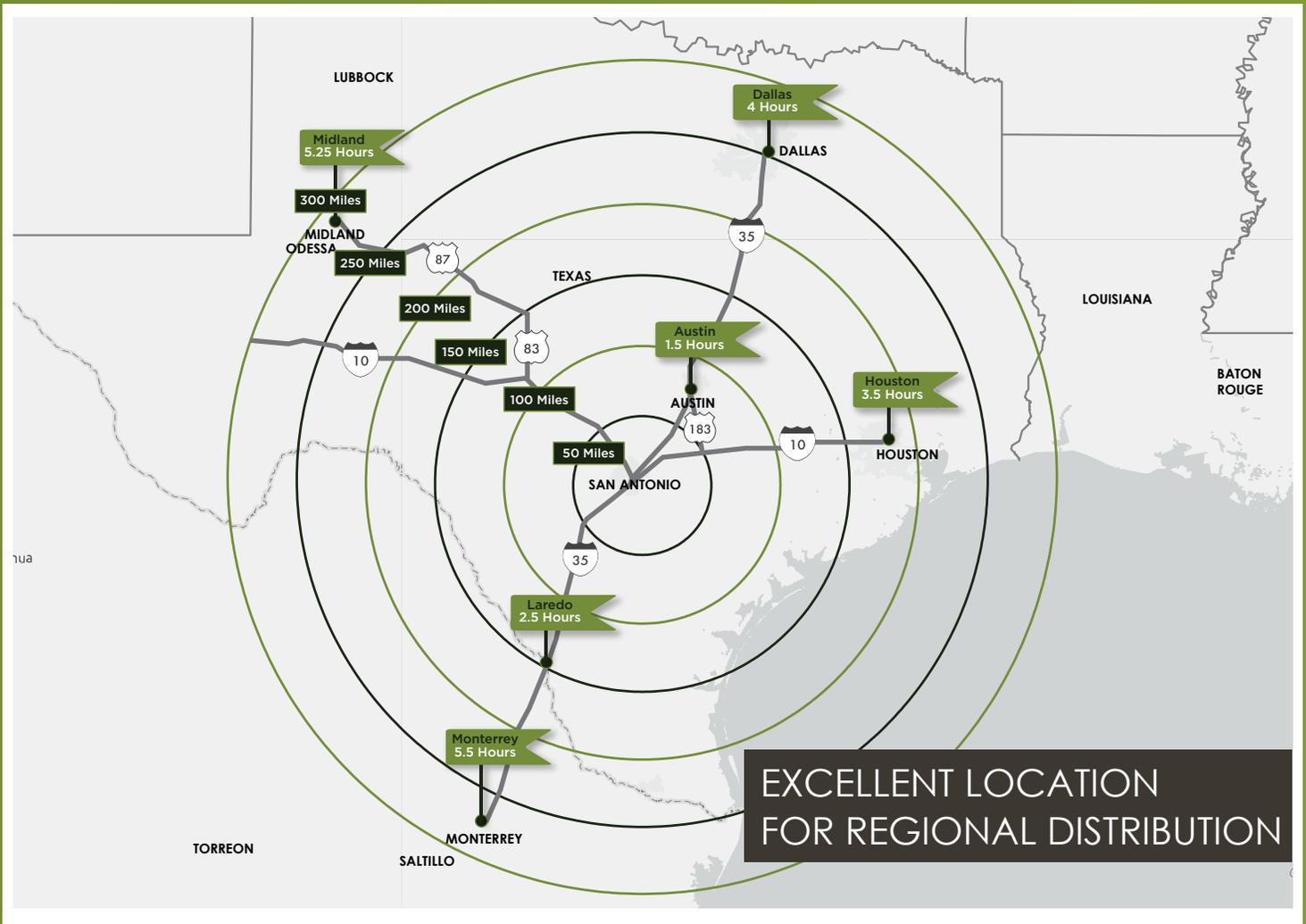


For Information, Contact:

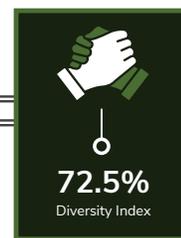
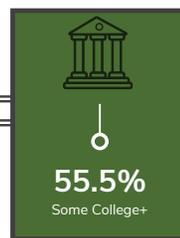
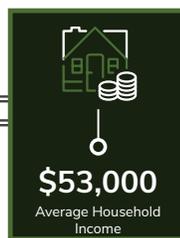
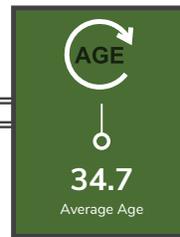
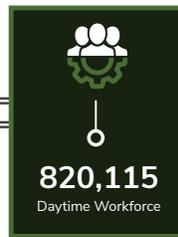
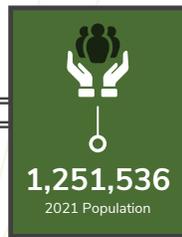
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AMPLE WORKFORCE AVAILABLE
(Within 30 Miles)



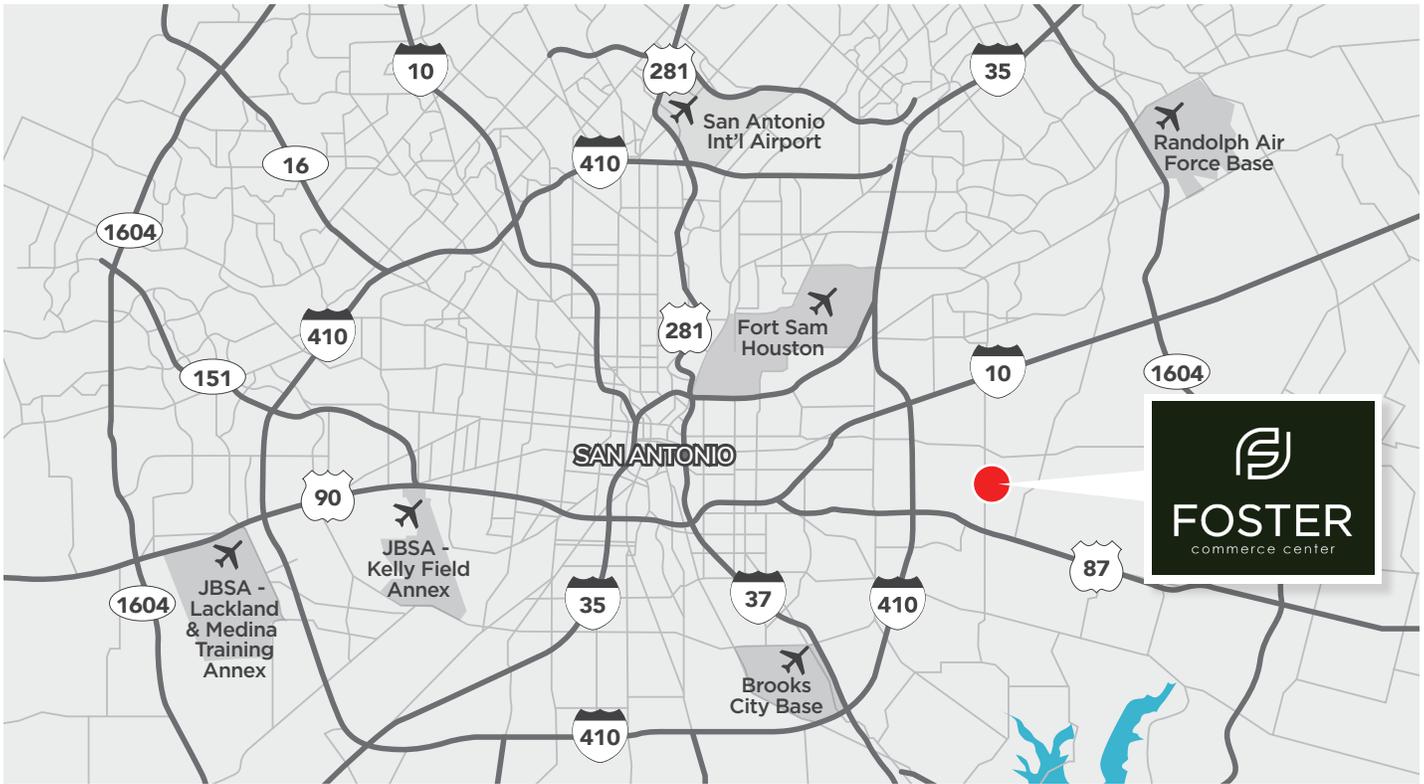
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CITY MAP

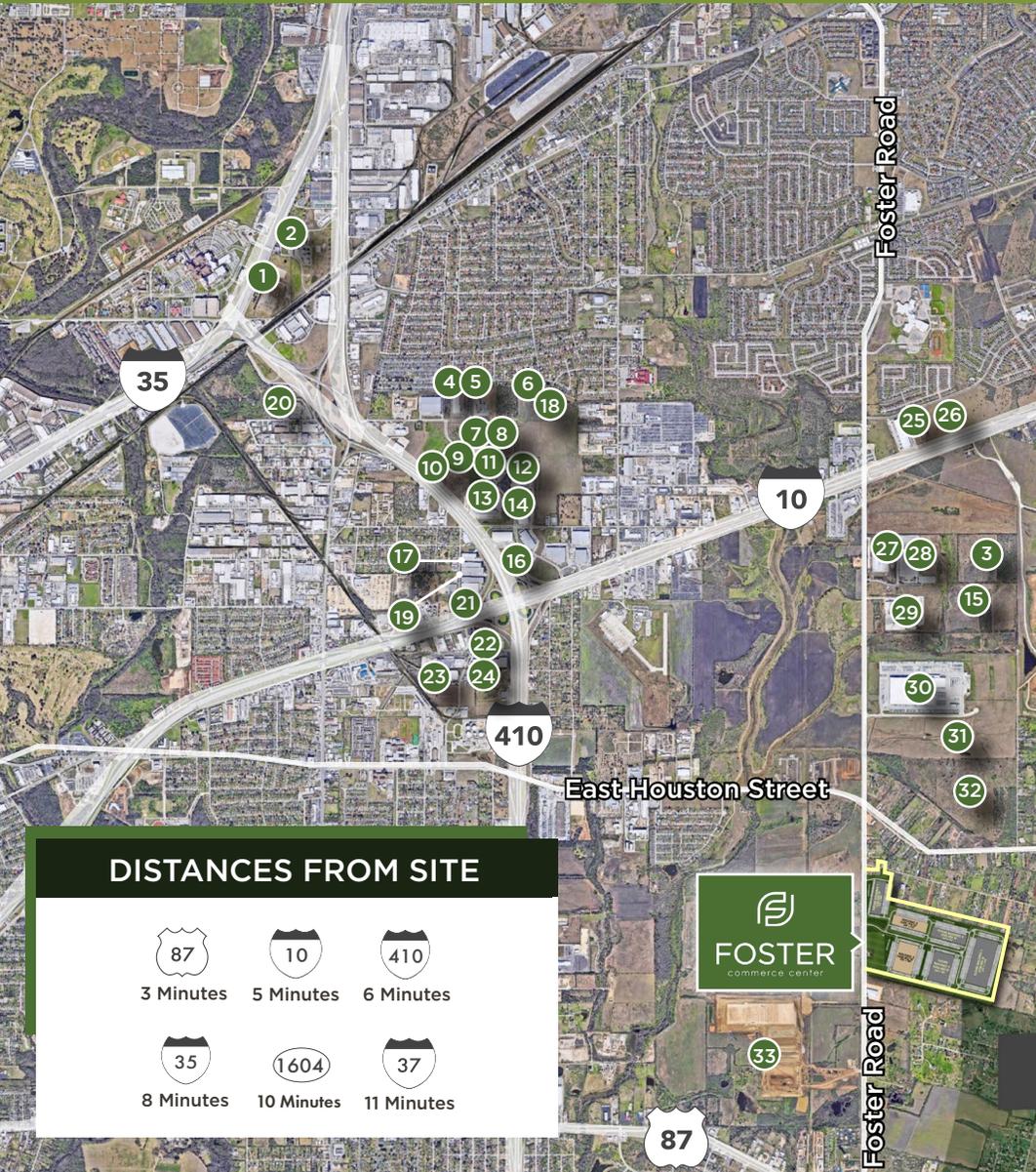


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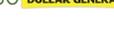
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SURROUNDING TENANTS

- | | | |
|--|--|--|
| 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  | 33  |

DISTANCES FROM SITE

- | | | |
|--|---|---|
| 
3 Minutes | 
5 Minutes | 
6 Minutes |
| 
8 Minutes | 
10 Minutes | 
11 Minutes |

PROPERTY HIGHLIGHTS

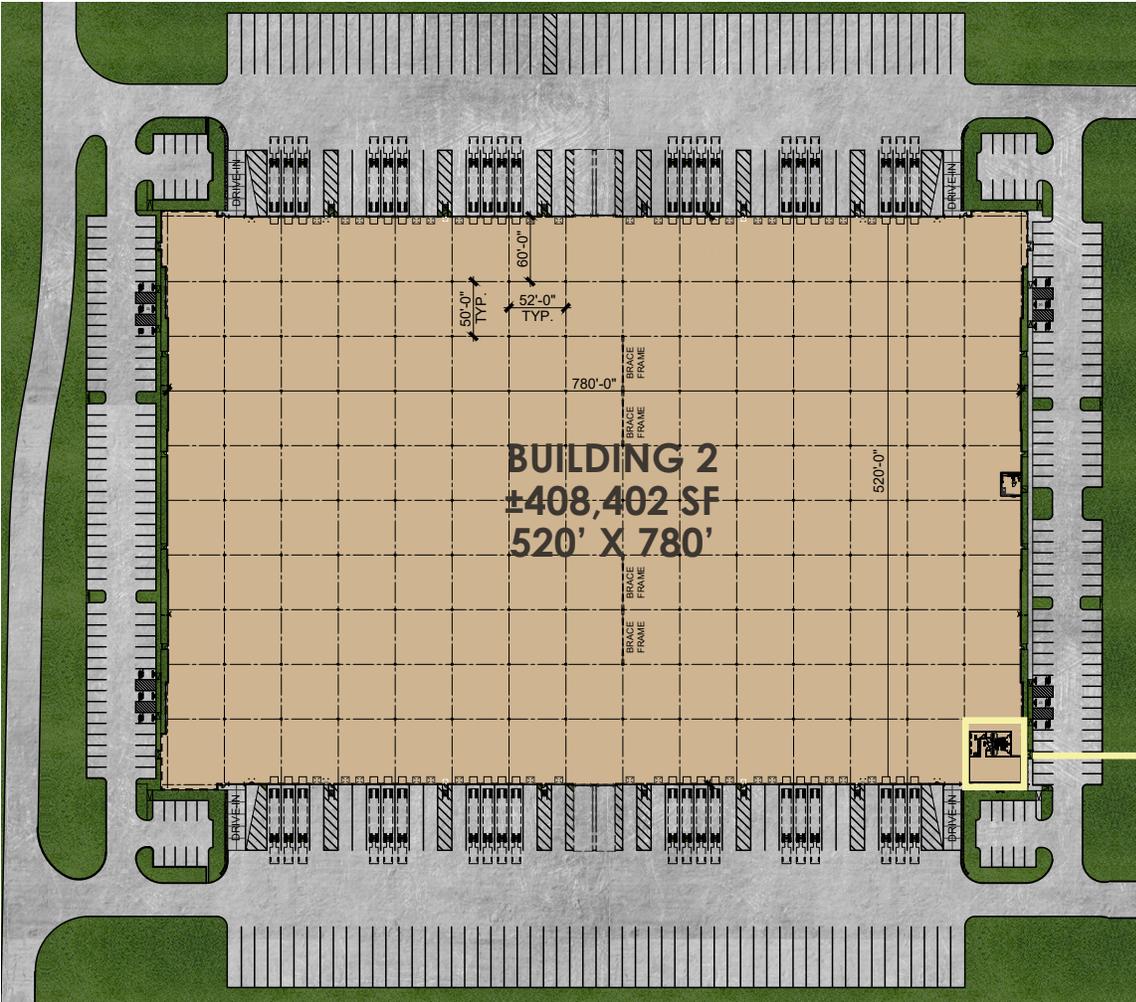
- » Phenomenal interstate access and dense labor force
- » State-of-the-art design with abundant employee parks, trailer stalls, and outside storage capabilities
- » Phase I: 650,000 SF recently delivered new construction with the ability to accommodate tenant sizes ranging from 55,000 - 408,000 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

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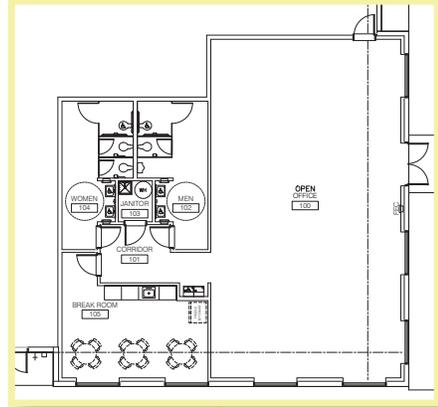
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- State-of-the-art design with abundant employee parks, trailers, stalls, and outside storage capabilities
- Master-planned industrial development on Foster Road in East San Antonio, Texas.



SPEC OFFICE 2,369 SF



PROPERTY SPECIFICATIONS

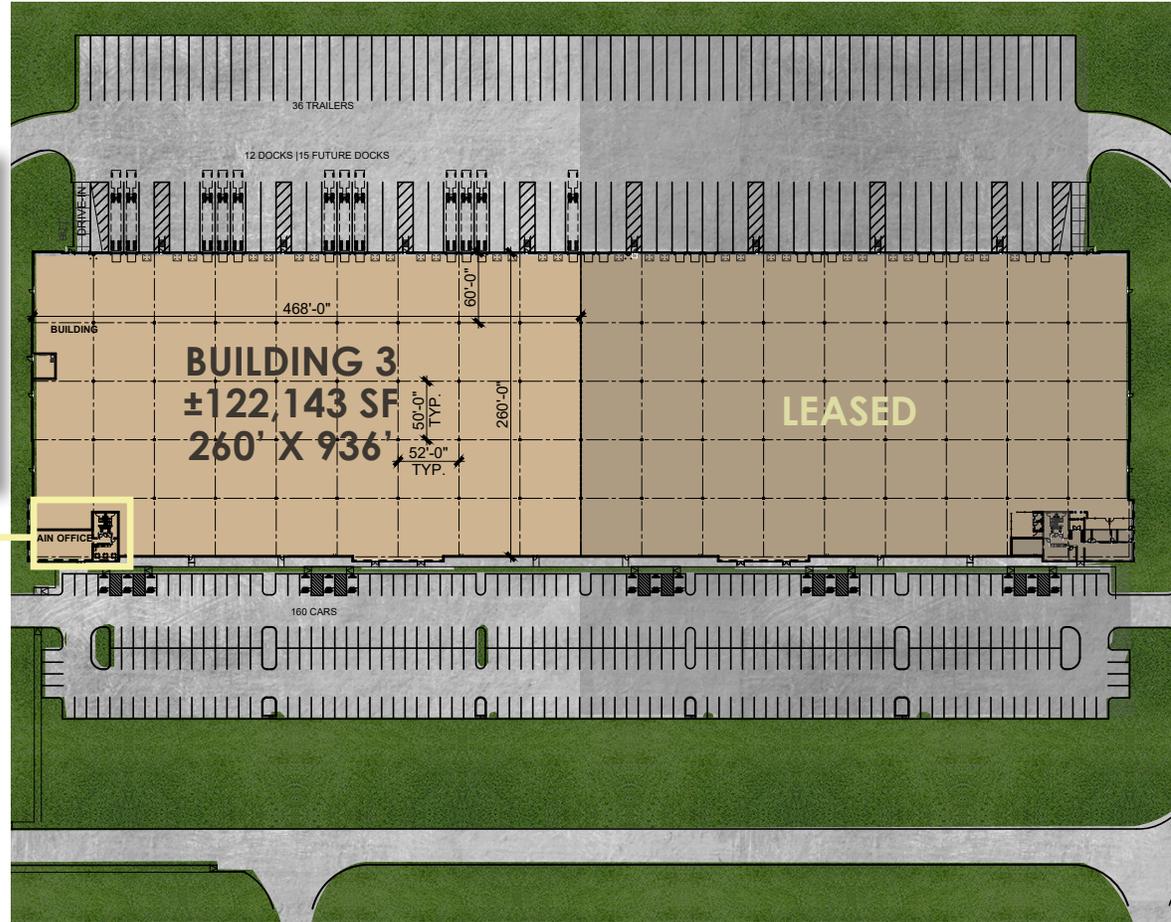
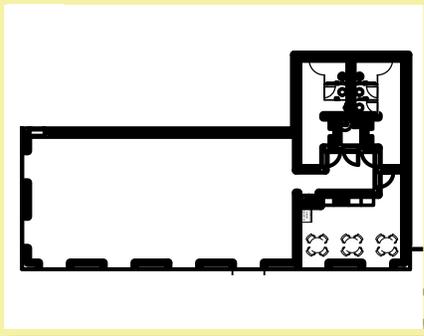
BUILDING 2

Building Size:	408,402 SF	Drive-In Doors:	4
Dimensions:	520' x 780'	Trailer Parking:	111 trailers
Bay Spacing:	52' x 50' w/60' speed bays	Car Parking:	222 cars
Clear Height:	40'	Construction:	Concrete Tilt-Wall
Loading:	Cross-dock	Roof:	45-mil TPO, R-20 Insulation
Truck Courts:	185'	Sprinkler System:	ESFR
Docks:	40 (expandable to 72)	Electrical Service:	3,000 amps, 480V, 3-phase

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MAIN OFFICE
2,400 SF



PROPERTY SPECIFICATIONS

BUILDING 3

Building Size:	245,194 SF	Drive-In Doors:	1
Dimensions:	260' x 936'	Trailer Parking:	36 trailers
Bay Spacing:	50' x 52' w/60' speed bays	Car Parking:	160 cars
Clear Height:	36'	Construction:	Concrete Tilt-Wall
Loading:	Rear-load	Roof:	45-mil TPO, R-20 Insulation
Truck Court:	185'	Sprinkler System:	ESFR
Docks:	12 (expandable to 27)	Electrical Service:	2,000 amps, 480V, 3-phase

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