

# PARK 35

SCHERTZ, TEXAS



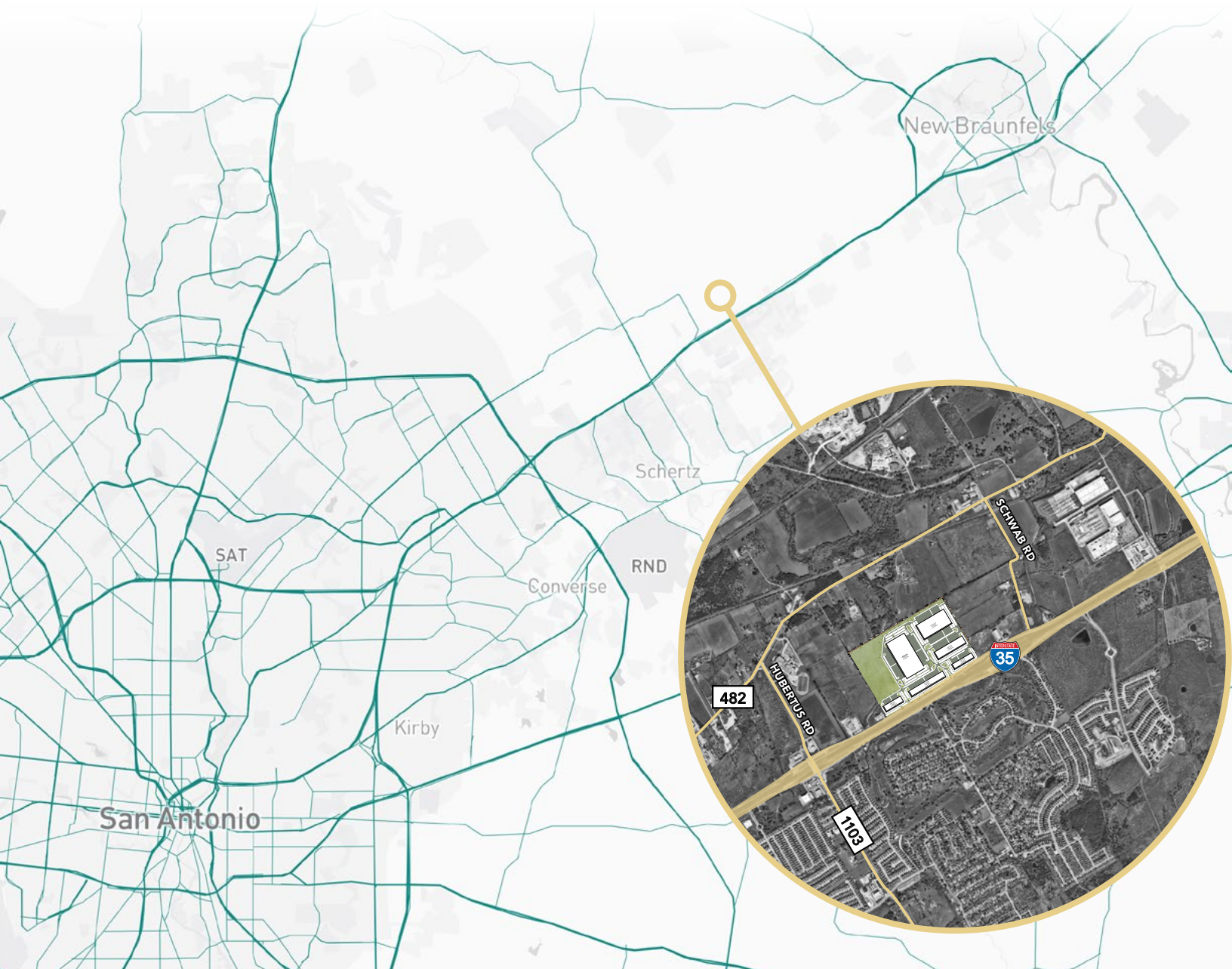
VIDEO TOUR

## INDUSTRIAL WAREHOUSE SPACE FOR LEASE

PHASE II | SCHERTZ, TEXAS

BUILDING 3 | 558,727 SF CROSS DOCK | 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**

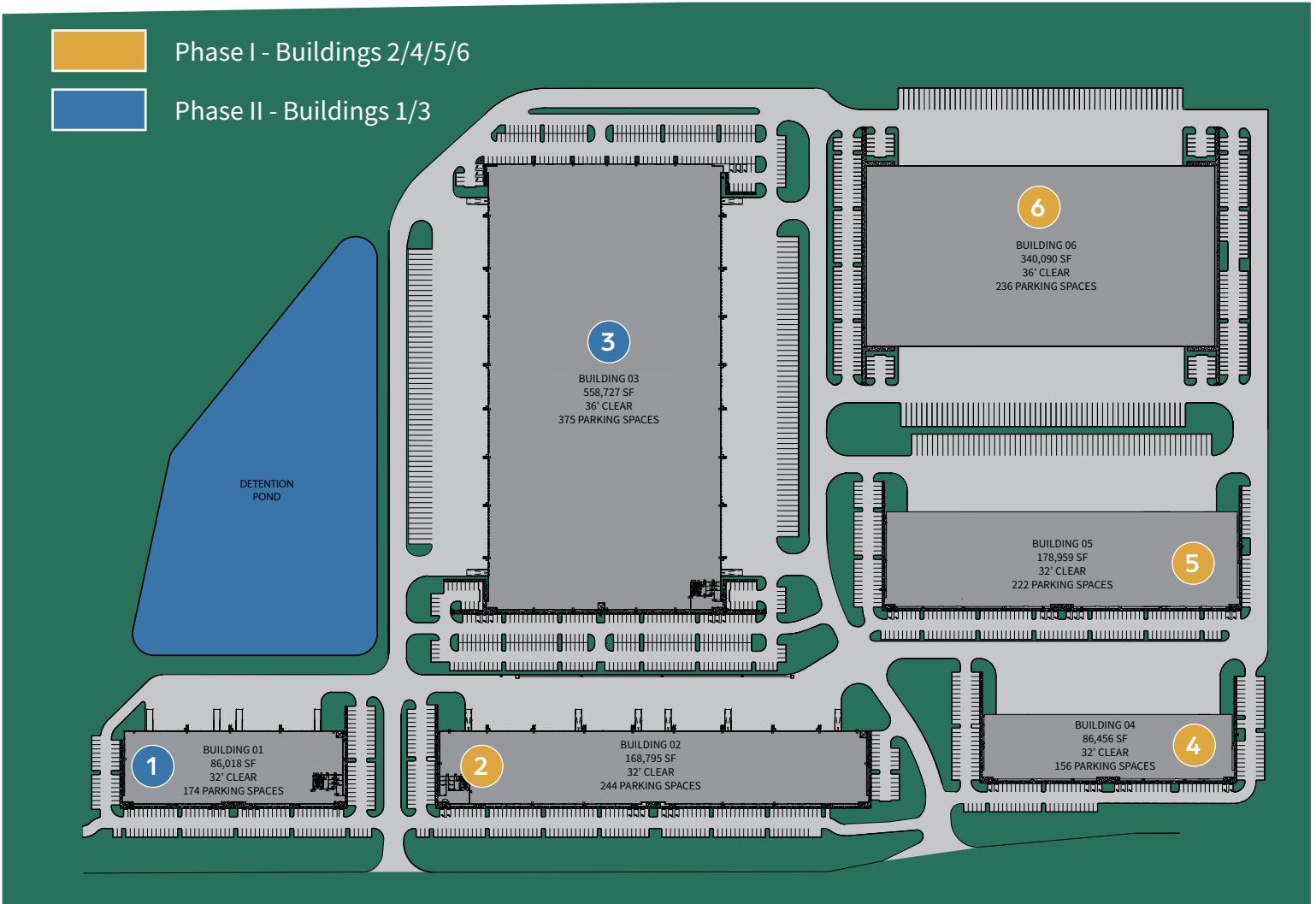
**DIRECTLY** ON I-35 FRONTAGE IN  
SCHERTZ TEXAS





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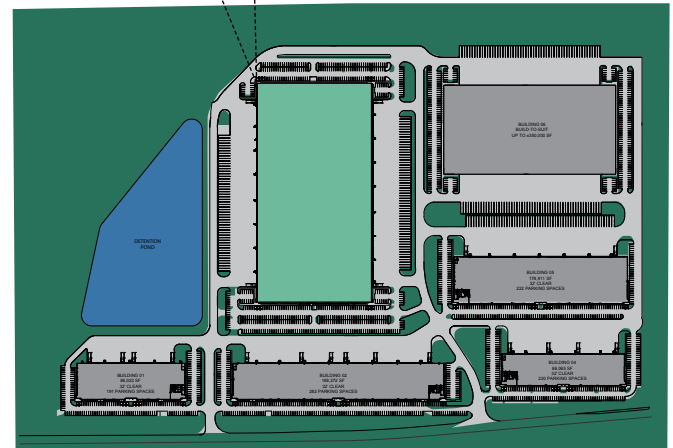
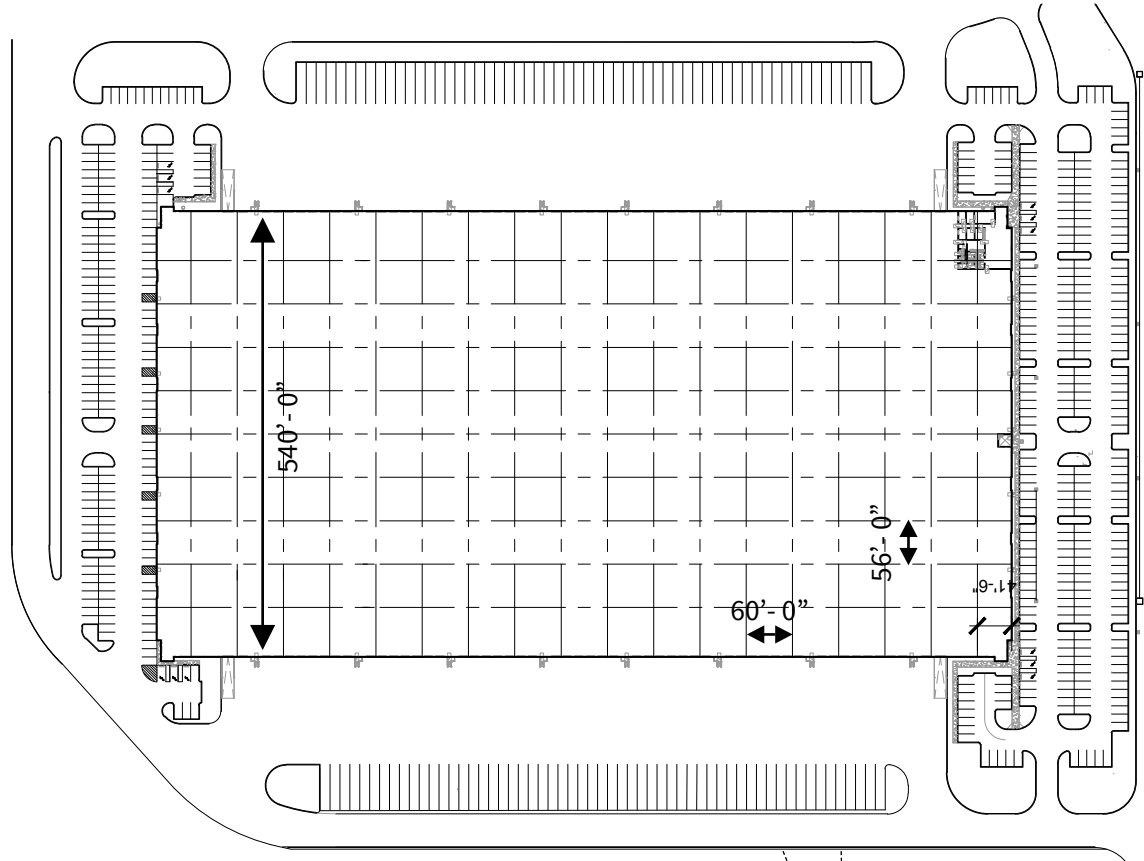




## PROPERTY FEATURES

- 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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*\*Additional Employee/Trailer Parking available on north side of building*



Total Building Area **558,727 SF**



Available Space **250,000 SF - 558,727 SF**



Office Area **±4,500 SF or BTS**



**Cross Dock** Configuration



**60'** Speed Bay



**104** docks / **4** ramped



Typical Column Spacing **60'x56'**



**ESFR** Sprinklers



**36'** Minimum Clear Height



**375** Auto Parking Spaces\*



**115** Trailer Parking



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



