

PARK 35

SCHERTZ, TEXAS

CLICK OR SCAN FOR
CONSTRUCTION PHOTOS

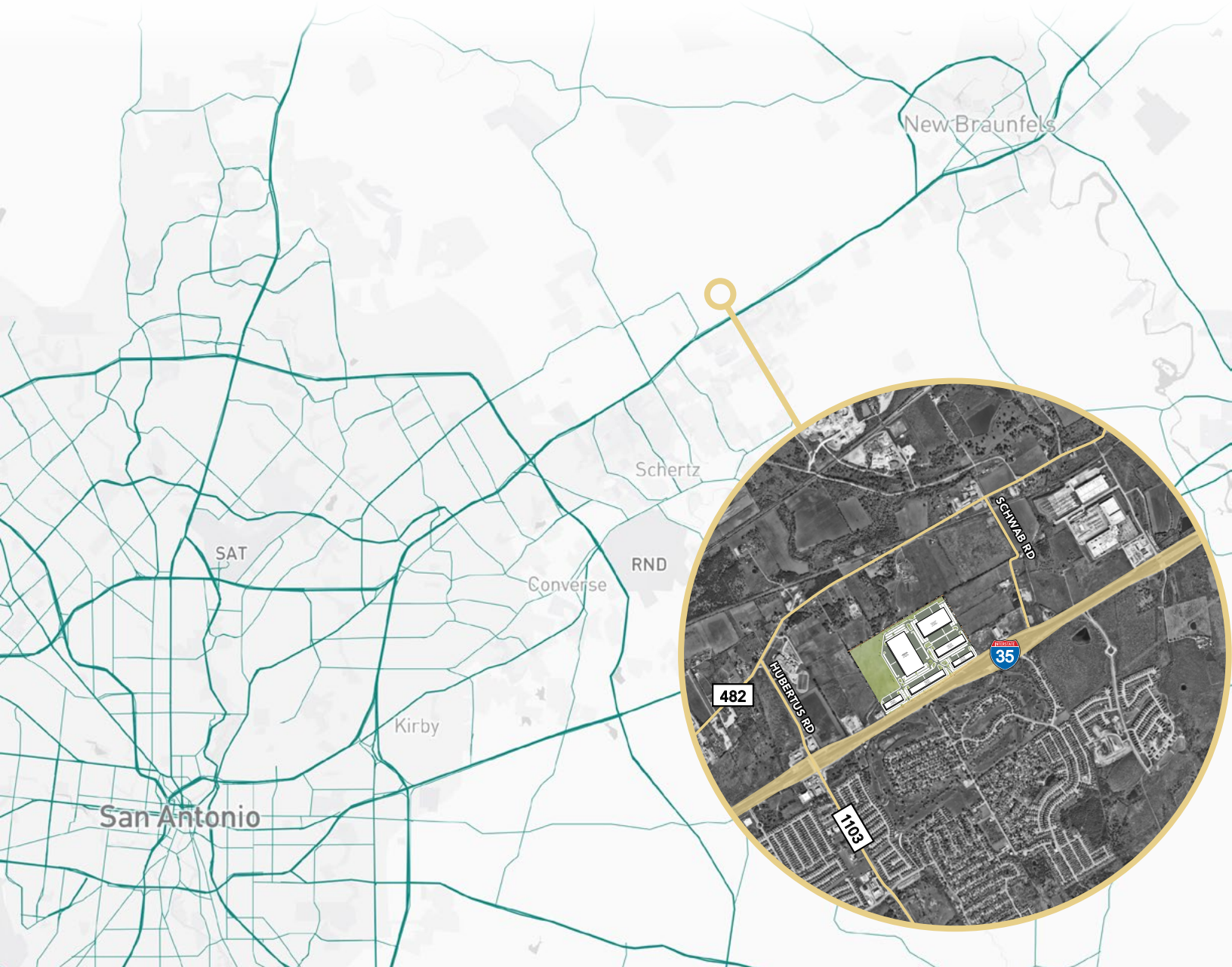


INDUSTRIAL WAREHOUSE SPACE FOR LEASE

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

BUILDING 6 | 340,090 SF CROSS DOCK | AVAILABLE FOR LEASE





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

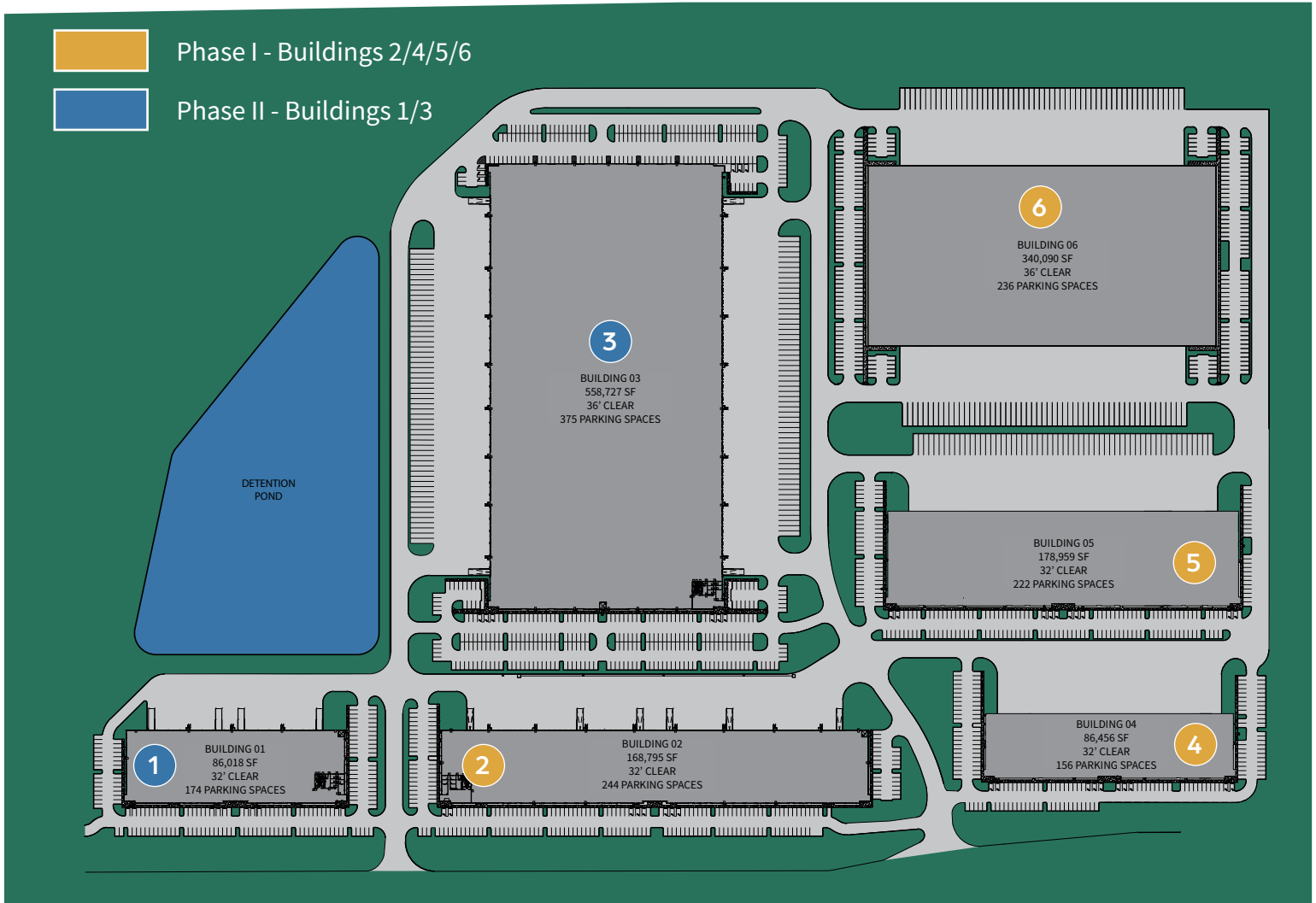
CENTRAL TEXAS REGION **25**
MILES FROM SAN ANTONIO

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

DIRECTLY ON I-35 FRONTAGE
IN SCHERTZ TEXAS



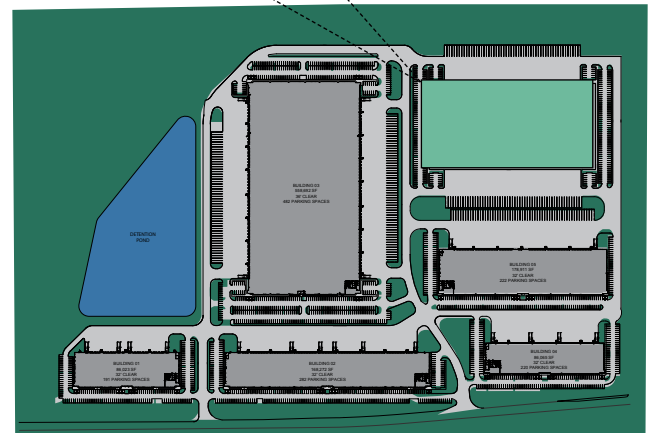
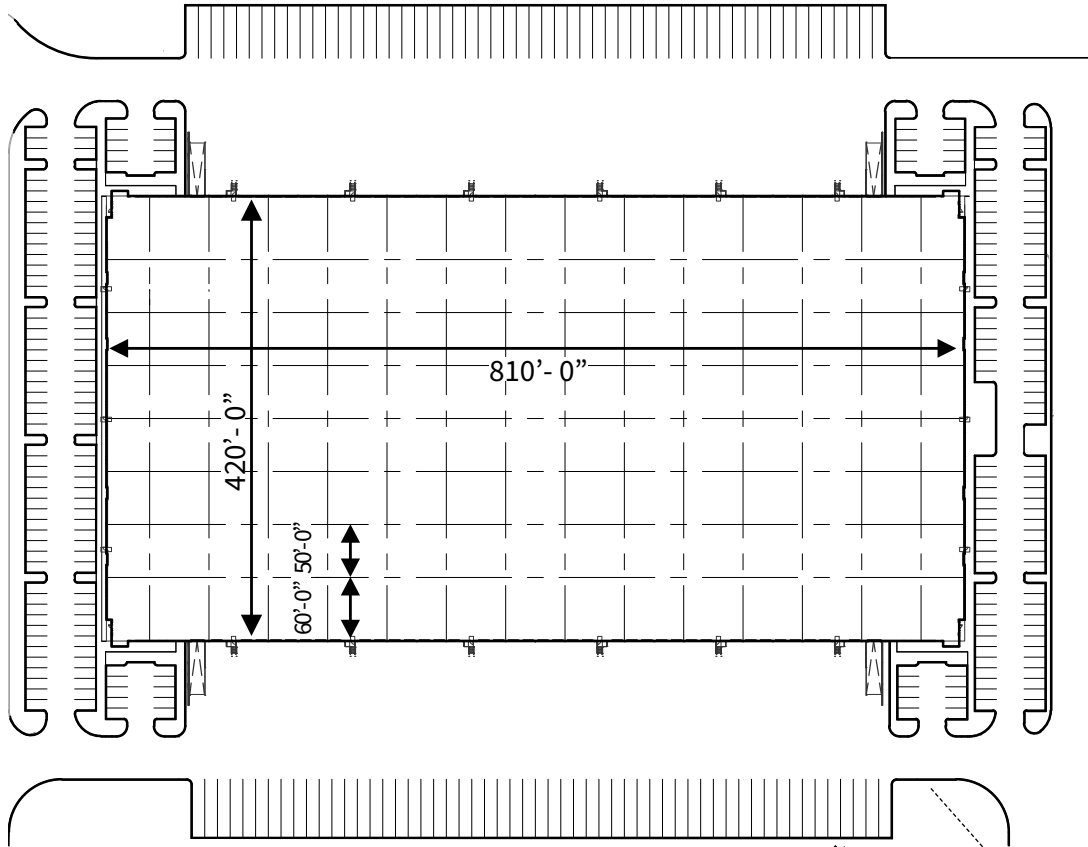
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PROPERTY FEATURES

- 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 **340,090 SF**



Available Space **170,000 SF - 340,090 SF**



Office Area **±4,568 SF**



Cross Dock Configuration



60' Speed Bay



74 docks / **4** ramped / **4** 40k-lb mech. dock levelers



Typical Column Spacing **56'x50'**



ESFR Sprinklers



36' Minimum Clear Height



236 Auto Parking Spaces



108 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 |

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

BUILDING
6

