

# FOR LEASE WESTPORT INDUSTRIAL PARK NORTHWEST SAN ANTONIO

±346,402 SF | Delivered June 2023

# partners

PARTNERSREALSTATE.COM

438 S Callaghan Rd | San Antonio, Texas 78227



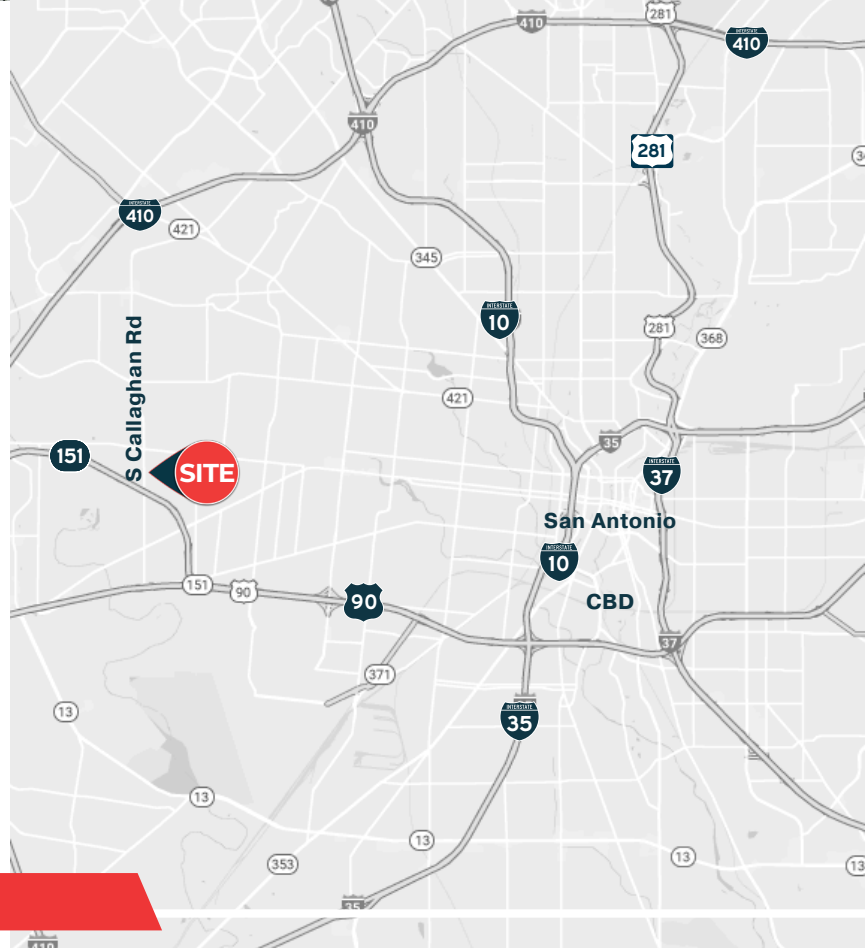
## PROPERTY HIGHLIGHTS

### PROPERTY SIZE:

- Total Building Area: ±374,400 SF
- Building 1: ±65,602 SF Available
- Building 2: ±46,814 SF Available
- Building 3: ±93,600 SF | Phase II or BTS
- Building 4: ±93,600 SF | Phase II or BTS

### PROPERTY FEATURES:

- Divisible to 18,720 SF
- 24' Clear Height
- 52' X 60' Column Spacing
- ESFR Fire Protection
- Clerestory Windows for Natural Lighting
- 130' Truck Court + 55' for trailer parking or storage
- 23 Dock Doors and 4 Drive-in Ramps per Building
- 480 Total Parking Spaces with Dedicated Circulation Drive
- Power: 3 Phase, 277/480 Volt, 2000 Amps
- Telecom: AT&T Fiber



**LEASE RATE:** Contact Broker

**JOHN COLGLAZIER, SIOR**

PARTNER  
Industrial Brokerage Services  
tel 210 771 0295  
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**KYLE KENNAN**

VICE PRESIDENT  
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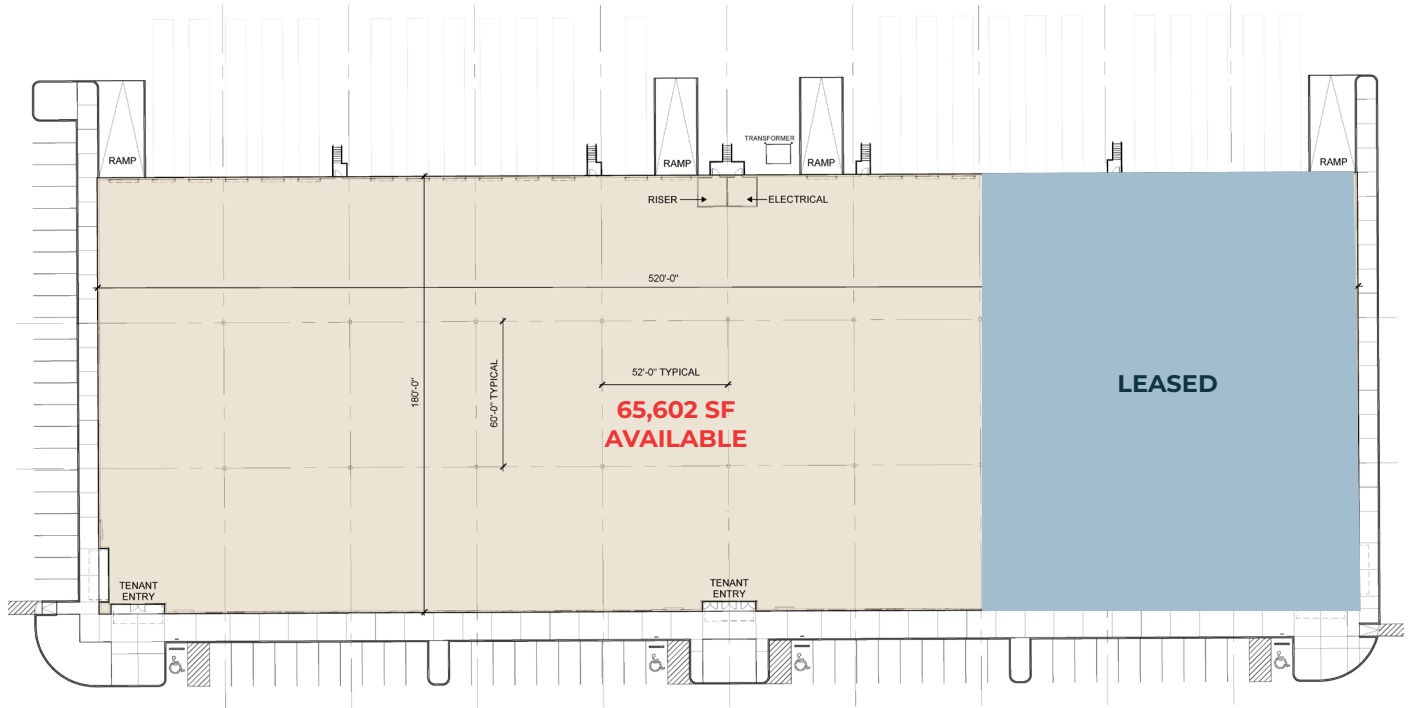
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**PROPERTY OVERVIEW**

**BUILDING 1**

Building Size:	93,600 SF
Building Dimensions:	520' x 180'
Loading:	Rear Load
Automobile Parking:	120
Trailer Parking:	30
Truck Court Depth:	185'
Floor Slab:	6" thick, 4,660 PSI reinforced floor slab
Column Spacing:	52' X 60'
Clear Height:	24'
Dock Doors:	23 (9' x 10')
Drive-In Ramp Doors:	4 (12' x 16')
Fire Protection:	ESFR
Roof:	Carlisle 60 mil (white) and 20-year warranty
Power:	3 Phase, 277/480 Volt, 2000 Amps
Telecom:	AT&T Fiber

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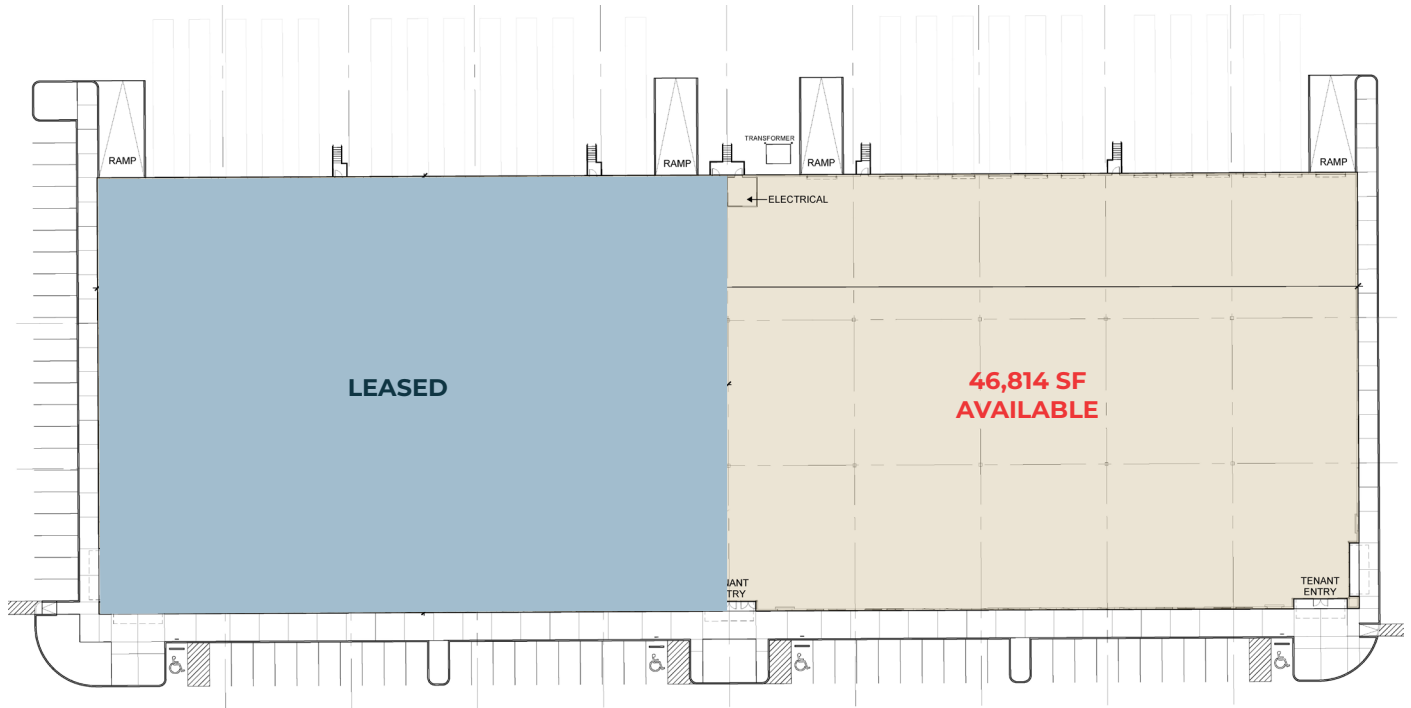
## WESTPORT INDUSTRIAL PARK

### NORTHWEST SAN ANTONIO

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### PROPERTY OVERVIEW

### BUILDING 2

Building Size:	93,600 SF
Building Dimensions:	520' x 180'
Loading:	Rear Load
Automobile Parking:	120
Trailer Parking:	30
Truck Court Depth:	185'
Floor Slab:	6" thick, 5,051 PSI reinforced floor slab
Column Spacing:	52' X 60'
Clear Height:	24'
Dock Doors:	23 (9' x 10')
Drive-In Ramp Doors:	4 (12' x 16')
Fire Protection:	ESFR
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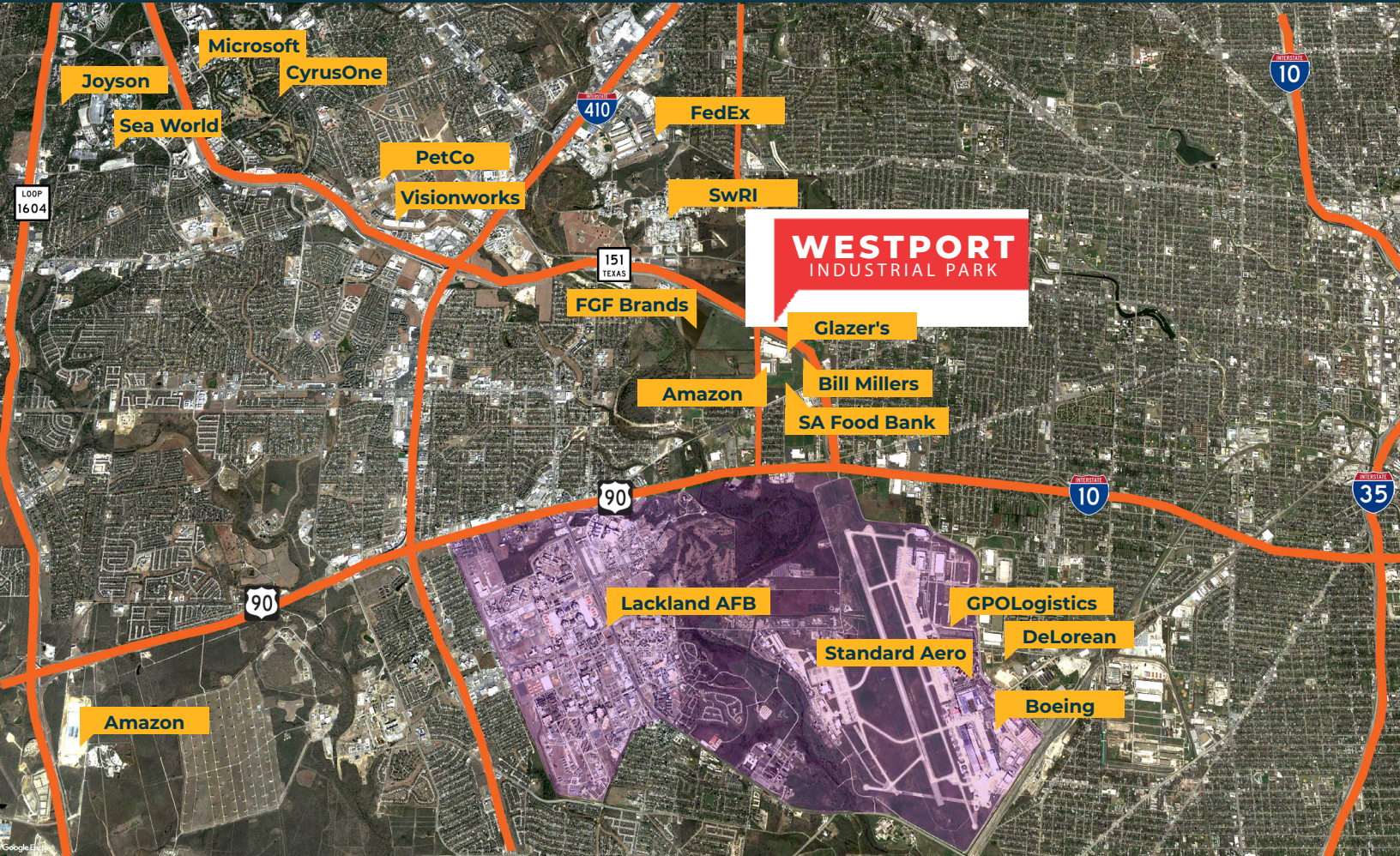
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## Strategic Northwest San Antonio Location Advantages

- San Antonio metro area population of over 2.4 million provides for a deep labor pool
- Population of over 14 million within 200 mile radius (includes Houston, Austin, and San Antonio)
- Synergies with other corporate distribution and manufacturing neighbors including Amazon, Bill Miller HQ, Visionworks, Joyson, FGF Brands, Glazer's Distributors, XPO Logistics, and FedEx
- Located in business friendly City of San Antonio and Bexar County

## Driving Distance

## Miles

Interstate 410 Loop via Loop 151	2.8 miles
I-35 via Highway 90	5.8 miles
I-10 via Highway 90	5.8 miles
Downtown San Antonio	7 miles
San Antonio Airport	10 miles
Navistar Manufacturing	12.2 miles
Toyota Motor Manufacturing Texas	13 miles
Tesla Electric Truck Plant	77 miles
Austin	77.5 miles
Mexico	156 miles

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER [SELLER/LANDLORD]:** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for informational purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Colglazier	448698	john.colglazier@partnersrealestate.com	210-771-0295
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date