



## FOR LEASE | SELMA III INDUSTRIAL PARK

# ±242,518 SF (Divisible) Master Planned Industrial Park

17654 Ben E. Keith Way, Selma, TX 78154

### Property Size

- Total Building Area: ±431,739 SF
- Available Space: ±242,518 SF (**Divisible to ±100,000 SF**)

### Property Highlights

- ±2,426 SF Spec office completed
- 36' Clear height warehouse with clerestory glazing
- 54' x 52' typical column spacing, with 60' deep staging bays on each side
- 98 dock doors 9' x 10'
- ESFR fire protection sprinkler system
- 4 dock ramps with oversized 12' x 16' overhead doors
- 185' depth truck courts
- 232 auto parking spaces with 119 trailer/flex storage area
- Concrete tilt up construction on a 6" with TPO roof system
- 10 mil vapor barrier under entire slab

### Lease Rate

Contact Broker

112 E Pecan St, Suite 1515 / San Antonio, TX 78205  
713.629.0500 / partnersrealestate.com

### BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

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**partners**

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**A DEVELOPMENT BY:**

**ROBINSON | WEEKS**  
PARTNERS



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## SPEC INDUSTRIAL BASIS OF DESIGN

### BUILDING TYPE

- Cross Dock / Rear Load / Front Load / Side Load: Cross Dock
- Minimum Square Feet: 431,739 SF
- Min/Max Depth: 484'
- Min/Max Length: 884'

### SITE DESIGN

Site and civil design including erosion control, grading, site utilities, storm, and site pavement will be engineered by Pacheco Koch. Landscaping will be by Pacheco Koch.

The following should be included in the Design Builder's scope of work:

- Erosion control
- Mass excavation
- Grading to +/- .10' with designed compaction
- Moisture conditioned subgrade
- Domestic water, sewer, and fire utilities
- All storm piping and structures
- Pavement striping
- Handicap parking signs
- All concrete site paving including, but not limited to, truck court aprons, drive aprons, drive in ramps and sidewalks
- Landscaping and irrigation
- Site lighting
- Bollards at electrical gear and truck court area
- Surveying/Layout for your scope of work

### BUILDING DESIGN

**Clear Height at First Column:** 36'

#### Column Bay Dimensions

- Loading bay depth: 60'-0"
- Min/Max column bay depths: 52'-0"
- Column bay width: 54'

#### Dock Positions

- # of doors: 98
- # of knock outs: None
- Door size: 9' x 10'
- Insulated: No. (per code)
- Vision Glass/Location:

#### Dock Packages

- Z guards: Yes
- Bumpers: Yes
- Levelers: No
- Seals: No
- Lights: No
- Locks: No
- Fans: No
- Outlets: No

**Dock Canopies:** N/A

#### Drive In Doors

- # Doors: 4
- # knock outs: None
- Manual/Motor: Manual
- Door size: 12' x 16'

**Man Door Stair Landings:** Steel with "checker plate" treads

**Slab Design:** 6" slab on grade - w/ #3 @ 18" ea. Way - placed 2" below top of slab on 10mil vapor barrier. Subgrade capped with 6" rock base layer on a moisture conditioned subgrade per soils consultant recommendations.

#### Exterior Wall Design:

- Tilt Concrete: Yes
- Reveals: Yes. Refer to wall sections sheet A4.01
- Knockouts: @ 1 corner of building

### Office Requirement:

- # of office entrances: 3 office entrances with one knockout entrance
- Office Glass: 4,860 total SF of storefront and punched windows at 3 office entrances. 1" insulated glazing (1/4" tinted solargray exterior lite, 1/2" air space, 1/4" clear interior lite)
- Future office entrance knockouts: 1 corner (6 knockouts)
- Office canopies: Yes
- Spec Office: No

**Mech/Elec/Pump Room Location:** Center of dock wall; outside of building

### Roof (TPO)

- Mil thickness: 45 mil
- R value: R-20
- Warranty: 15 yr.

**Clear Stories:** Yes – 44 – 5'X8' on dock walls

**Sky Lights:** No

### Painting

- Interior: No
- Exterior: Yes, three colors, 2 coat system
- Columns: Primer Grey
- Decking: Yes, prefinished white

### MECHANICAL

Freeze protection heat only to Warehouse area. Refer to Mechanical drawings.

### ELECTRICAL

Minimum Amp Requirement: 3000-amp service (480-volt, 3 phase, 4 wire switch).

Warehouse lighting: None

Site Lighting: Yes. Wall packs and Pole mounted fixtures. FC Per minimum code requirement

Data/Telephone Conduit: Two (2) 4" conduits to the electrical room.

Monument Sign Lighting: N/A

### PLUMBING

Domestic Water Rough-In: Yes. From riser room to SW spec office.

Sanitary Rough-In: Yes. Services all corners of building

Hose bibs: No.

Gas Service: Yes, 4" @ 2PSI

### FIRE PROTECTION

ESFR: Yes

### TENANT IMPROVEMENT

Includes a 2,462 SF Spec Office with open office area, breakroom, 4 restrooms and IT/Storage room.

**Factory Mutual:** No

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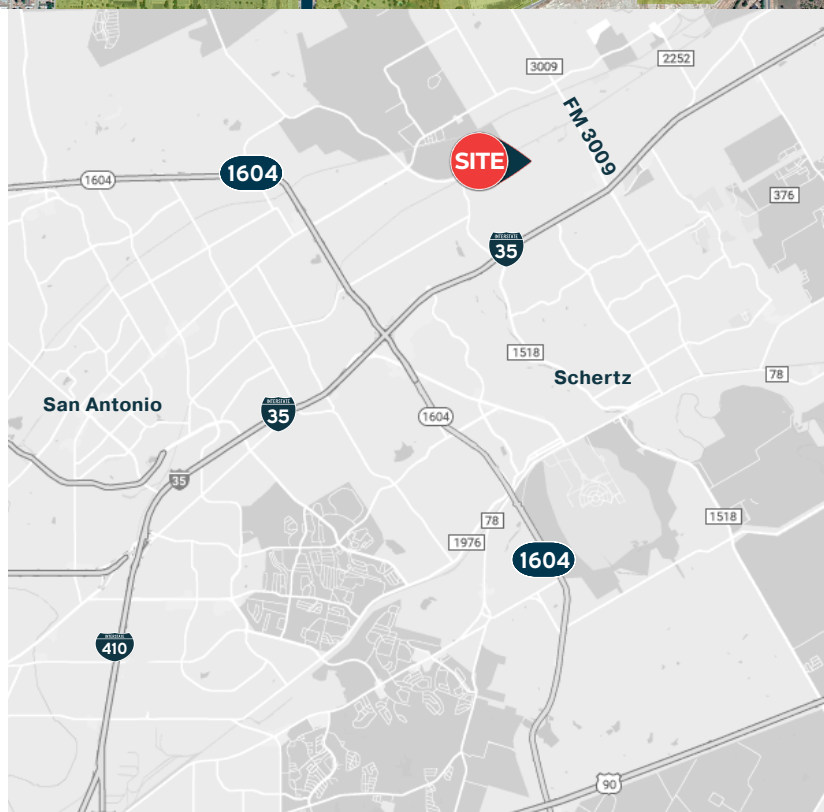
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### PARK ACCESS

- IH-35 exit 174B for Schertz Pkwy, 3/4 mile north to Selma Industrial Distribution Center
- Provides convenient access to IH-35, Loop 1604, and IH-10
- Central entry drive off of Lookout Road
- Additional points of access from FM 3009, Schertz Parkway & Tri County Parkway

DRIVING DISTANCE	MILES
IH-35 exit 175 for FM 3009 to Site	1.5 miles
FedEx Ground	1.5 miles
Union Pacific Kirby Rail Yard	10 miles
San Antonio International Airport	11.5 miles
Austin	57 miles
Laredo International Trade Bridge	158 miles
Dallas	255 miles





# 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.

## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 information 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.

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Buyer/Tenant/Seller/Landlord Initials

Date