

New Class A Industrial Park

EN
EISENHAUER NORTH
BUSINESS PARK

5935 Eisenhower Road, San Antonio, Texas 78218

35

Eisenhower Rd.

Park Crest Dr.

Walzem Rd.

EN

EISENHAUER NORTH
BUSINESS PARK

5935 Eisenhower Road, San Antonio, Texas 78218

- **186,324 SF
Available**

- **Move-in ready with spec
office under construction**

STREAM

EN

EISENHAUER NORTH BUSINESS PARK

5935 Eisenhower Road, San Antonio, Texas 78218

PROJECT HIGHLIGHTS

- Three building, 458,439 SF master-planned business park
- Ideal distribution location with quick access to I-35 and Loop 410
- Excess trailer parks
- Front load available with multiple demising options
- Freeport Tax Abatement available

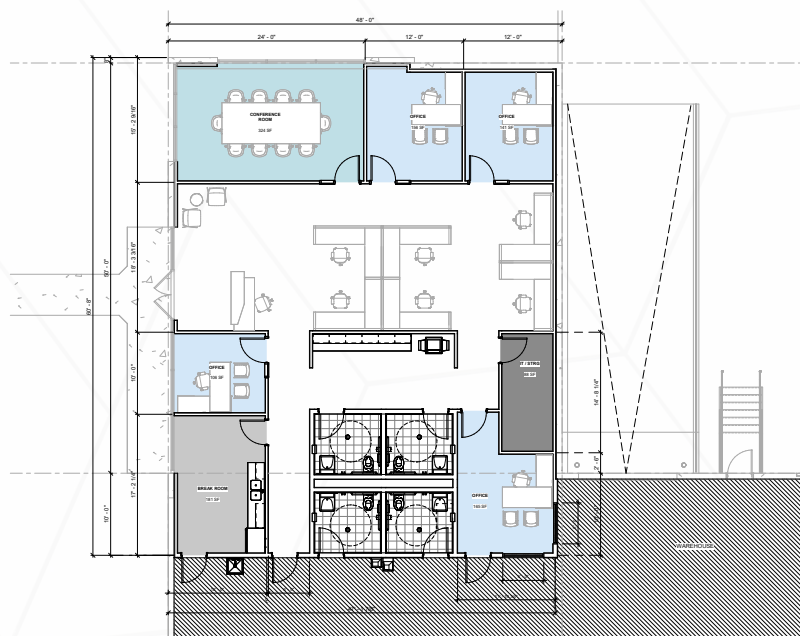


186,324 SF Available | Move-in ready with spec office under construction



BUILDING SIZE:	186,324 SF
OFFICE	2,892 SF Spec Office (or built to suit)
DIMENSIONS:	250' x 726'
LOADING:	Front Load
TYPICAL COLUMN SPACING:	52' X 47'6" (60' speed bay)
CLEAR HEIGHT:	32'
DOCK DOORS:	38 (25 with 35k lb. Serco mechanical pit levelers)
DRIVE-IN RAMPED DOORS:	2
TRUCK COURT:	130'
TRAILER PARKS:	79
EMPLOYEE PARKING:	90 (.48/1,000)
POWER:	480 3phase (2,100 Amps)
FIRE PROTECTION:	ESFR

Spec Office Floorplan





EN
**EISENHUER NORTH
BUSINESS PARK**
5935 Eisenhower Road, San Antonio, Texas 78218

AREA DEMOGRAPHICS (30-Minute Drive)



1,731,054
2021 Population

890,721
Daytime Workforce

\$75,024
Average HH
Income

58.1%
Some College+

34.9
Average Age

DISTANCE FROM SITE

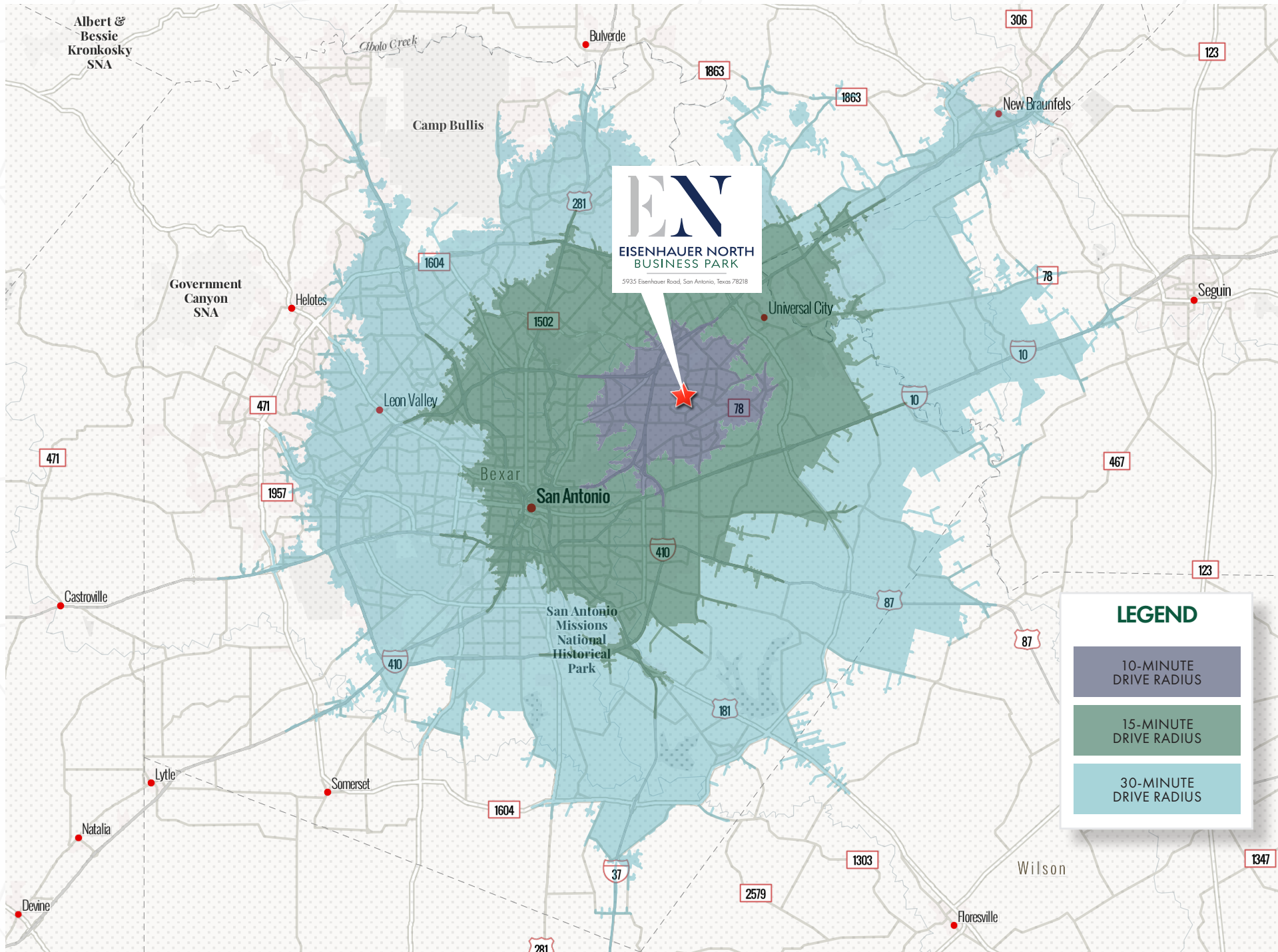
35
**1.5
MILES**

10
**5.7
MILES**

1604
**5.9
MILES**

281
**9
MILES**

37
**14
MILES**



EN
**EISENHOWER NORTH
BUSINESS PARK**
5935 Eisenhower Road, San Antonio, Texas 78218

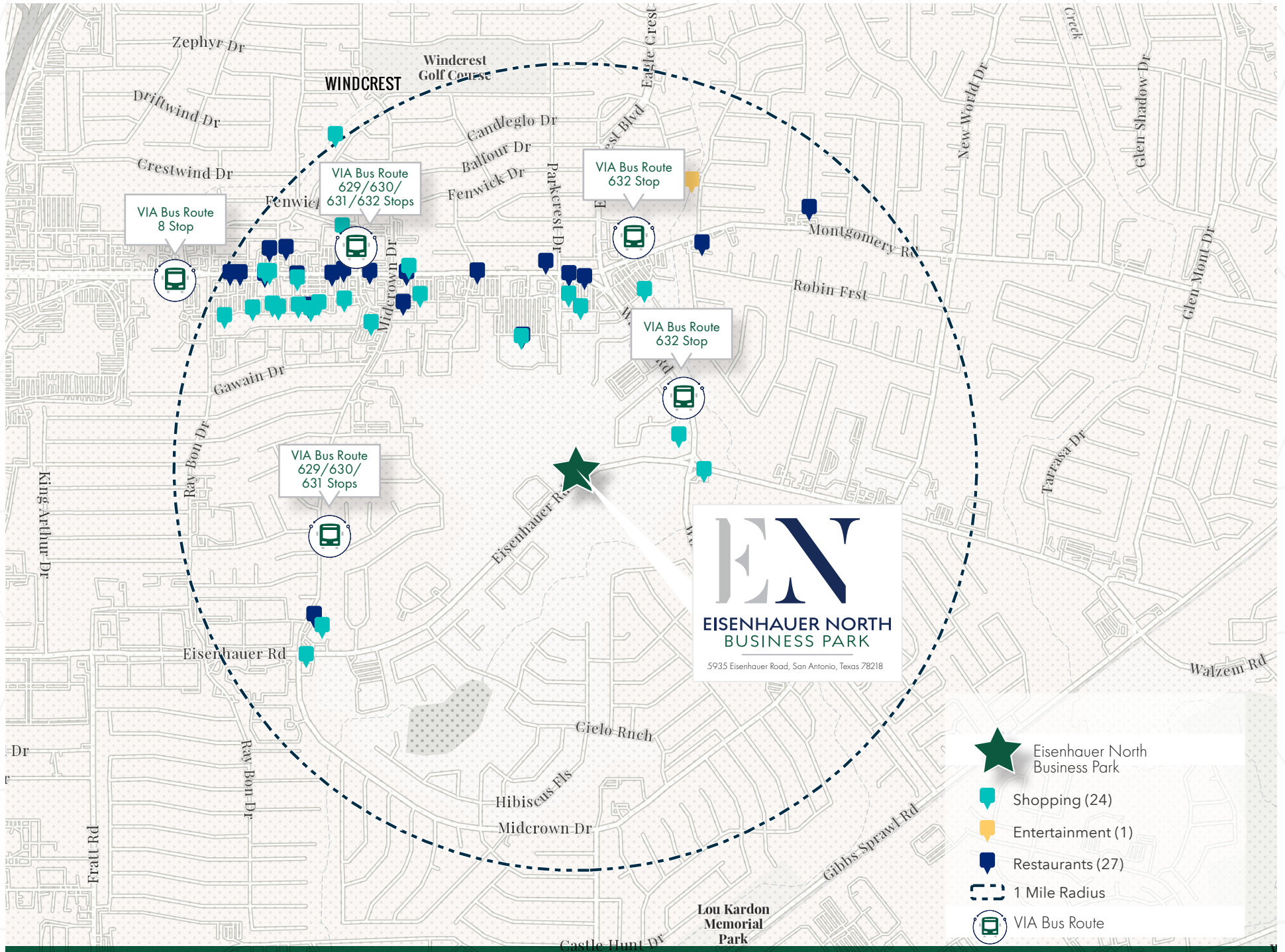
LEGEND

10-MINUTE
DRIVE RADIUS

15-MINUTE
DRIVE RADIUS

30-MINUTE
DRIVE RADIUS

DRIVE-TIME MAP



AMENITIES & TRANSIT ACCESS



EISENHAUER NORTH BUSINESS PARK

5935 Eisenhower Road, San Antonio, Texas 78218



PROPERTY AERIAL



**FOR INFORMATION,
CONTACT:**

MICHAEL T. KENT, EXECUTIVE VICE PRESIDENT & PARTNER

P 210.298.8514

Email: michael.kent@streamrealty.com

PAYTON RION, EXECUTIVE VICE PRESIDENT

P 210.298.8521

Email: payton.rion@streamrealty.com



**EISENHAUER NORTH
BUSINESS PARK**

5935 Eisenhower Road, San Antonio, Texas 78218

Copyright © 2024 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.