

For Sale or Lease

Building 1 Nearing Completion



14607 US Highway 281 South
San Antonio, Texas 78221

- **218,800 SF Available**
- Up to **7MW Heavy Power**
- **December 2025** Completion
- Divisible to **40,000 SF**



Leasing and Sale By



Michael T. Kent
Executive Vice President & Partner
P 210.298.8514

Payton Rion
Executive Vice President
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Development Of

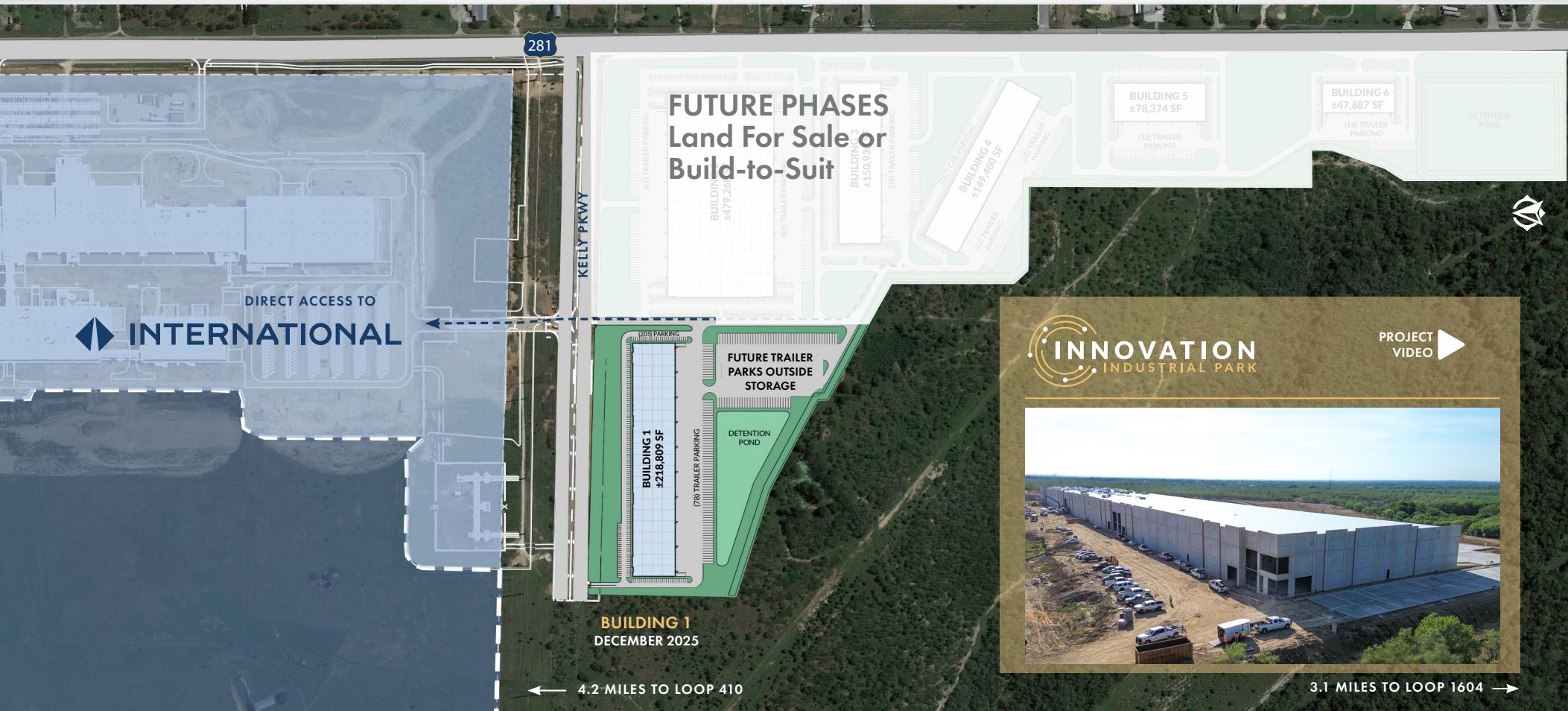




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Property Overview



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Building 1: 218,000 SF

Configuration: Rear Load

Building Dimensions: 1,095'x200'

Divisibility: 40,000 SF

Zoning: I-2 (Heavy Industrial)

Spec Office: 2,688 SF

Lights: Motion Sensor LED (30 FD 3' AFF)

Sprinklers: ESFR

Clear Height: 32'

Loading Docks: 72

Ramps: (2) 12'x14'

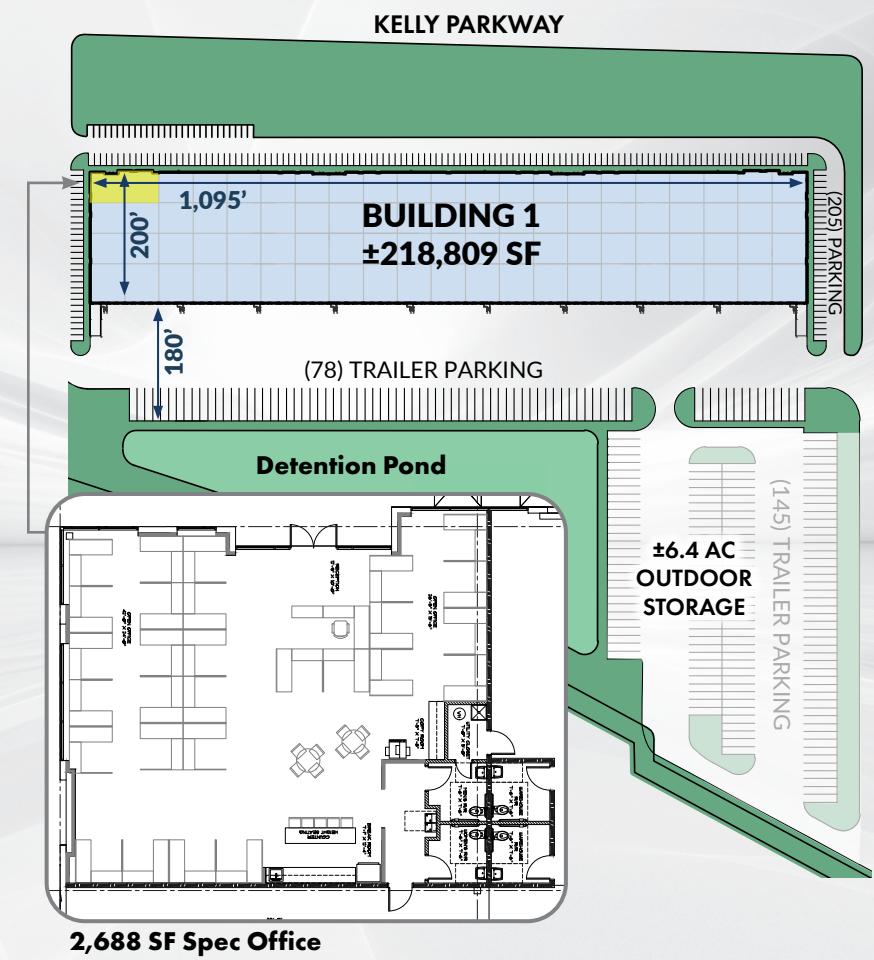
Employee Parks: 202

Trailer Parks: 78 (55' stalls)

Power: 480V 3 Phase Service

2,000 Amps Day 1

Ability to get up to 7MW in 12 Months



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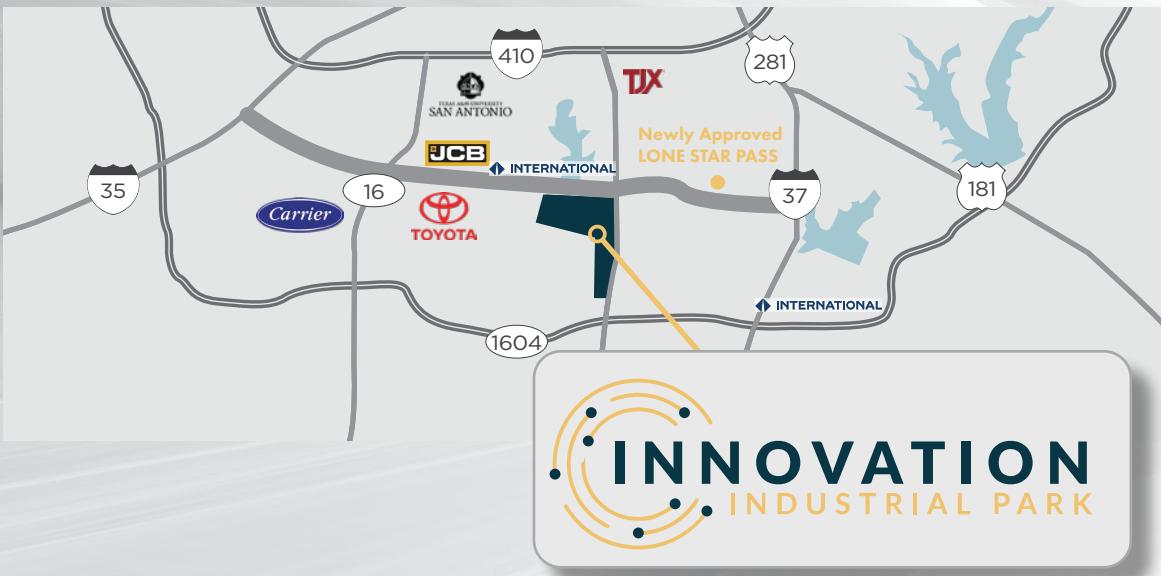
Development Of





INTERNATIONAL

INNOVATION
INDUSTRIAL PARK



Strong Labor Force and Easy Access To San Antonio Mega Site Developments

	10 Minutes	20 Minutes	30 Minutes
Estimated Population (2025)	29,821	401,758	1,264,770
Projected Annual Growth (2025-2028)	2.91%	1.38%	0.76%
Estimated Average Household Income (2025)	\$79,645	\$71,212	\$82,394
Daytime Employees	6,370	221,157	721,357
Blue Collar Workers	3,746	55,385	155,536

Distances

5 Miles (10 Minutes)
Toyota Motor Manufacturing

91 Miles (1 Hour, 37 Minutes)
Austin

5 Miles (10 Minutes)
Interstate 37

134 Miles (1 Hour, 55 Minutes)
To Corpus Christi

5.4 Miles (10 Minutes)
Loop 410

159 Miles (2 Hours, 28 Minutes)
To Laredo

10 Miles (20 Minutes)
Interstate 35

203 Miles (3 Hours, 7 Minutes)
To Houston

25 Miles (28 Minutes)
San Antonio Int'l Airport

286 Miles (4 Hours, 19 Minutes)
To Dallas

Leasing and Sale By

STREAM[®]

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Development Of

MERIT