

**Project Completed!**

**5 Buildings Totaling 689,215 SF  
in North Central San Antonio.**

New Class A Industrial Development Located at the Intersection of West Avenue and Wurzbach Parkway in San Antonio, TX



[InterparkSA.com](http://InterparkSA.com)



**Interpark  
Logistics Center**

118 Interpark Blvd. | San Antonio, Texas 78216

*Get On The Inside Track*

**STREAM**

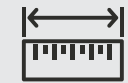
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### Quick Facts



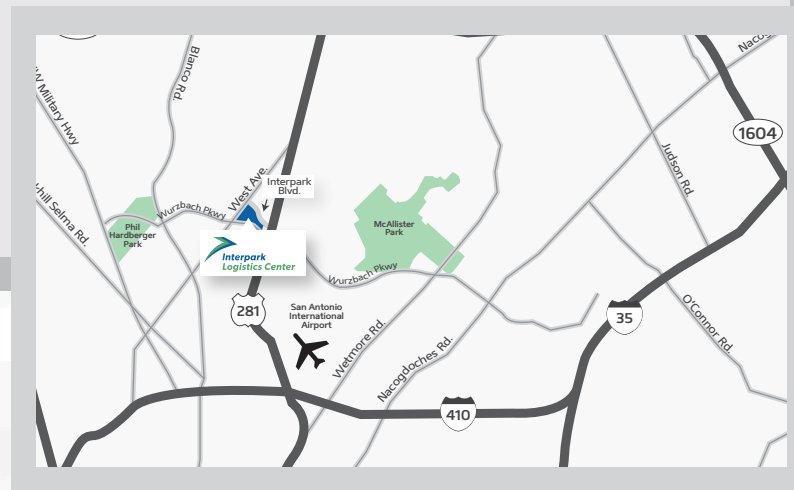
**5**  
Buildings



**490,062**  
Square Feet Available



**45**  
Acres



# About

**Interpark Logistics Center** sets the standard for Class A warehouse development in San Antonio. Ideally designed for showrooms and distribution companies, each building includes move-in ready office buildouts. Interpark has the ability to accommodate heavy car parking with up to 1.57/1,000 parking ratios and a total of 125 trailer park stalls.

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
BUILDING SIZE	119,600 SF	155,475 SF	131,290 SF	131,290 SF	151,560 SF
DIMENSIONS	210' x 540'	225' x 691'	190' x 691'	190' x 691'	230' x 672'
RAMPS (12' x 14')	2	2	2	2	2
DOCKS (9' x 10')	24	40	40	40	32

## HIGHLIGHTS

- 5 buildings on 45 acres
- Immediate access to Loop 410 and US-281
- Eight points of entry to the property
- One of San Antonio's last true infill sites
- 4 miles to the San Antonio International Airport
- Abundant trailer parking
- 32' Clear heights
- 130' Truck courts
- Access to dense labor pool

**Building 1:  
119,600 SF**

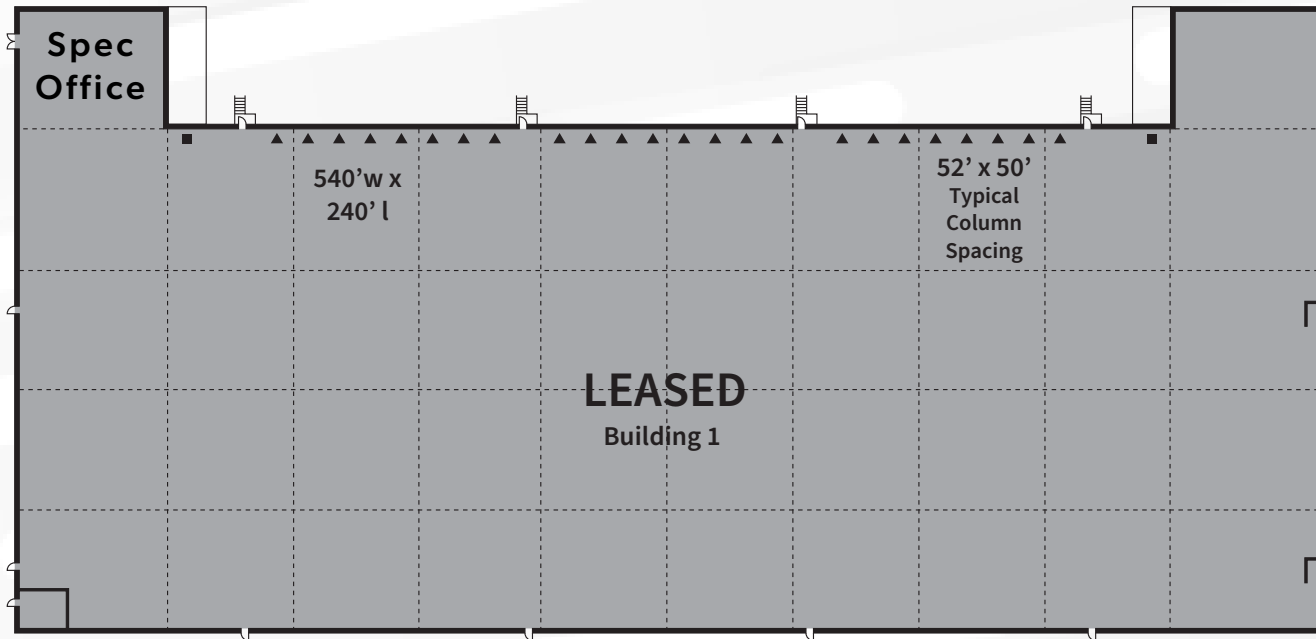
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# BUILDING 1 - AVAILABLE STATS

- 119,600 square feet
- Divisible to 48,880 square feet
- 540' w x 210' l
- 24 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 50' typical column spacing
- 60' staging bay
- 130' truck court depth
- 49 trailer parks
- .71/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:  
Building 1

Spec Office:  
3,082 SF

100% Leased

**Building 2:  
155,475 SF**

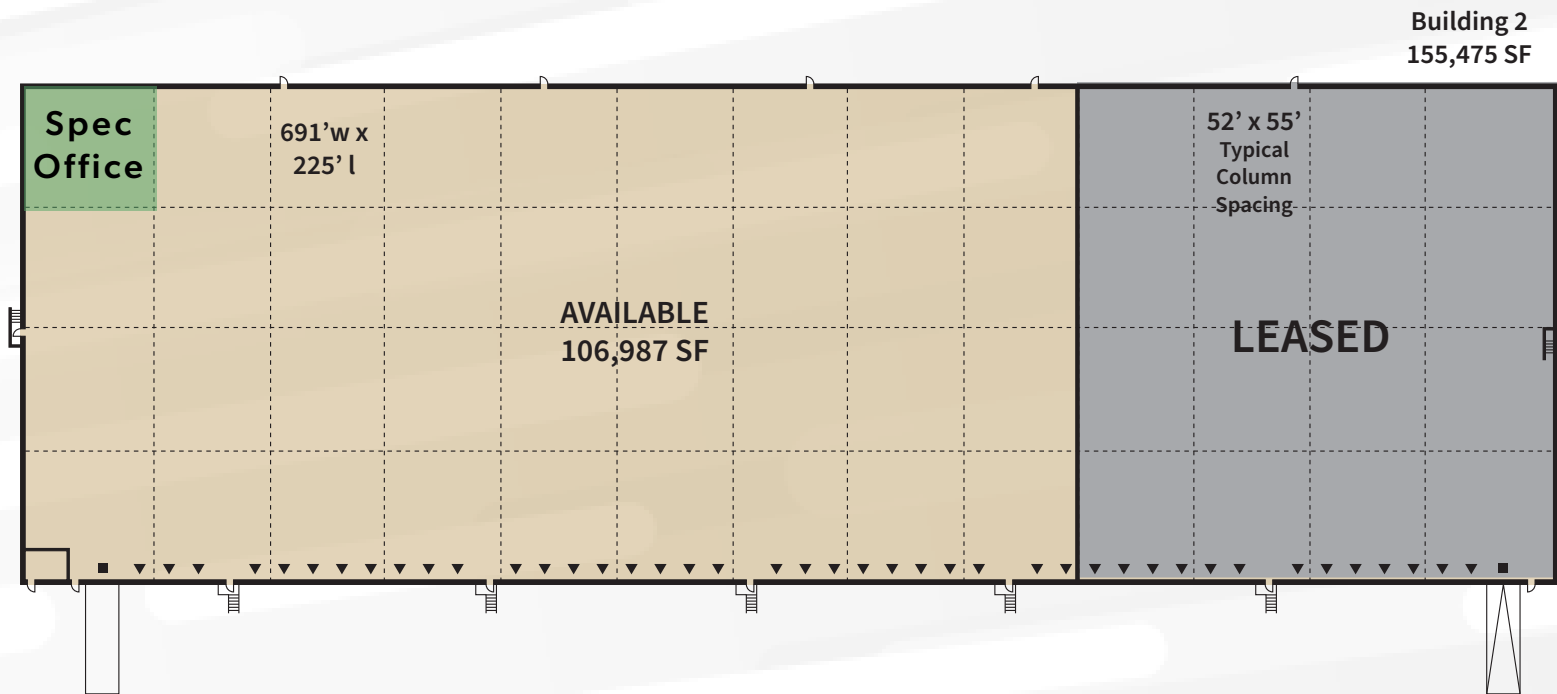
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## BUILDING 2 - AVAILABLE STATS

- 106,987 square feet
- Divisible to 29,250 square feet
- 475' w x 225' l
- 29 dock doors
- 32' clear height
- 1 drive-in ramp
- 52' x 55" typical column spacing
- 60' staging bay
- 130' truck court depth
- 51 trailer parks
- 1.44/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:  
Building 2

SpecOffice:  
3,163 SF

Click [Here](#)  
to View  
Spec Office  
Plan

**Building 3:  
131,290 SF**

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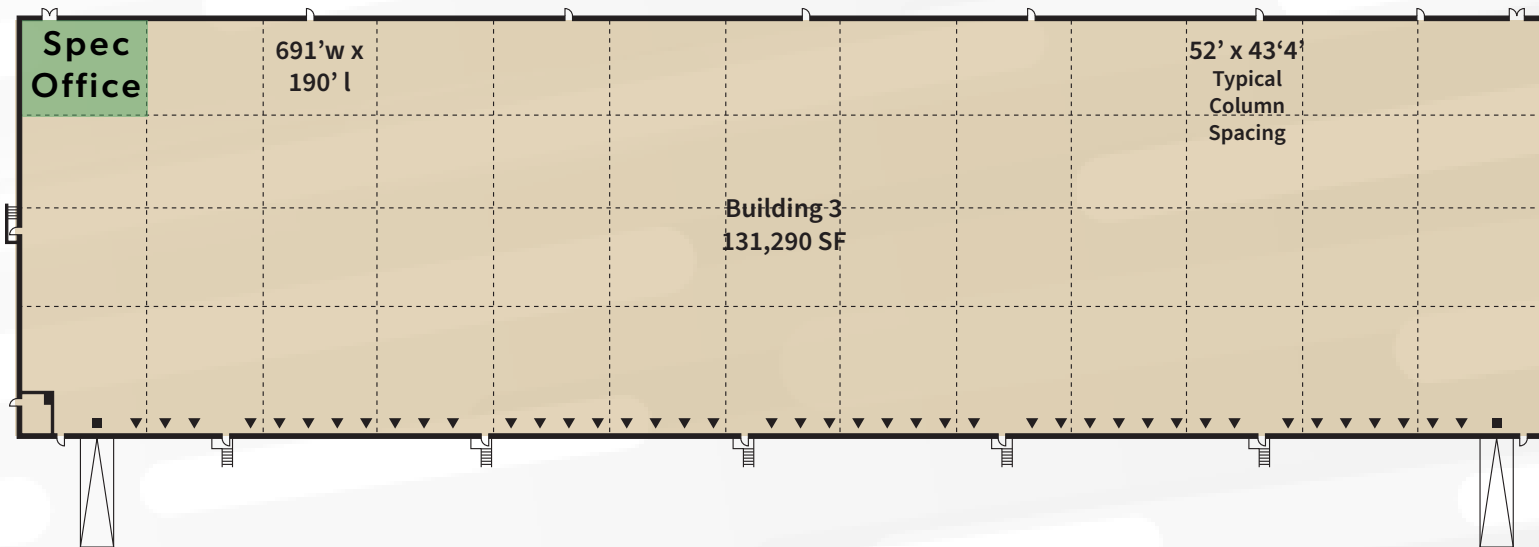




## BUILDING 3 - AVAILABLE STATS

- 131,290 square feet
- Divisible to 19,760 square feet
- 691' w x 190' l
- 42 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 43'4" typical column spacing
- 60' staging bay
- 130' truck court depth
- 1.33/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:  
Building 3

SpecOffice:  
1,417 SF

Click [Here](#)  
to View  
Spec Office  
Plan

**Building 4:  
100,225 SF**

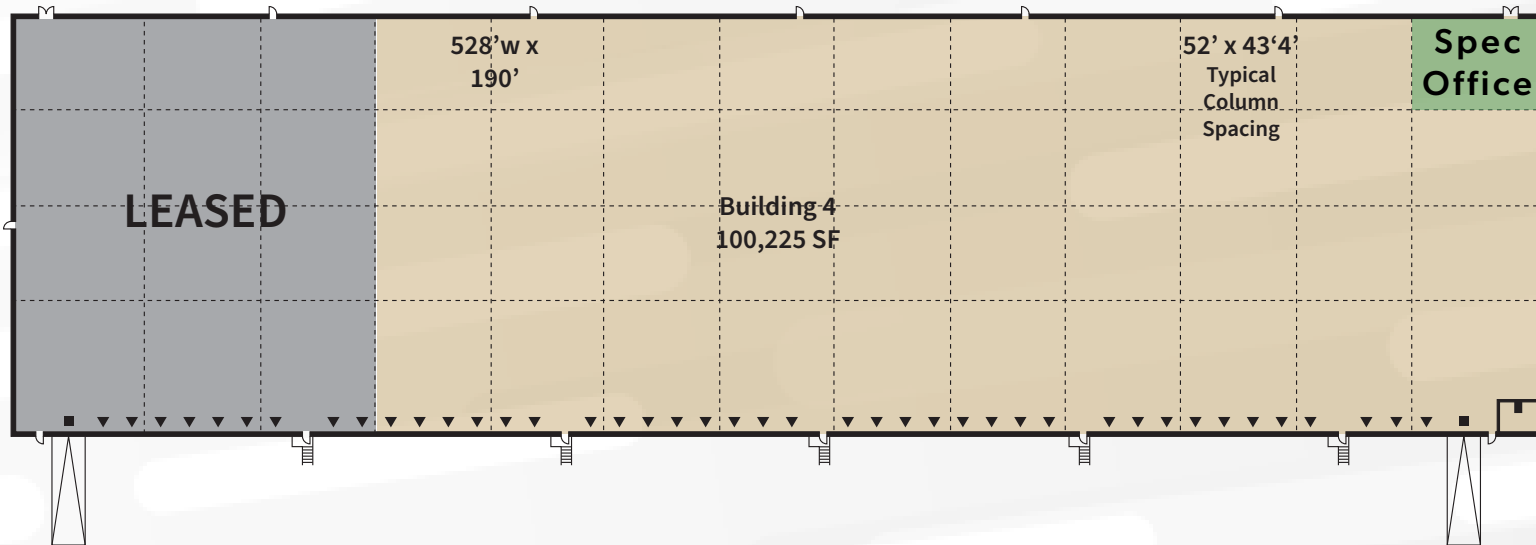
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## BUILDING 4 - AVAILABLE STATS

- 100,225 square feet
- Divisible to 24,700 square feet
- 528' w x 190'
- 33 dock doors
- 32' clear height
- 1 drive-in ramps
- 52' x 43'4" typical column spacing
- 60' staging bay
- 130' truck court depth
- 6 trailer parks
- 1.57/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:  
Building 4

SpecOffice:  
2,858 SF

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to View  
Spec Office  
Plan

**Building 5:  
151,560 SF**

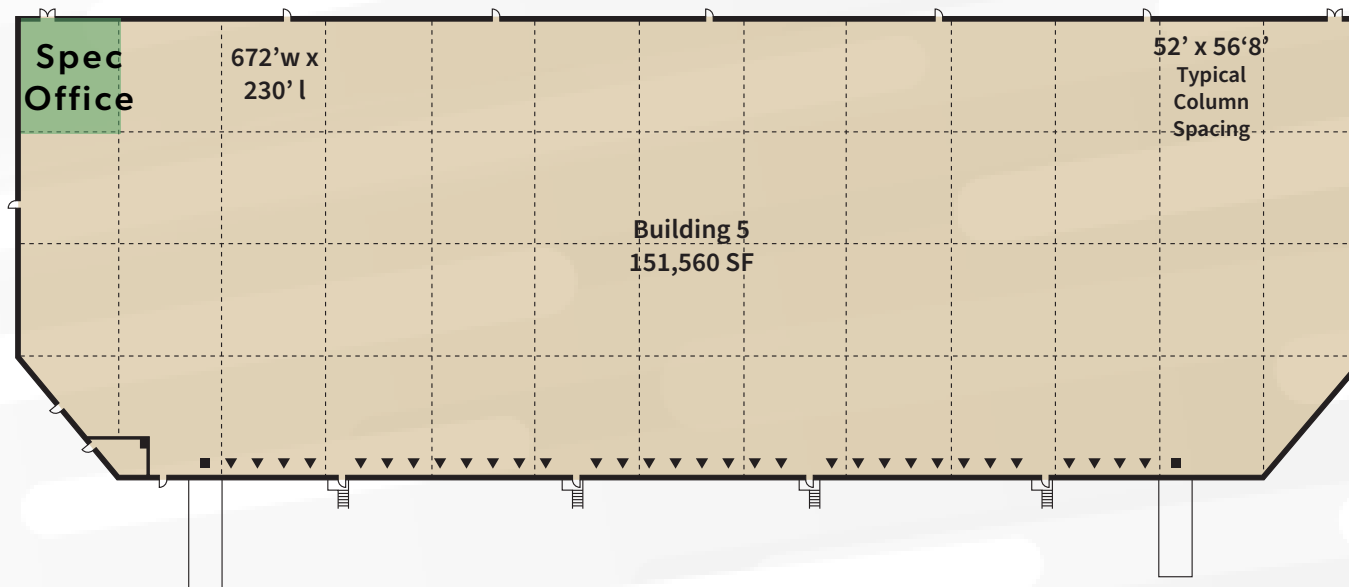
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## BUILDING 5 - AVAILABLE STATS

- 151,560 square feet
- Divisible to 33,920 square feet
- 672' w x 230' l
- 32 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 56'8" typical column spacing
- 60' staging bay
- 130' truck court depth
- 19 trailer parks
- .87/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,500 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:  
Building 5

SpecOffice:  
2,933 SF

Click [Here](#)  
to View  
Spec Office  
Plan

# Location Is Everything

As one of the last true infill sites in San Antonio, Interpark provides access to a large population base, convenient transit, and a strong labor force. More than 2.1 million people live within a 30-minute drive of the property.

## AREA DEMOGRAPHICS



Strong Labor Force  
Withing a 30-Minute  
Drive

**1,070,748**  
Daytime Workforce

**\$41,780**  
Average  
Annual Income

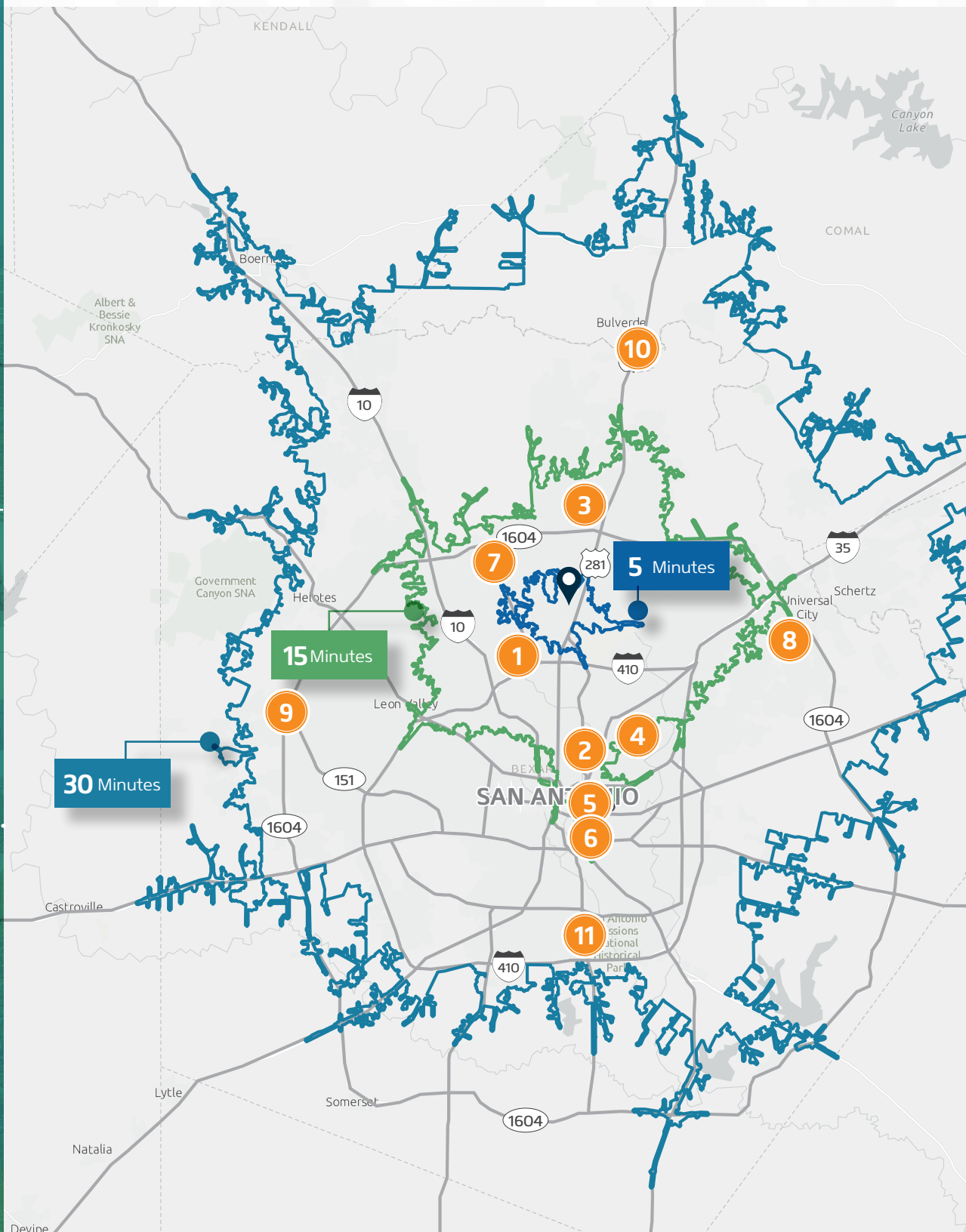


Warehousing  
and Distribution  
Workforce

**69,541**  
Skilled and Unskilled  
Warehouse Labor Force

**5%**  
Projected  
Growth (2025)

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# HIGHWAY DRIVE TIMES



Immediate



5 Minutes



6 Minutes



12 Minutes

## DRIVE TIMES

1  
CASTLE HILLS  
8  
Minutes

2  
THE PEARL  
12  
Minutes

3  
STONE OAK  
12  
Minutes

4  
ALAMO HEIGHTS  
12  
Minutes

5  
DOWNTOWN SAN ANTONIO  
12  
Minutes

6  
SOUTHTOWN KING WILLIAMS  
12  
Minutes

7  
SHAVANO PARK  
13  
Minutes

8  
CONVERSE  
16  
Minutes

9  
FAR WEST  
20  
Minutes

10  
BULVERDE  
22  
Minutes

11  
SOUTH SIDE  
20  
Minutes



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STREAM

# A Vibrant, Thriving Community

Whether attracting clients to showroom space or distributing goods to the greater San Antonio area, Interpark gets you on the inside track.



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2,121,477  
Population

35.1  
Median Age

\$91,892  
Average HH Income

62%  
Some College+







## 33.1% Sprouting Explorers

- Young homeowners with families
- Neighborhoods feature single-family, owner-occupied homes built after 1980
- Hardworking and optimistic, most residents aged 25 years or older, have a high school diploma or some college education
- Shopping and leisure also focus on their children
- Many households have dogs for domestic pets



## 13.5% Affluent Estates

- Established wealth—educated, well-traveled married couples
- Less than 10% of all households, with 20% of household income
- Homeowners (almost 90%), with mortgages (65.2%)
- Married-couple families with children from grade school to college
- Expect quality; invest in time-saving services
- Participate actively in their communities



## 11.7% Midtown Singles

- Millennials on the move—single, urban
- Millennials seeking affordable rents in apartment buildings
- Work in service and unskilled positions, close to home or public transportation
- Single parents with very young children
- Brand-savvy shoppers select budget-friendly stores

Residential



**LEGEND**

- Shopping
- Restaurants
- Banks
- Gas
- Hotels
- Residential

Residential

West Avenue

Bitters Rd.

Wurzbach Pkwy

281

Jones Maltsberger Rd.

West Ave. Exit Ramp

Residential

Blossom Stadium

San Antonio Int'l Airport

Nakoma Dr.

Wurzbach Pkwy

28  
Restaurants

21  
Retailers

8  
Services



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## In Good Company

Area amenities, state-of-the-art design, and unrivaled access will provide Interpark tenants' competitive advantage and a position of strength in the market. Combined with a robust and diverse mix of corporate neighbors, occupancy at Interpark places tenants in good company, and ahead of the competition.



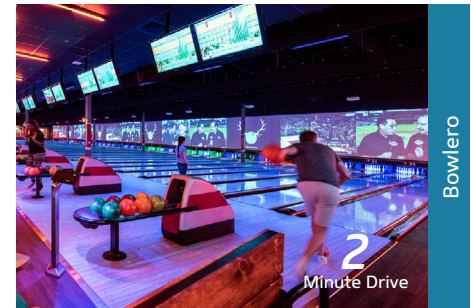
Weathered Souls Brewing



Black Rifle Coffee



Max and Louie's Diner

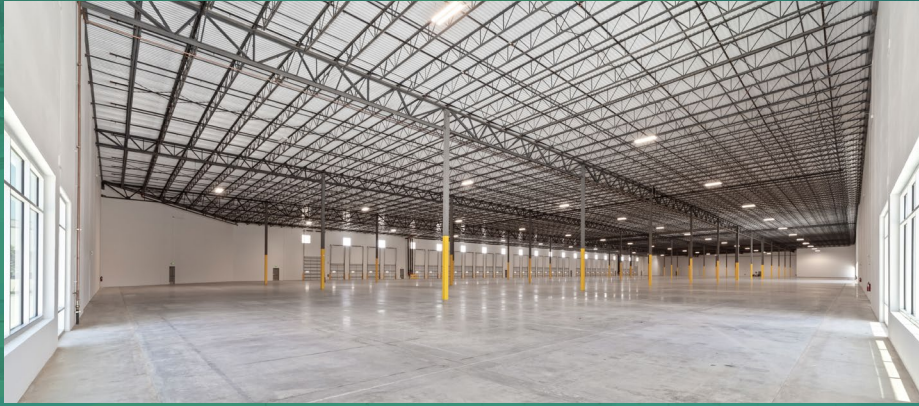


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Leased and Owned by

  
**STREAM**

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