

639,595 SF

OAKMONT 410

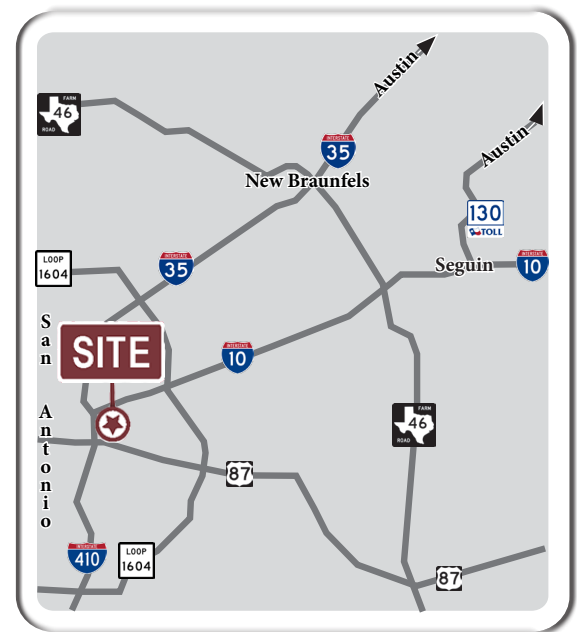
SAN ANTONIO'S LARGEST INDUSTRIAL SPEC DEVELOPMENT IS COMPLETE



542 SE Loop 410 | San Antonio , TX

STATE OF THE ART FEATURES

- 639,595 SF Cross Dock (475' x 1,309')
- 40' Clear Height
- Spec Improvements Include:
 - ± 5,671 SF Office with office restrooms and separate warehouse restrooms to accommodate 800 warehouse employees
 - Warehouse lighting with LED high bay fixtures and motion sensors providing 25 f.c. based on an open plan. Adequate circuits provided to accommodate additional fixtures for a racked layout
 - Four 400A panels stored on site to accommodate the addition of battery chargers or other Tenant electrical requirements
 - Four 40K # mechanical pit levelers installed with an additional 67 stored onsite and available for installation in locations determined by Tenant
- 56' x 55'-10" Typical Column Spacing with 70' Speed Bays
- 8" Thick 4,000 psi Reinforced Floor Slab
- ESFR Sprinkler System (K28, 40 psi, Meets FM Standards)
- Power: 277/480 Volt, 3 Phase, 4 Wire, 5,000 Amp
- White TPO Roof with R-20.5 Roof Insulation for Cooler Warehouse Environment and 20-year NDL Warranty
- Clerestory Windows on Four Sides for Natural Lighting
- 142 (9' x 10') Dock Doors (Expandable to 158)
- 4 (14' x 18') Ramped Drive-In Doors
- Insulated Doors with Full-Width Vision Panel for Natural Lighting
- Full Concrete Truck Courts (Up to 240' Depth)
- 311 Trailer Spaces in Single-Tenant Plan (Expandable to 334)
- 242 Auto Parking Spaces (Expandable to 403)
- Flex Lot Allows for Dock Loading (16 Doors), Additional Trailer Parking (42), Auto Parking (161) or Outside Storage
- Circulation Drive with Multiple Lanes for On-Site Queuing
- Ability to Secure Truck Courts for Multiple Tenants



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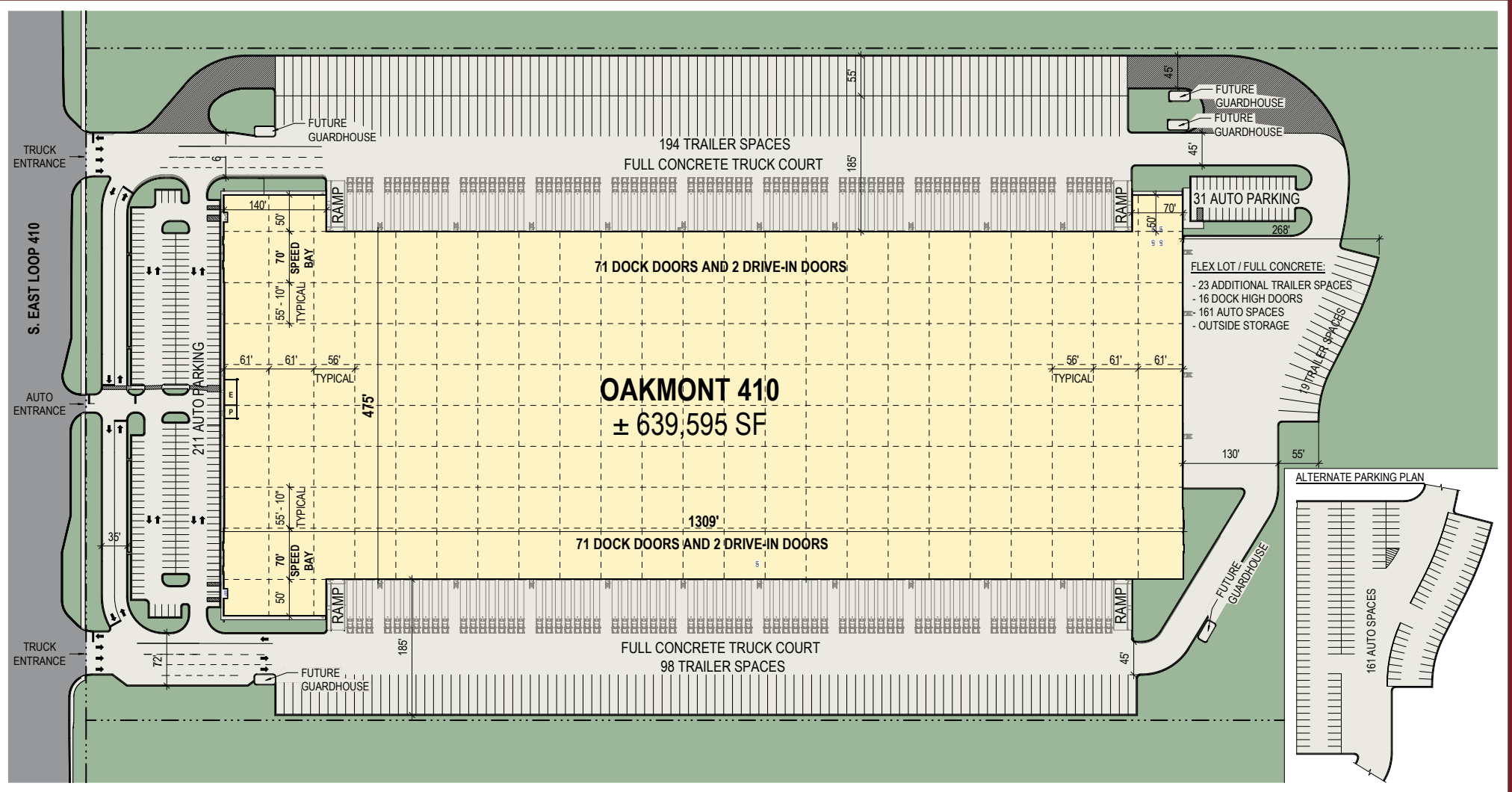
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OAKMONT 410

Storage Maximization Site Plan



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CORPORATE NEIGHBORS AERIAL



Drive Distances

I-10 via Frontage Road	1 mile	Toyota Motor	20 miles
I-35 via Interstate 410 Loop	4 miles	SH130	34 miles
I-37 via Interstate 410 Loop	7 miles	Austin	76 miles
Downtown San Antonio	8 miles	Giga Texas - Tesla	86 miles
San Antonio Airport	13 miles	Mexico	164 miles
Schertz	15 miles	Houston	192 miles
Navistar Manufacturing	14 miles	Dallas	250 miles

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OAKMONT 410

The Oakmont Standard - Oakmont 410



OAKMONT 410

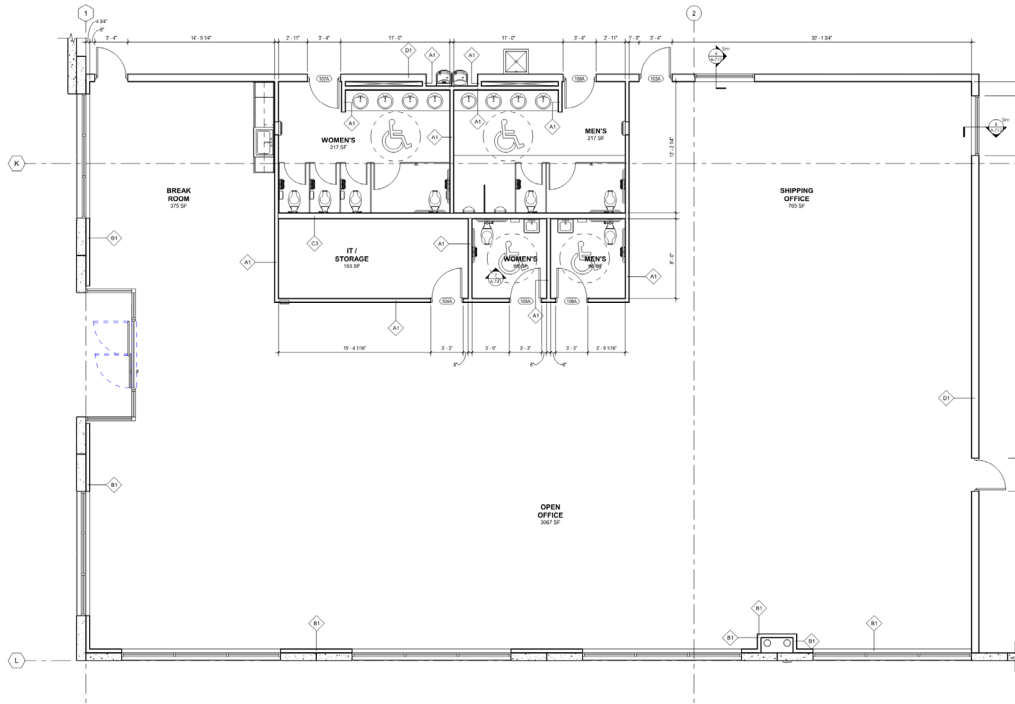
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HEALTHY OFFICE IMPROVEMENTS



Oakmont Industrial Group has taken a forward-looking approach to the design of its office improvements in an effort to enhance occupier health and safety through the implementation of the “Healthy Office Improvements” outlined below. These state-of-the-art features create an enhanced touchless environment and provide other thoughtful elements designed to create and promote a healthier workplace.

- Touchless, automatic sliding door at main office entrance
- Motion sensor faucets in the restrooms
- Motion sensor faucets in the breakrooms
- Motion sensor toilets and urinals
- Motion sensor paper towel dispensers
- Water bottle filling stations at the water fountains
- Motion light switches in every room
- Solid surface window ledges
- Plastic laminate counters and toilet partitions
- VCT flooring in high traffic breakrooms
- Tile flooring in office restrooms
- Epoxy flooring in warehouse restrooms
- During leasing, weekly cleanings of the office area and masks at entry
- Outdoor picnic areas/workspaces

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ENVIRONMENTAL, SOCIAL AND GOVERNANCE STANDARDS

- Green Globes-Core and Shell Certification at the 2 Green Globes level that demonstrates significant achievement in resource efficiency, reducing environmental impacts and improving occupant wellness
- Recycling of 75% or more of construction waste
- Limit VOC content in building materials
- Maintaining indoor air quality standards during construction
- Specifying sustainable design and construction materials
- Greater than 40% of the products specified for the building core and shell shall include Type III Environmental Product Declaration (EPD)
- Greater than 74% of the construction waste will be diverted from landfills
- Energy Models completed and the ENERGY STAR Target Finder score of 89-91,
- Building Envelope
 - Thermal transmittance values of the building envelope meet or fall below the maximum values in Green Globes Table 3.3.4.1.1-B
 - Solar heat gain and U-factor of the building's fenestration system is less than or equal to the values in Green Globes Table 3.3.4.3: Building Envelope Requirements
- Optimize day lighting design that allows daylighting into the interior of the warehouse
 - Clerestory windows located throughout the warehouse
 - Two-foot-high full vision panel for all dock doors
 - Use of Low-E glass
- White TPO Roof used to reduce Solar Reflectance and Solar Heat Gain
- The HVAC systems specify refrigerants with no to negligible ozone depletion potential
- Ventilation air for the building is compliant with ICC IMC 2009
- Incorporates high-efficiency lighting design throughout the property
 - Office and Warehouse lighting with LED lighting and motion sensors
 - Site lighting with LED fixtures with photocell control
 - Total lighting power density of the building is at or below the allowed lighting power density given in Green Globes Table 3.3.5.1.1-B: Space-by-Space Method
- Target greater than 40% water reduction with use of low flow and motion sensor control for all plumbing fixtures
- Erosion Control Plans were implemented to reduce stormwater & sediment runoff Storm Water Management Design meets municipal and local watershed flood and erosion control targets and projects are located to preserve and protect nearby water supplies
- Landscaping/Hardscape
 - Landscape and irrigation plan is developed by a Landscape Architect
 - Minimum of 50% of vegetated area is covered with drought tolerant plants
 - Minimum of 50% of vegetated area is covered with native and non-invasive plants
 - Outdoor picnic areas/workspaces
- Office Finishes
 - Solid surface window ledges
 - Plastic laminate counters and toilet partitions
 - VCT flooring in high traffic breakrooms
 - Tile flooring in office restrooms
 - Epoxy flooring in warehouse restrooms

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The Oakmont Standard - Oakmont 410

Below is a comparison of Oakmont 410 specs vs. typical specs found in modern bulk product in the Central Texas market:

Specs	Oakmont 410	San Antonio/Austin Market
Clear Heights	40' Clear Height	36' Clear Height
	Oakmont "future-proofed" storage capacity with 40' clear height providing 14% more storage capacity that caters to the most sophisticated 1st, 2nd, 3rd, and 4th generation tenants. Oakmont 410 offers 40' clear height vs. a general 36' SA market standard.	
Site Design & Function	Thoughtful design for each project	Standard design for all projects
	Oakmont 410 was designed to maximize site function with dedicated drives for autos and trucks that provide separation of auto and truck traffic, onsite queuing of trucks, and secure truck courts. The Flex Lot provides additional dock doors, auto parking, trailer parking or outside storage. All truck court and drive areas are specifically designed for the anticipated truck trips to maximize pavement life and minimize unexpected maintenance and repairs. Many other speculative projects use a one design fits all standard without consideration to maximizing function and minimizing maintenance. Simply put, Oakmont 410 offers top-of-the-market function, auto parking and trailer parking ratios, sacrificing coverage for increased site function resulting in ultimate tenant flexibility.	
ESG Focus	Included	Excluded
	Oakmont 410 is ESG-focused, achieving 2 Green Globes level certification that demonstrates significant achievement in resource efficiency, reduced environmental impacts (i.e. waste and water-use reduction), and improved occupant wellness.	
Healthy Office Improvements	Included	Generally Excluded
	In addition to ESG Focus, Oakmont 410 takes a forward-looking approach to office design in an effort to enhance occupier health and safety through the implementation of state of the art features that create an enhanced touchless environment and other thoughtful elements designed to promote a healthier workplace.	
Occupancy Ready	Provided with building shell delivery	Generally not provided
	With supply chain issues impacting CO for tenants, Oakmont has taken a proactive approach to mitigate delays in a Tenant commencing operations immediately. To ensure immediate occupancy upon completion of the building, Oakmont 410 includes 5,671 sf of expandable spec office, warehouse LED lighting at 25 f.c., four 40K# dock levelers installed and another 67 stored on site ready for installation at locations selected by a tenant, and four 400A electrical panels stored on site to accommodate the installation of battery chargers and other Tenant electrical requirements.	
Column Spacing/Speed Bays	56' Column Spacing/70' Speed Bays	52'-54' Column Spacing/50'-60' Speed Bays
	56' column spacing provides for efficient VNA racking layout with minimal column conflicts. Oakmont 410's 70' speed bays allow for unloading a 53' trailer into the speed bay while maintaining adequate forklift circulation.	
Dock Doors	Insulated and Increased Size	Uninsulated and Smaller
	Oakmont 410 provides insulated dock and drive-in doors to accommodate the future air conditioning of the warehouse. All doors are provided with full-width 2' high vision panels for increased daylight into the loading bays of the warehouse. This compares to 14" x 8" windows for other speculative projects. The Flex Lot allows for maximum dock door ratio. Four 14'x18' drive-in doors are provided and allow for delivery of oversized equipment for future tenants. This compares to 12'x14' for other speculative projects.	
Floor Slabs	8" SOG	6" SOG
	Oakmont 410 provides 8" thick, 4,000 psi, #4 reinforcing at 24" o.c.e.w., over moisture conditioned subgrade and lime cap. Oakmont 410 floor will accommodate the increased rack loads in 40' clear buildings as well as increased loads required for many manufacturing users. Oakmont 410 floor has FF/FL measurements of 56/49 providing "very flat" floors that are required for VNA rack configurations. Typical San Antonio floor specs are 6" thick slabs, 3,000 PSI with #3 reinforcing at 12" o.c.e.w.	
Roof Systems	60 mil TPO w/ 20yr NDL Warranty	45 mil TPO w/ 15yr NDL Warranty
	Oakmont 410 roof will last longer, with peace of mind from an extra 5 years on its No-Dollar-Limit Warranty, resulting in lower maintenance costs for tenants.	
Roof Loads	15 PSF and +30% of Columns with RTU Zones	12 PSF and RTU zones in office areas only
	Oakmont 410's increased roof loads provide an extra 3 PSF collateral load throughout the entire warehouse for future Tenant flexibility without the additional cost of adding reinforcing to the structure during TI build-out. This flexibility can accommodate cooler/freezer IMP panels and equipment. The added RTU zones allow the addition of warehouse A/C without any additional reinforcing of the structure for these loads.	
Clerestory Windows	Abundant	Minimal
	Oakmont 410 includes abundant windows for enhanced natural lighting throughout the warehouse, which provide tenants with the best work environment for warehouse employees in order to help attract and retain workforce.	
Flex Lot	Included	Excluded
	Oakmont 410's "Flex Lot" offers tenants with the gold-standard in functional flexibility, with a full-concrete, dock-high yard that can be used to suit the tenant's needs: additional dock-high loading, trailer parking, auto parking, or outside storage.	
A/C Ready	Structure and Building Envelope Designed for A/C	Additional cost in TI's
	In today's world of reduced labor supply, more and more tenants realize the comfort of their warehouse employees is very important and are providing A/C to increase their productivity and retention. Oakmont 410 is designed to accommodate the future air conditioning of the warehouse with R-20.5 roof insulation that passes the energy code without the need to add expensive insulation under the roof deck as part of the TI's; insulated dock doors installed with shell construction so dock doors don't need to be replaced later as part of the TI's; and RTU zones throughout the warehouse to accommodate the weight of roof top A/C units and power capacity for future A/C. Most other speculative projects do not spend the additional dollars in their shell and leave these costs to be included in the TI's.	
Low Maintenance	Low maintenance design at higher initial cost	Low initial cost is top priority
	Oakmont 410 places a focus on what can be done to lower ongoing maintenance costs for every project for the benefit of tenants and at higher initial costs to Oakmont. These considerations include all exterior metals are galvanized or factory finished paint which included bollards, stairs, railings, dock edge plates, downspout guards, canopies and exposed roof flashings/gutters/downspouts; full concrete truck courts; 60mil roofs with 20 year NDL roof warranties	
Guard House	Designed for multiple locations	One or none
	Oakmont 410 provides multiple future guardhouse locations that will accommodate single and multi-tenant use. All locations have capabilities for water, sewer, power and data.	



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 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