

PHASE 1 COMPLETE!: 55,000 - 408,000 SF AVAILABLE NOW

Master-planned industrial development on
Foster Road in East San Antonio, Texas.



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PROPERTY HIGHLIGHTS

- » 175-acre, 2.2 MM SF Class A master-planned industrial park
- » Phase I Complete! Buildings 2 & 3 available now
- » Build-to-suit opportunities available

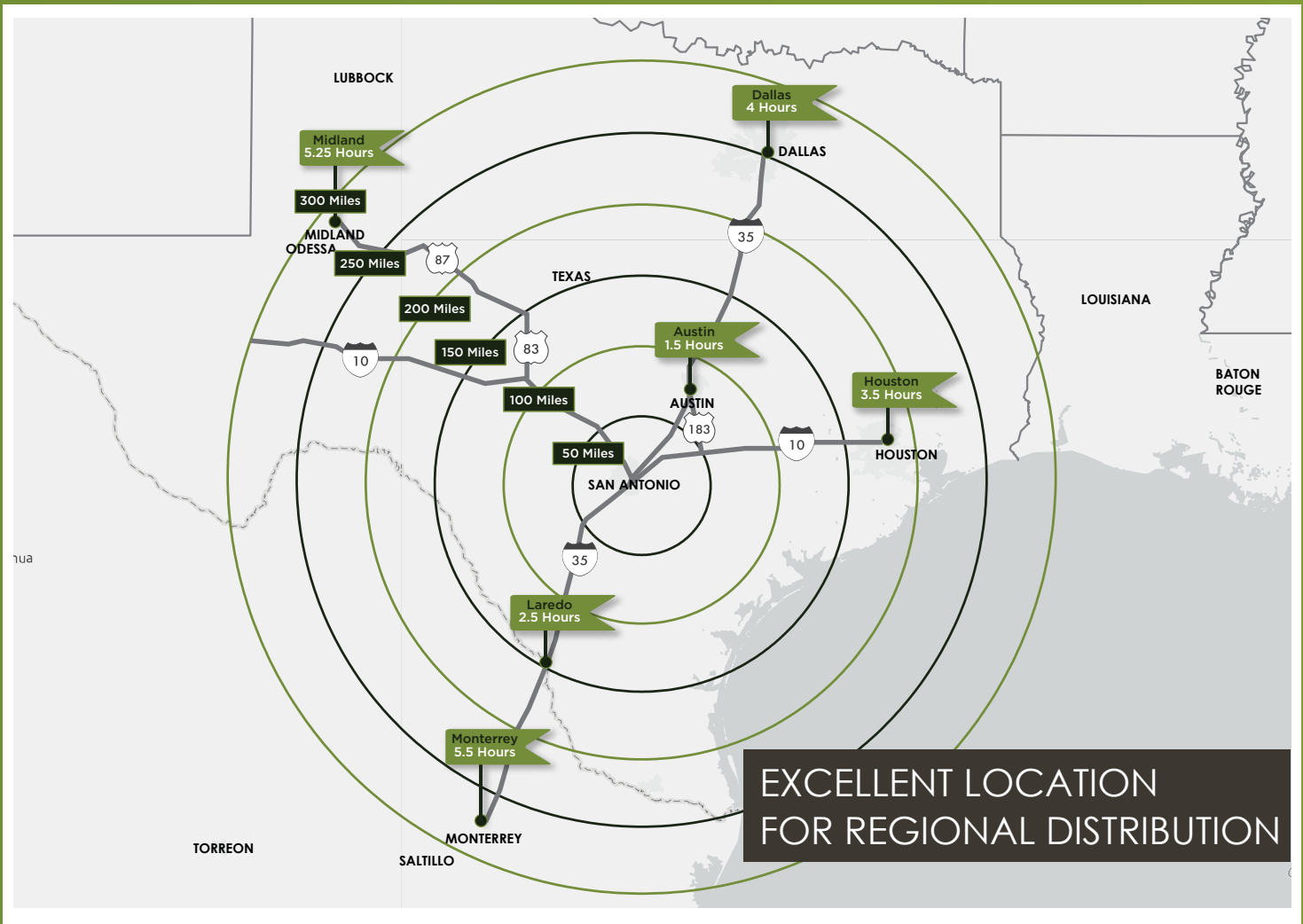


For Information, Contact:

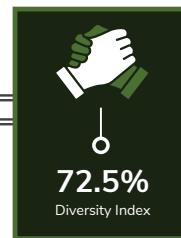
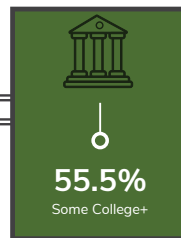
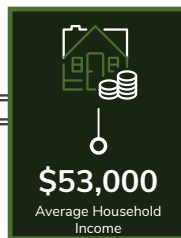
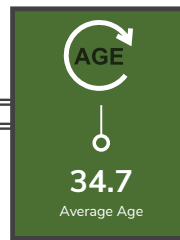
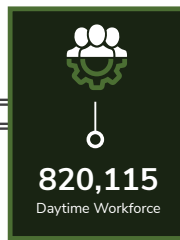
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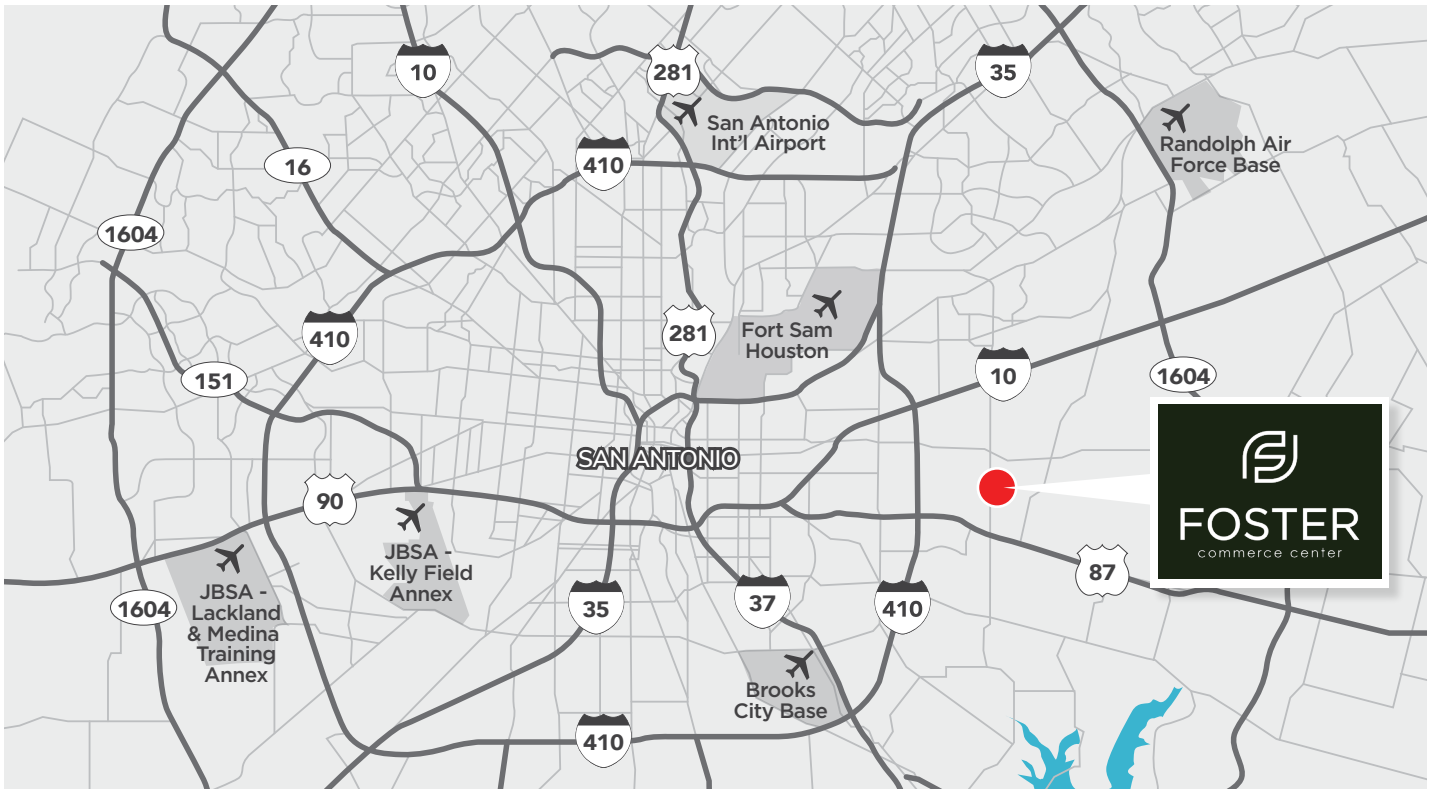
AMPLE WORKFORCE AVAILABLE
(Within 30 Miles)





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CITY MAP



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SURROUNDING TENANTS

1		2		3	
4		5		6	
7		8		9	
10		11		12	
13		14		15	
16		17		18	
19		20		21	
22		23		24	
25		26		27	
28		29		30	
31		32		33	

DISTANCES FROM SITE

		
3 Minutes	5 Minutes	6 Minutes
		
8 Minutes	10 Minutes	11 Minutes

PROPERTY HIGHLIGHTS

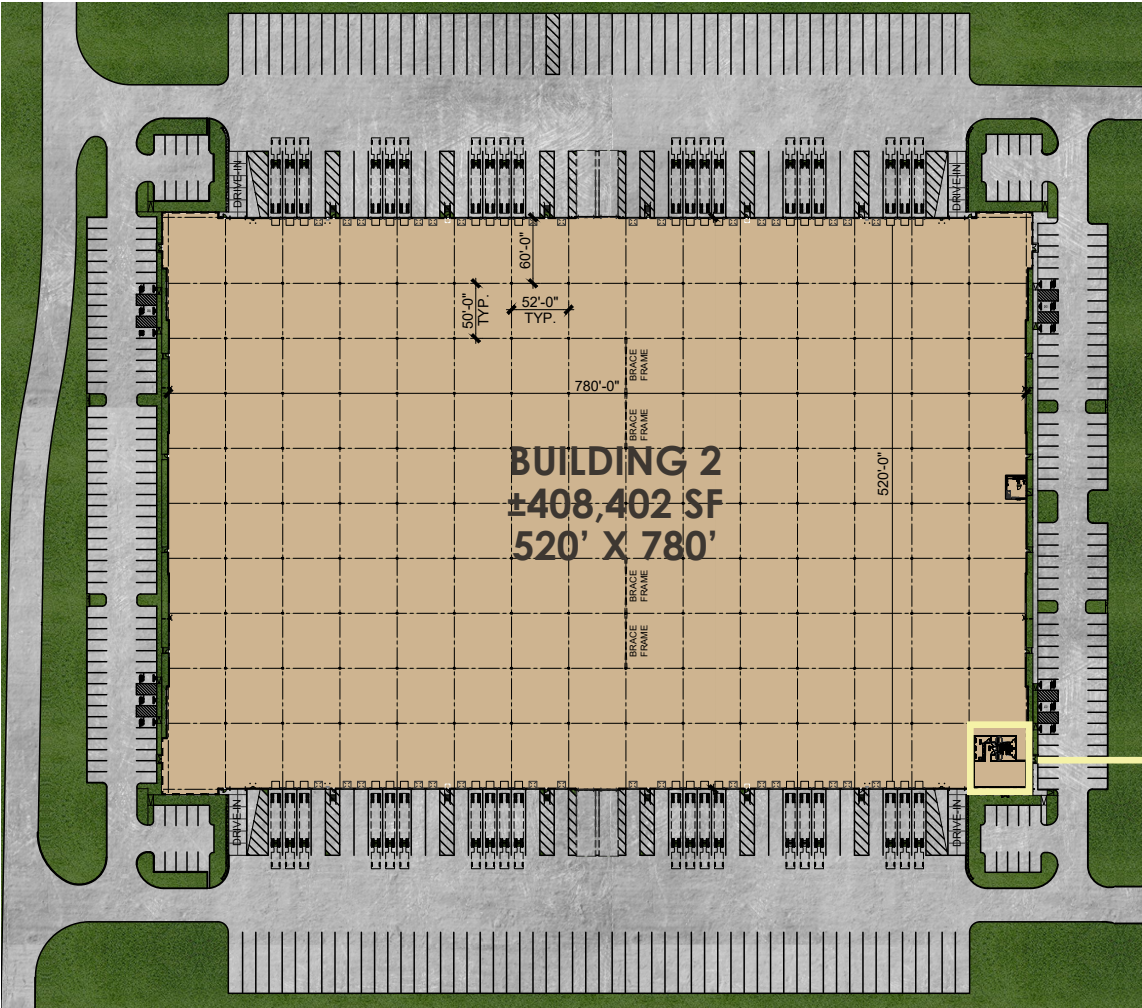
- » Phenomenal interstate access and dense labor force
- » State-of-the-art design with abundant employee parks, trailer stalls, and outside storage capabilities
- » Phase I: 650,000 SF recently delivered new construction with the ability to accommodate tenant sizes ranging from 55,000 - 408,000 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

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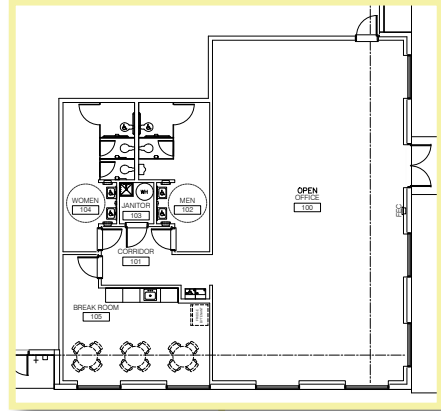
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- State-of-the-art design with abundant employee parks, trailers, stalls, and outside storage capabilities
- Master-planned industrial development on Foster Road in East San Antonio, Texas.



SPEC OFFICE
2,369 SF



PROPERTY SPECIFICATIONS

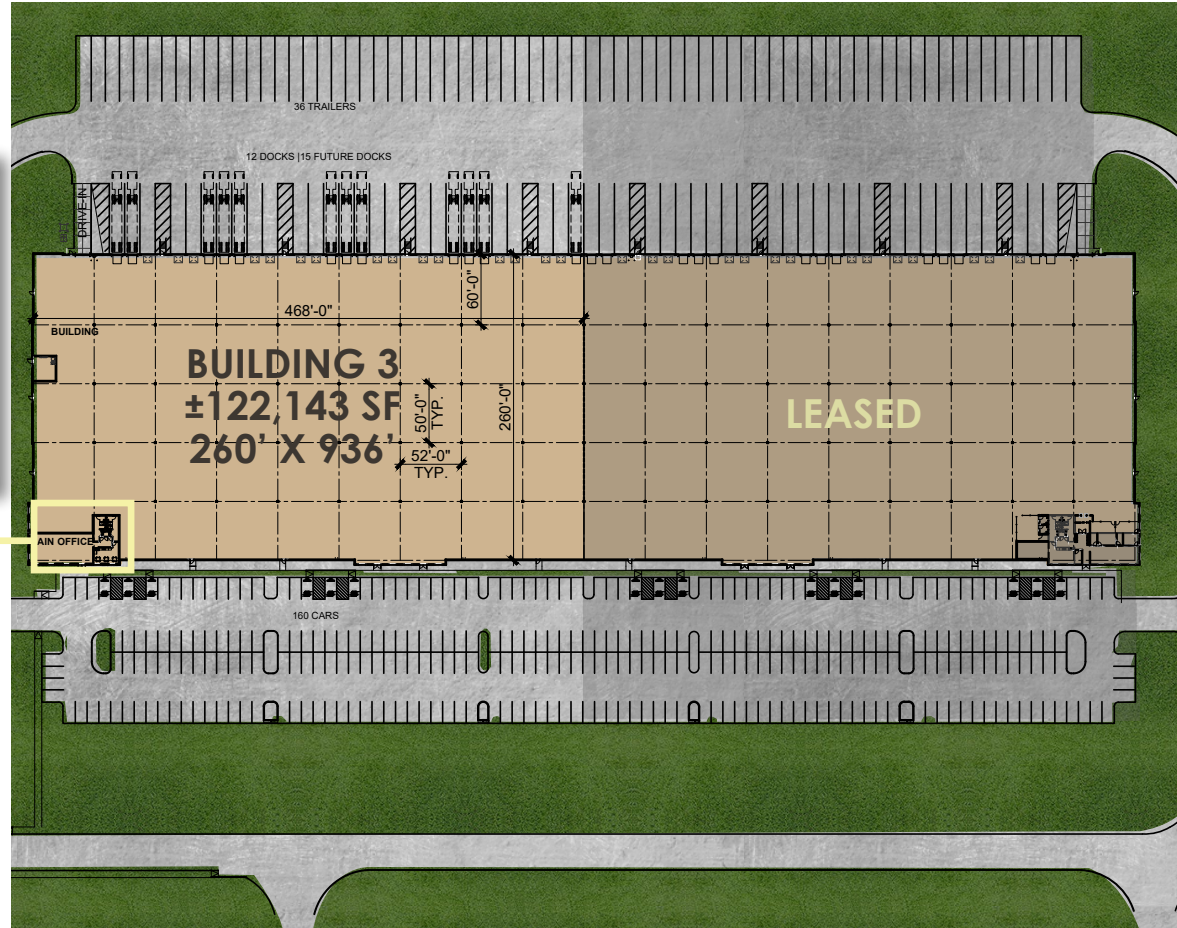
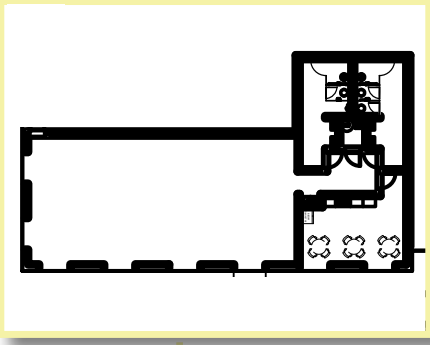
BUILDING 2

Building Size:	408,402 SF	Drive-In Doors:	4
Dimensions:	520' x 780'	Trailer Parking:	111 trailers
Bay Spacing:	52' x 50' w/60' speed bays	Car Parking:	222 cars
Clear Height:	40'	Construction:	Concrete Tilt-Wall
Loading:	Cross-dock	Roof:	45-mil TPO, R-20 Insulation
Truck Courts:	185'	Sprinkler System:	ESFR
Docks:	40 (expandable to 72)	Electrical Service:	3,000 amps, 480V, 3-phase

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MAIN OFFICE
2,400 SF



PROPERTY SPECIFICATIONS

BUILDING 3

Building Size:	245,194 SF	Drive-In Doors:	1
Dimensions:	260' x 936'	Trailer Parking:	36 trailers
Bay Spacing:	50' x 52' w/60' speed bays	Car Parking:	160 cars
Clear Height:	36'	Construction:	Concrete Tilt-Wall
Loading:	Rear-load	Roof:	45-mil TPO, R-20 Insulation
Truck Court:	185'	Sprinkler System:	ESFR
Docks:	12 (expandable to 27)	Electrical Service:	2,000 amps, 480V, 3-phase

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