

CLICK OR SCAN FOR
CONSTRUCTION PHOTOS



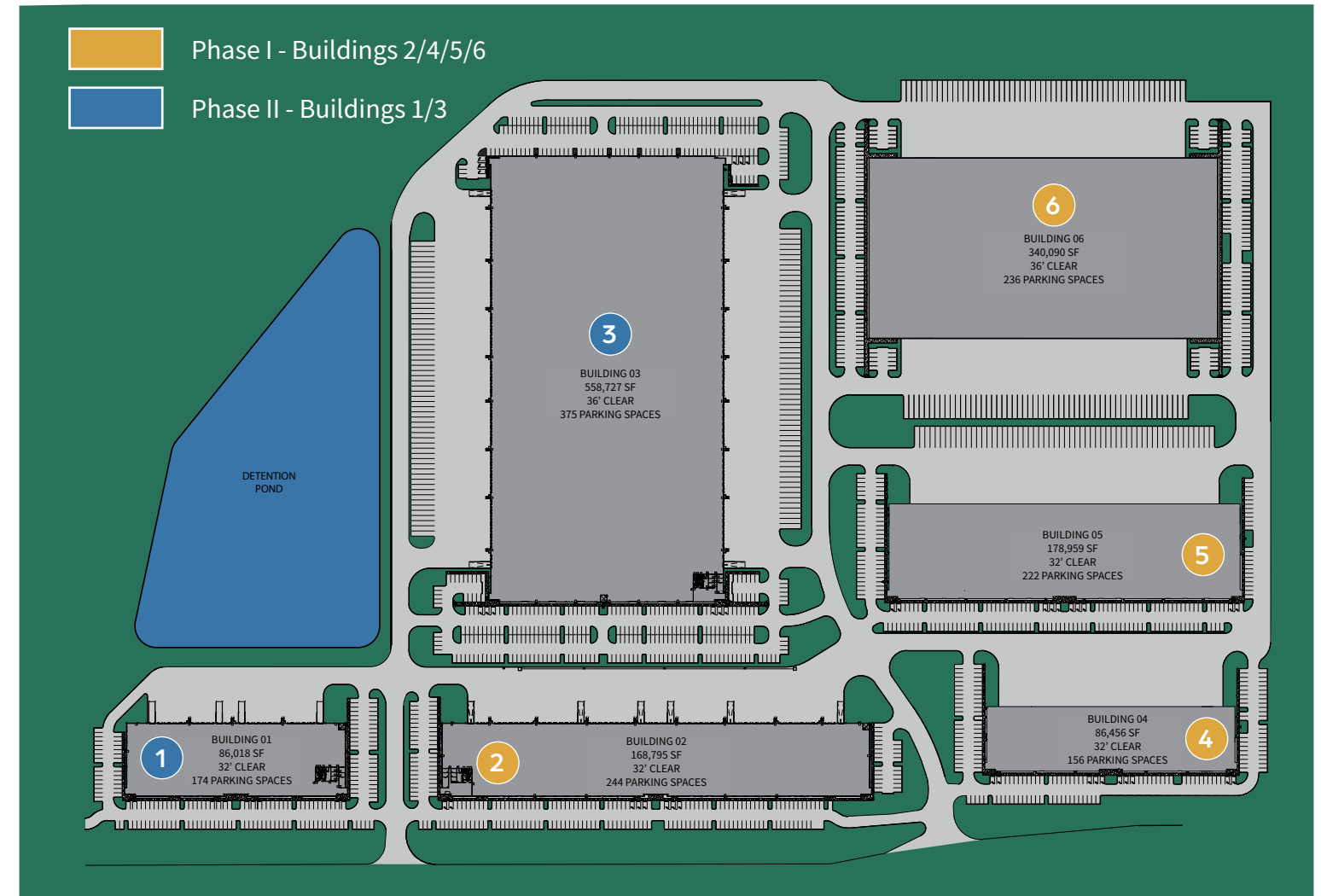
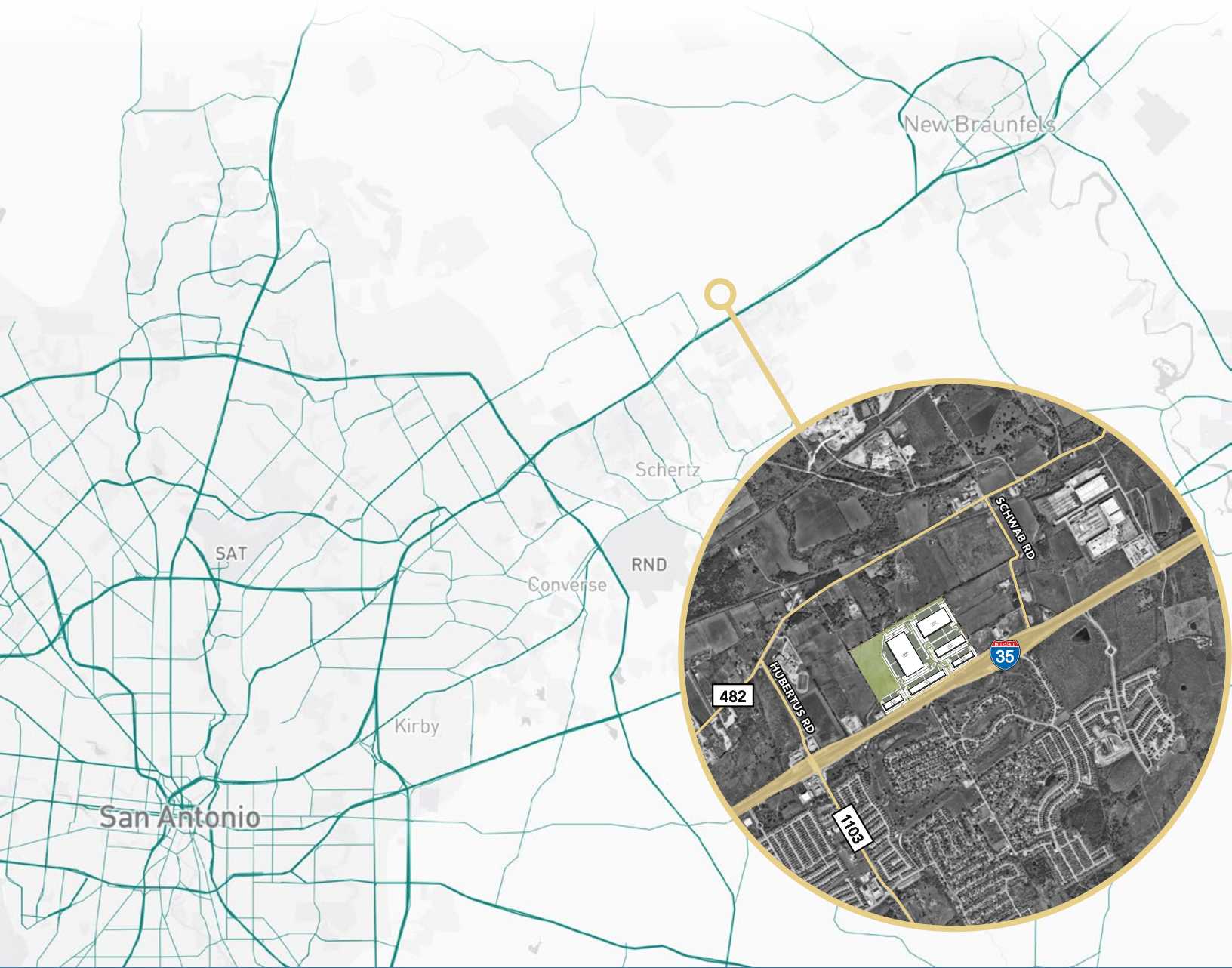
PARK 35

SCHERTZ, TEXAS

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

READY FOR OCCUPANCY JANUARY 1, 2025 | SCHERTZ, TEXAS





PROPERTY FEATURES

- 1.4M SF Total available
- 32-36' Clear heights
- Cross-dock & Rear load options
- Ample trailer parking spaces
- Buildings from ±86,018 SF to ±558,727 SF
- Located in Schertz, Texas on the IH-35 corridor
- 60 ft Speed bays
- ESFR Sprinklers

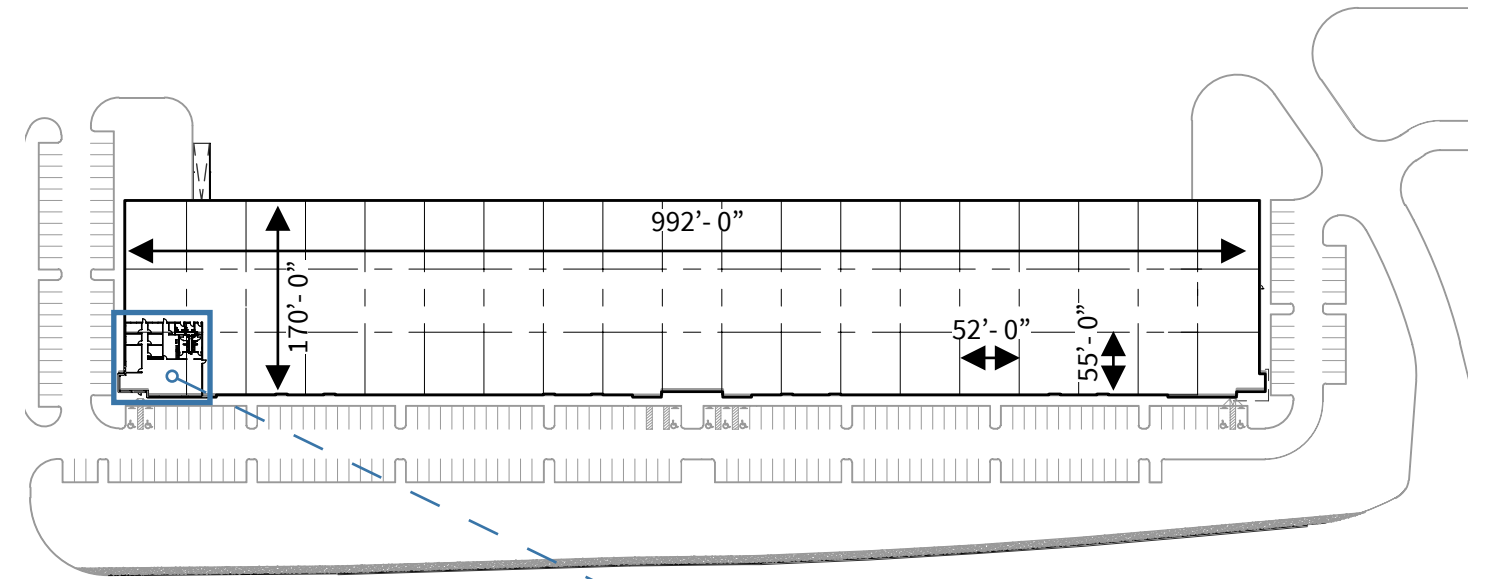
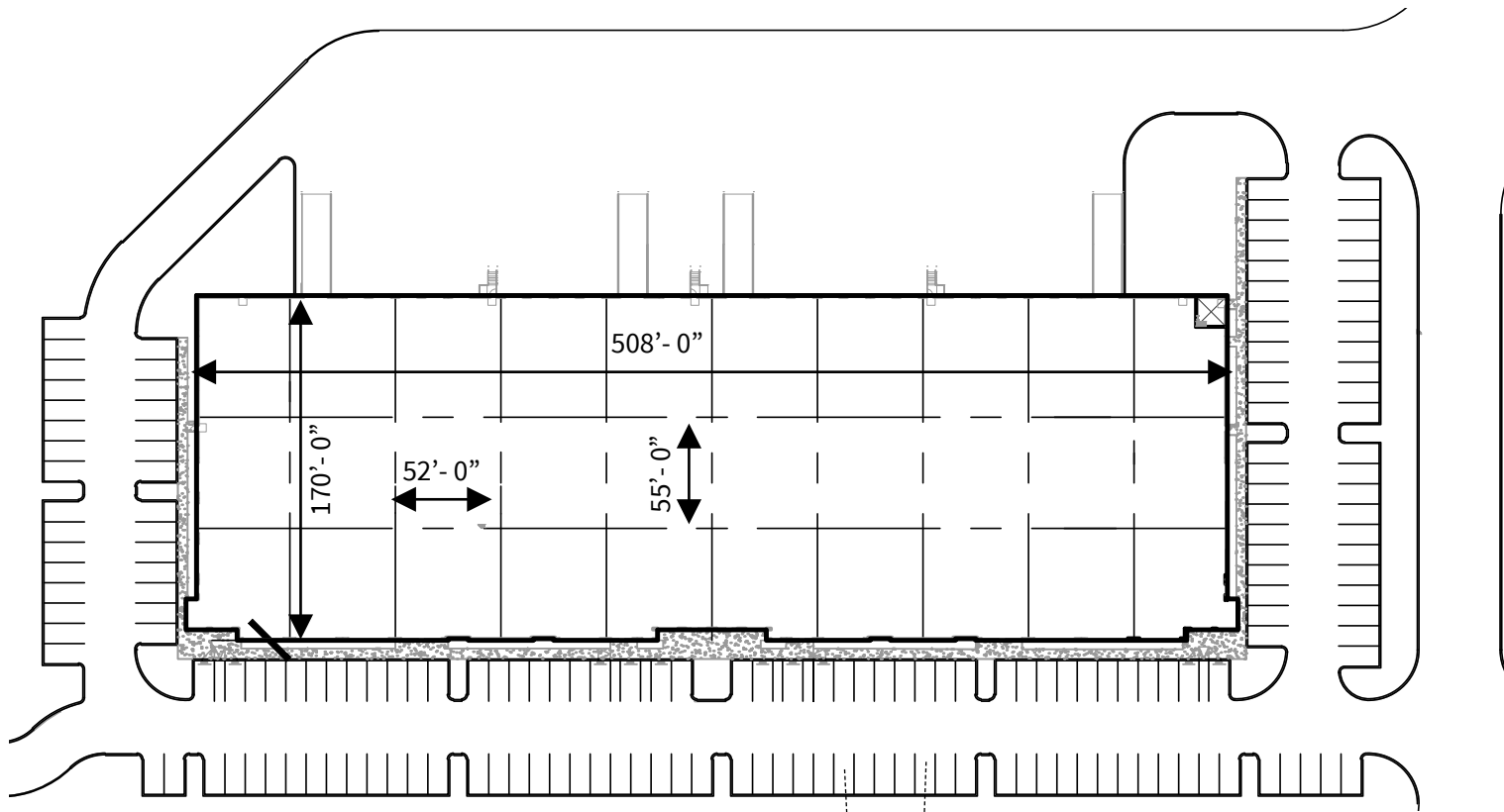
DIRECT ACCESS & VISIBILITY TO THE I-35 CORRIDOR












CENTRAL TEXAS REGION 25 MILES FROM SAN ANTONIO CBD

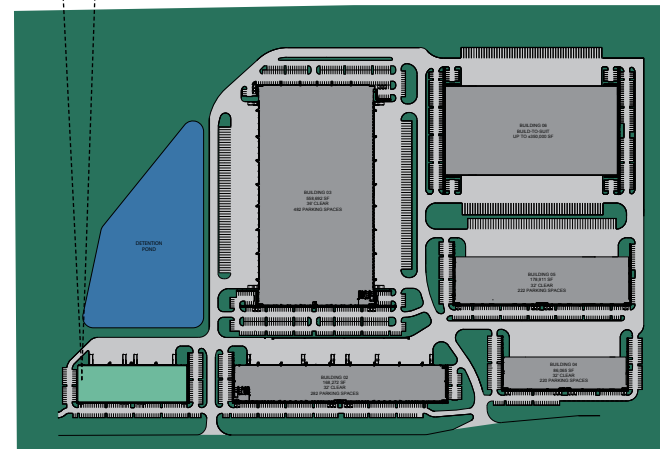
MANY NEARBY TENANTS WITHIN A 10 MILE RADIUS












DIRECTLY ON I-35 FRONTAGE IN SCHERTZ TEXAS

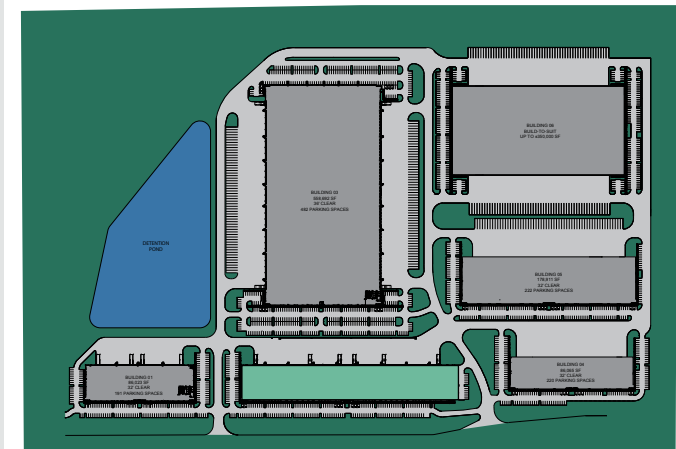
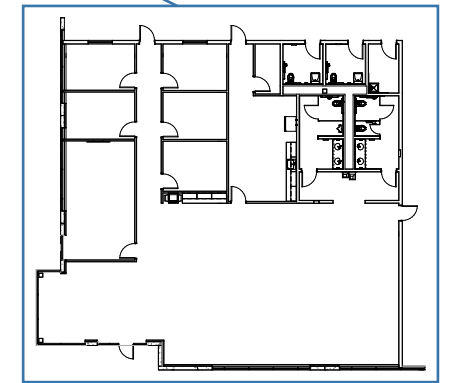
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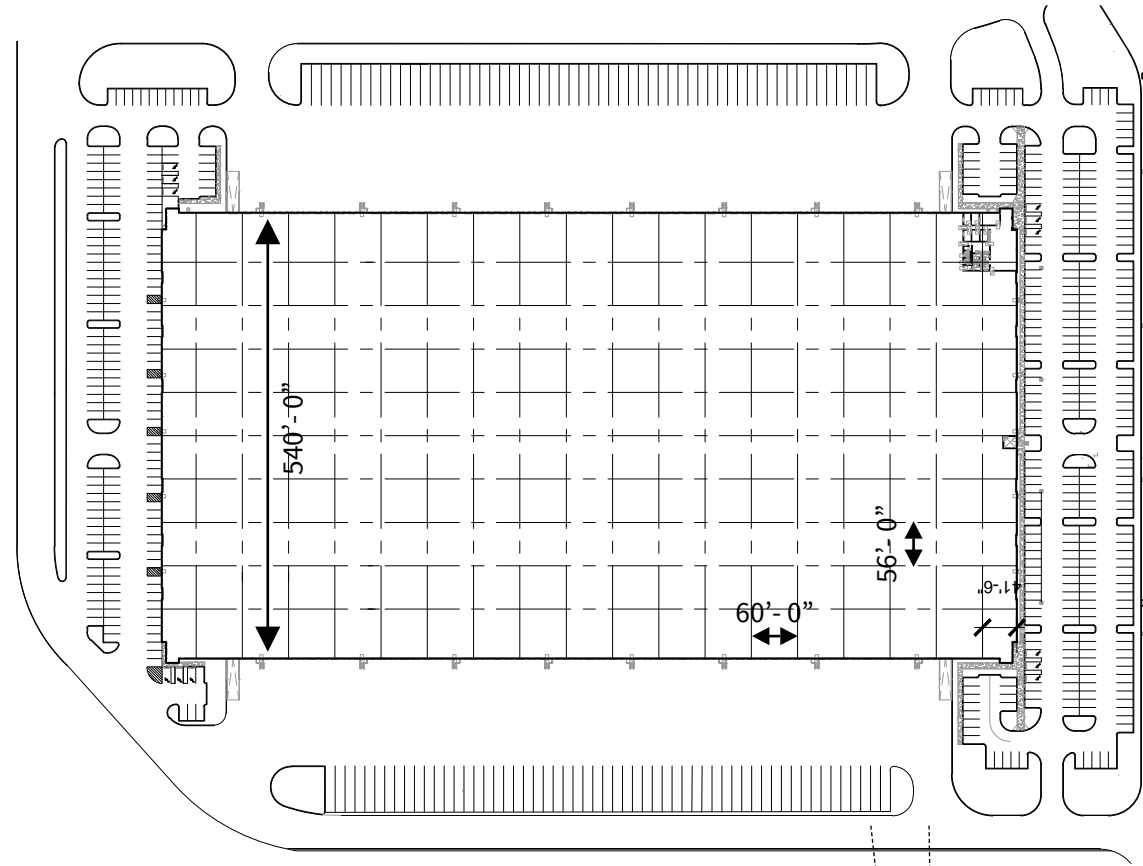














-  Total Building Area **86,018 SF**
-  Available Space **26,520 SF - 86,018 SF**
-  Office Area **±4,500 SF or BTS**
-  **Rear Load** Configuration
-  **60'** Speed Bay
-  **21** docks / **4** ramped
-  Typical Column Spacing **55'x52'**
-  **ESFR** Sprinklers
-  **32'** Minimum Clear Height
-  **174** Auto Parking Spaces
-  Lease Rate **Contact Broker**

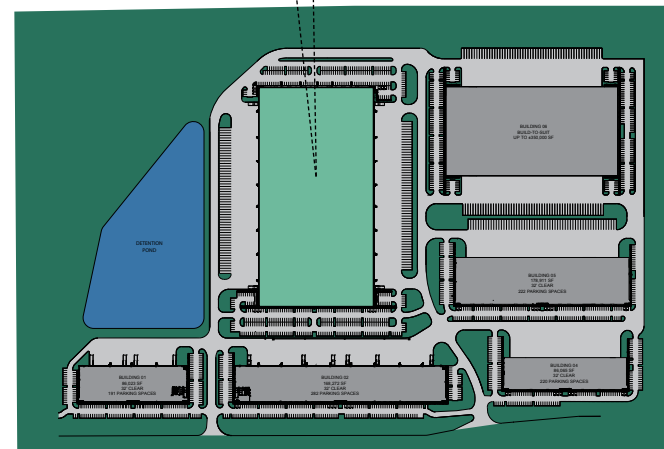


-  Total Building Area **168,795 SF**
-  Available Space **26,520 SF - 168,795 SF**
-  Office Area **±4,740 SF**
-  **Rear Load** Configuration
-  **60'** Speed Bay
-  **51** docks / **6** ramped / **1** 40k-lb mech. dock leveler
-  Typical Column Spacing **55'x52'**
-  **ESFR** Sprinklers
-  **32'** Minimum Clear Height
-  **244** Auto Parking Spaces
-  Lease Rate **Contact Broker**

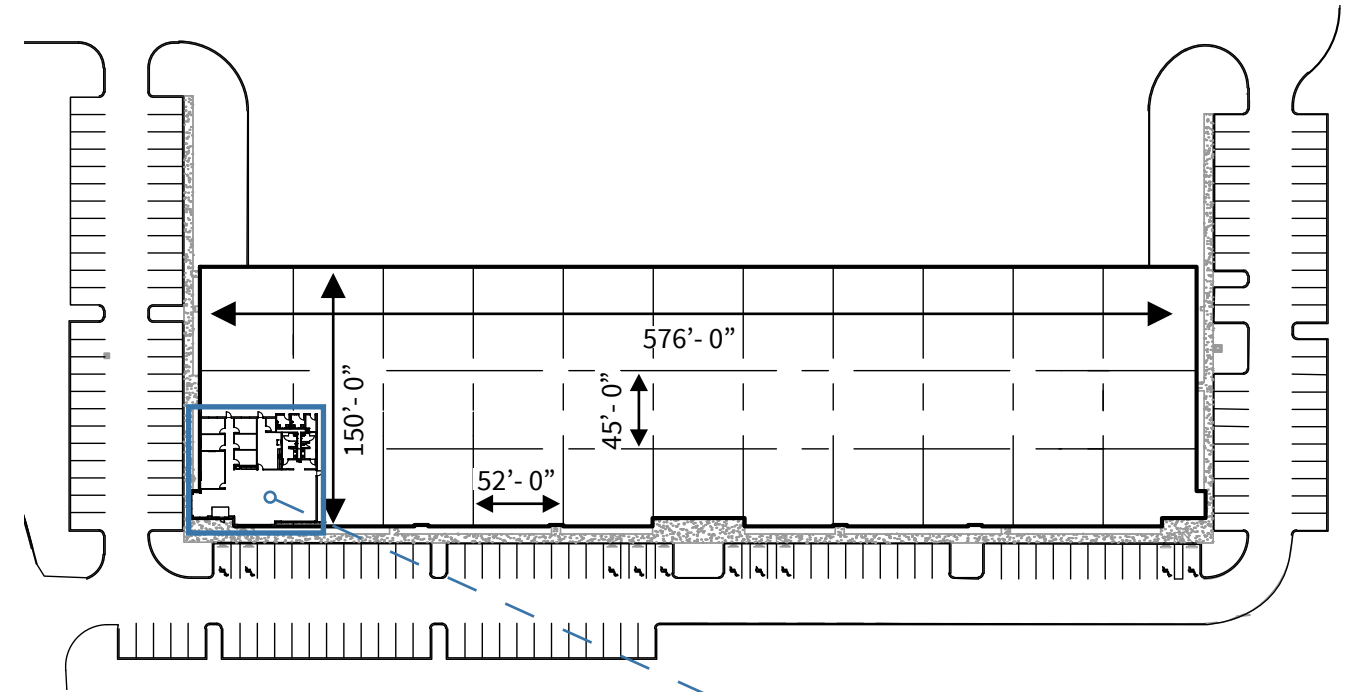















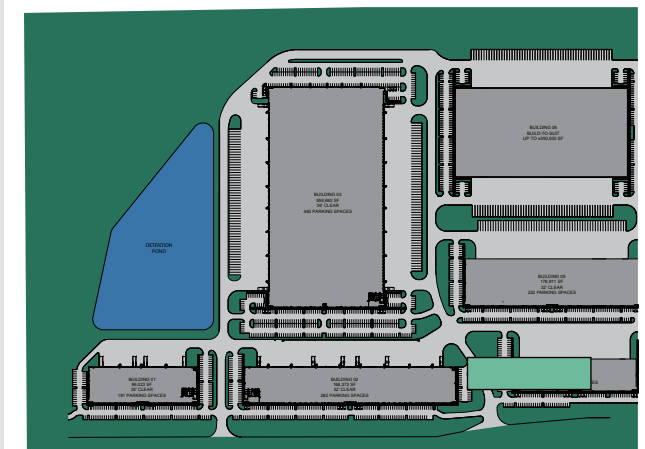
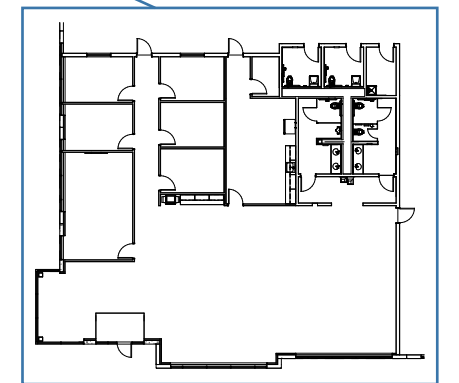
-  Total Building Area **558,727 SF**
-  Available Space **250,000 SF - 558,727 SF**
-  Office Area **±4,500 SF or BTS**
-  **Cross Dock** Configuration
-  **60'** Speed Bay
-  **104** docks / **4** ramped
-  Typical Column Spacing **60'x56'**
-  **ESFR** Sprinklers
-  **36'** Minimum Clear Height
-  **375** Auto Parking Spaces*
-  **115** Trailer Parking
-  Lease Rate **Contact Broker**

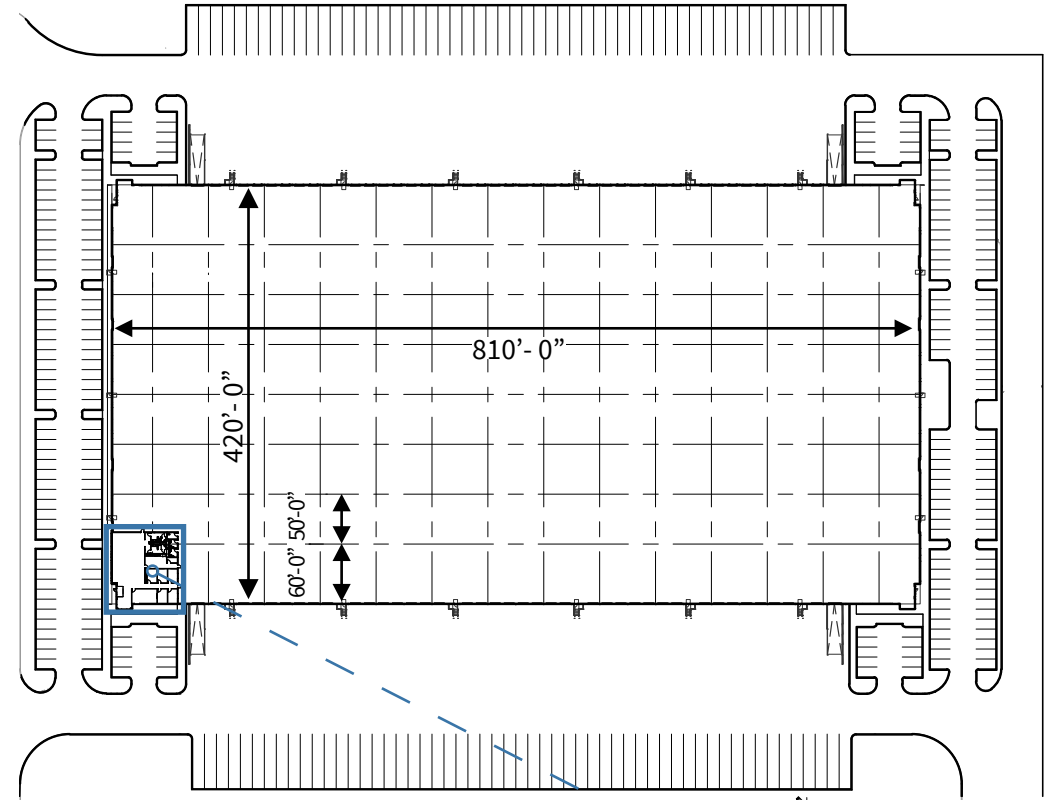
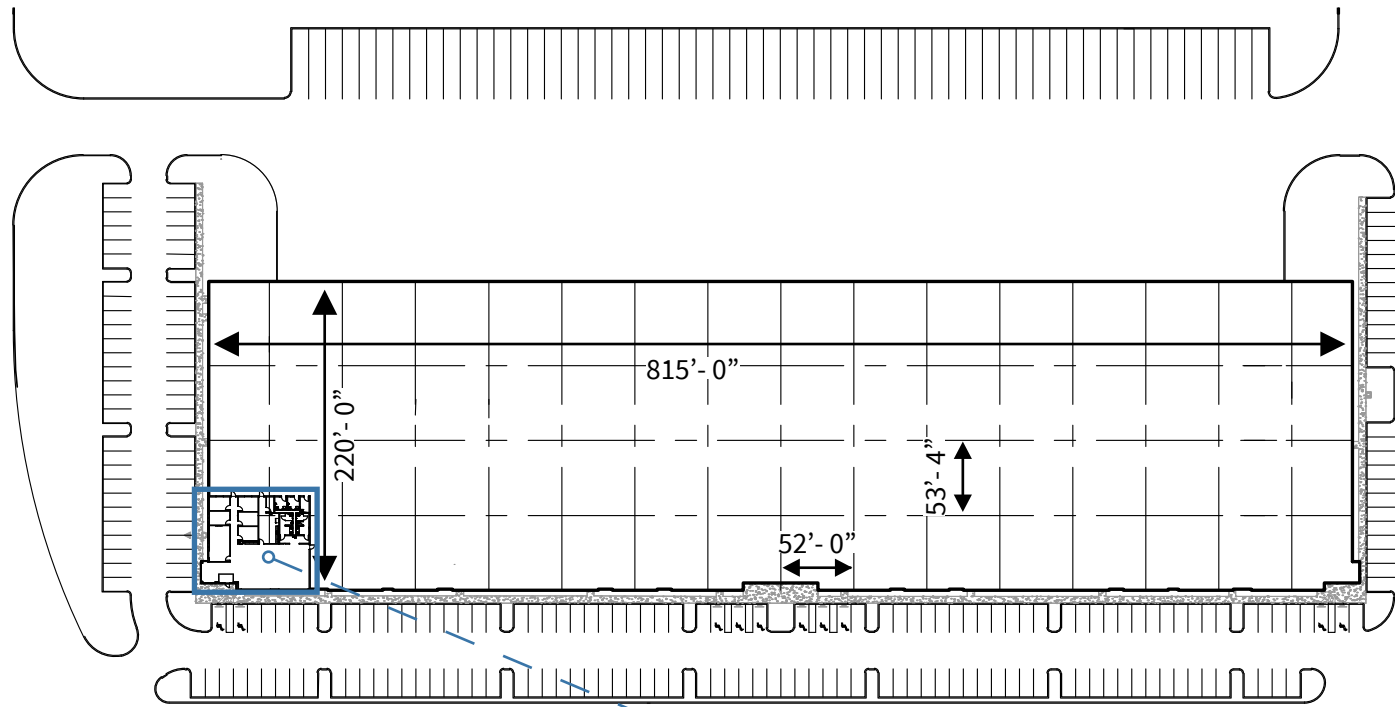


*Additional Employee/Trailer Parking available on north side of building

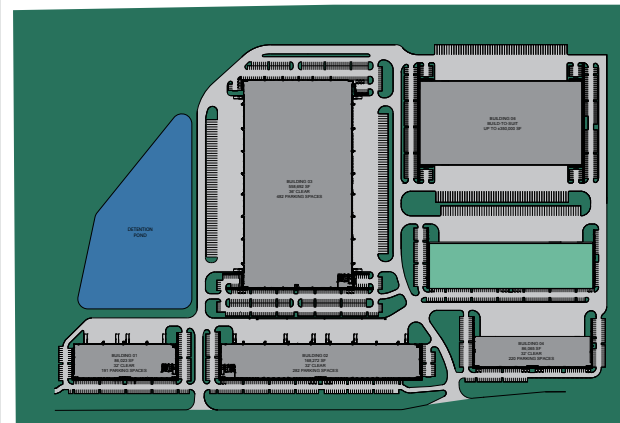
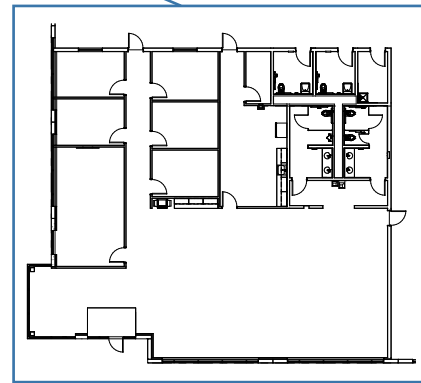


-  Total Building Area **86,456 SF**
-  Available Space **23,400 SF - 86,456 SF**
-  Office Area **±4,593 SF**
-  **Rear Load** Configuration
-  **60'** Speed Bay
-  **30** docks / **4** ramped / **1** 40k-lb mech. dock leveler
-  Typical Column Spacing **45'x52'**
-  **ESFR** Sprinklers
-  **32'** Minimum Clear Height
-  **156** Auto Parking Spaces
-  Lease Rate **Contact Broker**

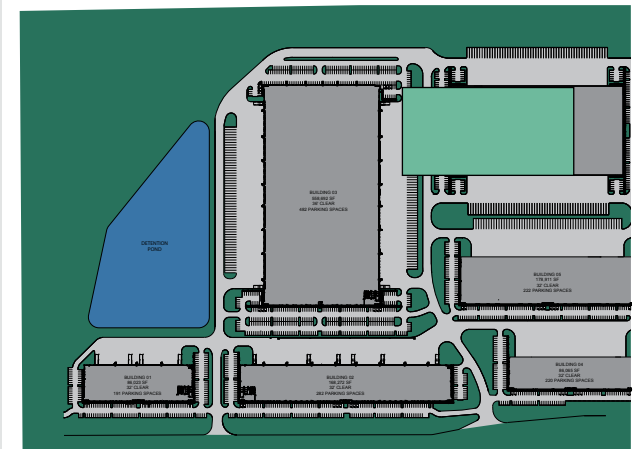
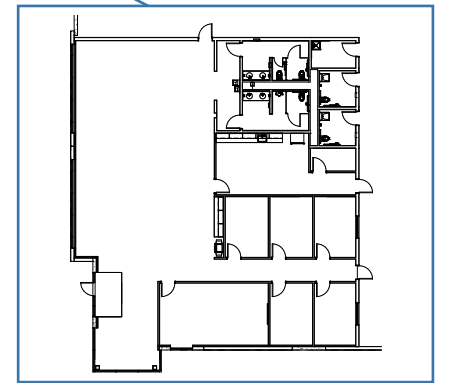




- Total Building Area **178,959 SF**
- Available Space **60,000 SF - 178,959 SF**
- Office Area **±4,591 SF**
- Rear load** Configuration
- 60'** Speed Bay
- 41** docks / **2** ramped / **2** 40k-lb mech. dock levelers
- Typical Column Spacing **53.4'x52'**
- ESFR** Sprinklers
- 32'** Minimum Clear Height
- 222** Auto Parking Spaces
- 58** Trailer Parking
- Lease Rate **Contact Broker**



- Total Building Area **340,090 SF**
- Available Space **170,000 SF - 340,090 SF**
- Office Area **±4,568 SF**
- Cross Dock** Configuration
- 60'** Speed Bay
- 74** docks / **4** ramped / **4** 40k-lb mech. dock levelers
- Typical Column Spacing **56'x50'**
- ESFR** Sprinklers
- 36'** Minimum Clear Height
- 236** Auto Parking Spaces
- 108** Trailer Parking
- Lease Rate **Contact Broker**





Park 35 is strategically located on Interstate 35 in Schertz, Texas between San Antonio and Austin. Park 35's direct access and visibility to the I-35 corridor will offer an unparalleled opportunity for tenant seeking to serve the Central Texas region.

San Antonio CBD	25 miles
Austin	55 miles
Laredo	180 miles
Houston	180 miles
Dallas	250 miles

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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.

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Roger Hill	530167	roger.hill@jll.com	210-293-6832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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Mark Krenger	405154	mark.krenger@jll.com	210-293-6870
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