

Windcrest

INTERNATIONAL BUSINESS PARK



NEAR EVERYTHING. PROVEN LOCATION.

WINDCREST INTERNATIONAL BUSINESS PARK is an adaptive reuse industrial business park situated in the heart of the Northeast San Antonio Industrial Market at the

intersection of IH-35 and Walzem Road. Perfectly located to serve industrial needs of the greater Central Texas region.

WHY SAN ANTONIO?

#1

state for doing business

2nd

largest growth in millennial population

0%

state and local income tax

3rd

fastest growing economy in the U.S.

#1

friendliest city in the U.S.

5th

best city for young graduates

5th

best city to retire in the country



NEW LIFE. NEW STORY.

 **3,515**

- 3,030 Surface parking
- 4.8 Acres of underground storage/ parking (485 parking spaces)
- Abundant trailer parking capabilities

 **639,627 SF**

first floor industrial space

 **16,500 kVA**

available power

 **Build-to-Suit**

second floor office/warehouse/retail



Infill Industrial | Last Mile Logistics | Unmatched location | Unparalleled access | Great visibility



IMMEDIATE PROXIMITY TO WHAT MATTERS MOST.

- To Dallas: 4 hours | 250 miles
- To Houston: 3 hours | 200 miles
- To Laredo: 2.5 hours | 170 miles
- To Austin: 1 hour | 70 miles

SITE PLAN

167,215 SF

Leasable configuration

UNIT A
128,858 SF

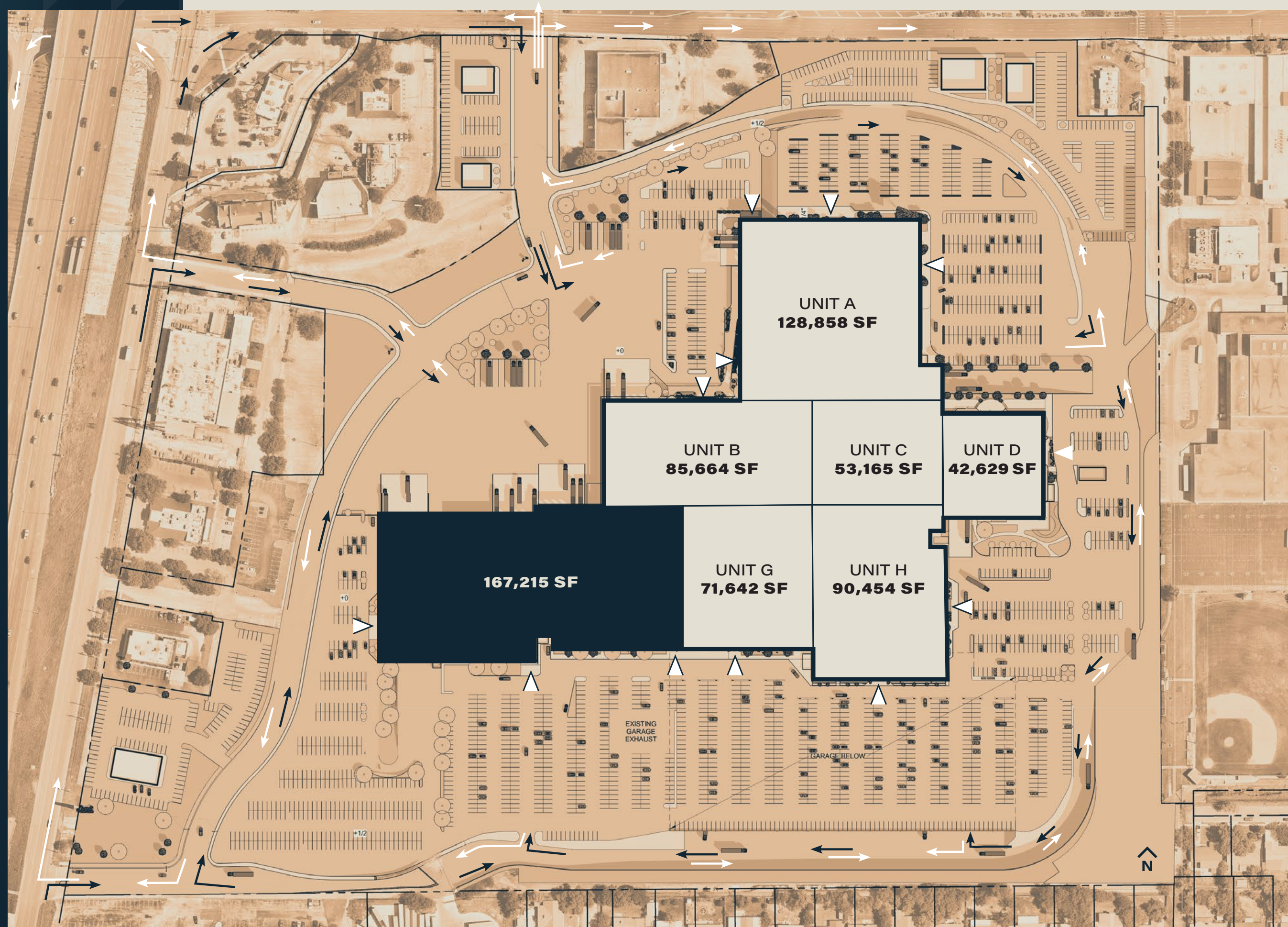
UNIT B
85,664 SF

UNIT C
53,165 SF

UNIT D
42,629 SF

UNIT G
71,642 SF

UNIT H
90,454 SF



SITE PLAN

238,857 SF
Leasable configuration

UNIT A
128,858 SF

UNIT B
85,664 SF

UNIT C
53,165 SF

UNIT D
42,629 SF

UNIT H
90,454 SF



SITE PLAN

267,687 SF

Leasable configuration

UNIT D
42,629 SF

UNIT E
86,611 SF

UNIT F
80,604 SF

UNIT G
71,642 SF

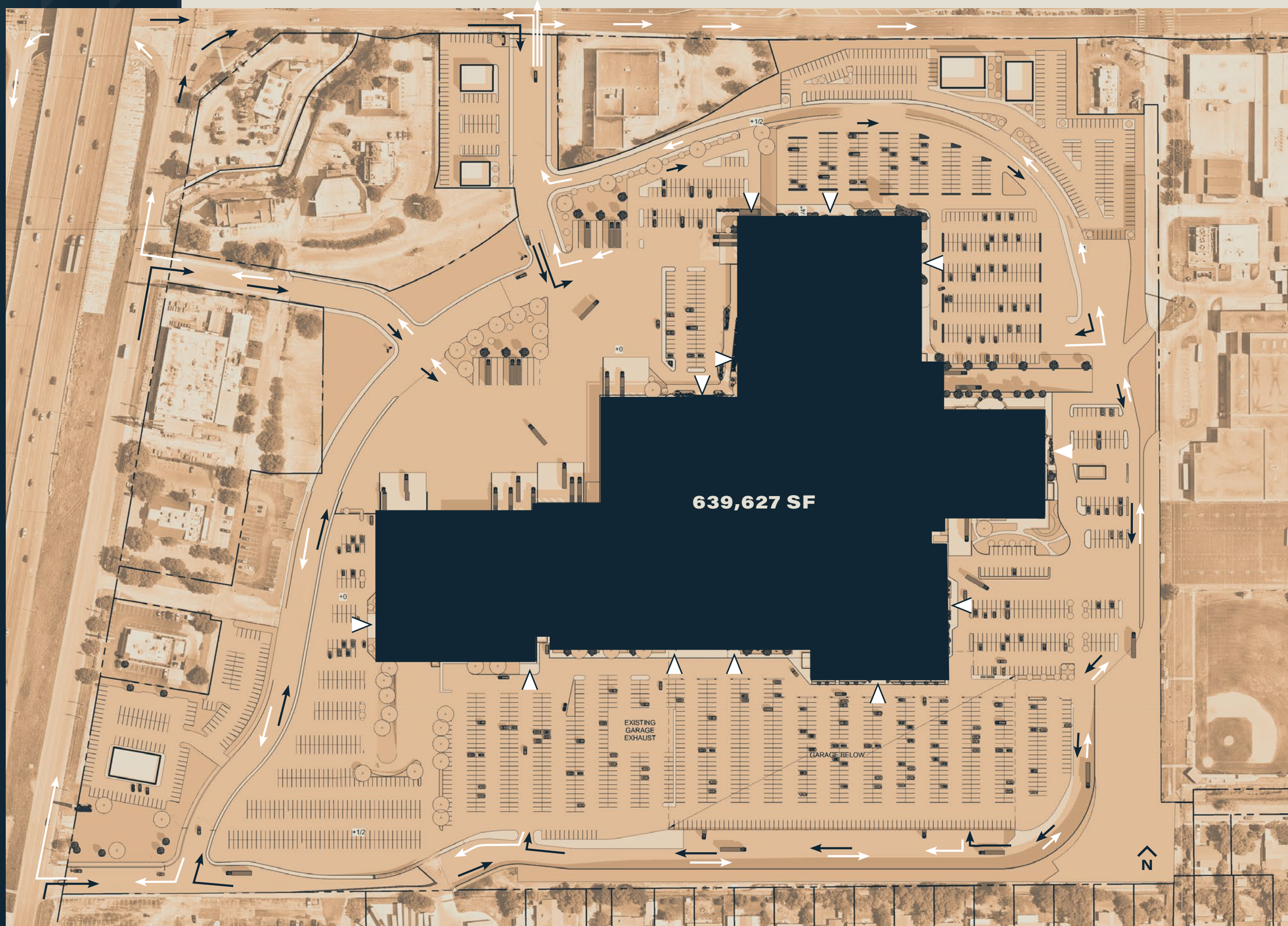
UNIT H
90,454 SF



SITE PLAN

639,627 SF

Leasable configuration



RENDERINGS







KEY PORTFOLIO FACTS

150+
properties



Proven track record

315+
tenants



Adaptive Reuse

46.5MM
square feet



Creative deal makers

1,100
developable acres



Industrial Restoration

NATIONAL TENANT NETWORK TOP 3



Industrial Commercial Properties LLC (ICP) operates one of the largest privately-held commercial real estate portfolios in the United States.

EXAMPLES OF TRANSFORMATIVE PROJECTS

Former Randall Park Mall,
North Randall, OH

Former Chapel Hill Mall,
Akron, OH

Highland Park,
Garfield Heights, OH

Former American Greetings HQ,
Brooklyn, OH

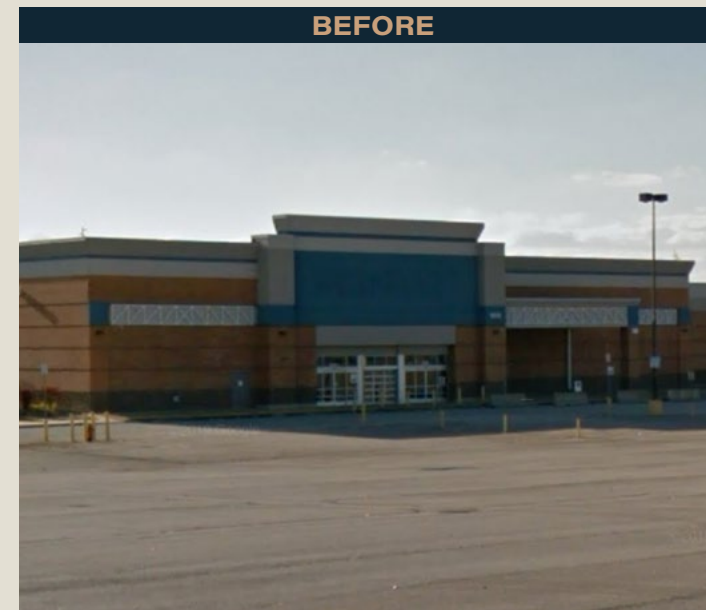
Former Ford Ohio Assembly Plant,
Lorain, OH



HIGHLAND PARK

Garfield Heights, OH

Highland Park is a new business park redevelopment of the former City View Center property in Garfield Heights, Ohio. The project includes 500,000 SF of a combination of light industrial, office and retail/restaurant uses. Located on 60 acres, centrally located in Cuyahoga County and offers immediate access to I-480 and I-77.



ABOUT ICP.



SRS Building Supply
Caterpillar
Mattress Firm
Reynolds Company
Samuels Glass
Hill County Electric

Frozen Beverage (FBD)
Fidelity Information Services

Windcrest

McCarty Equipment

NTW
Builders First Source
Amazon
Stanley Steamer

Halfen
US Auto Force
Daikin
Trane Supply
Wayfair
Ferguson HVAC

Maverick Beverage
Wesco Distribution
Hjoca
Berger Allied
Dixie Carpet
Dakota Premium Hardwoods



CLOSE TO IT ALL.

Windcrest

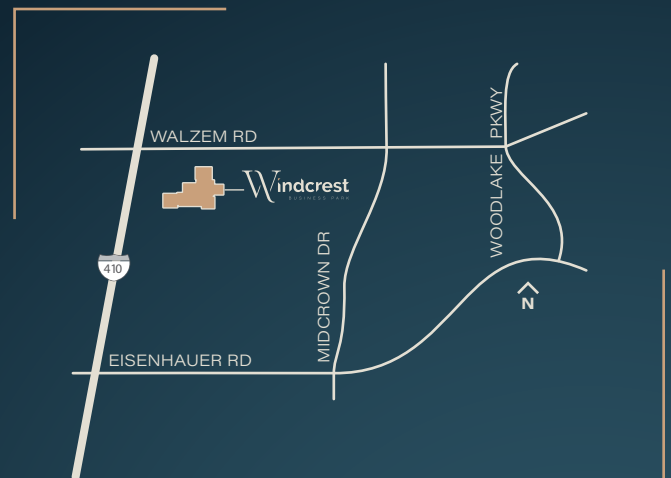
INTERNATIONAL BUSINESS PARK



EXPLORE WHAT'S COMING

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