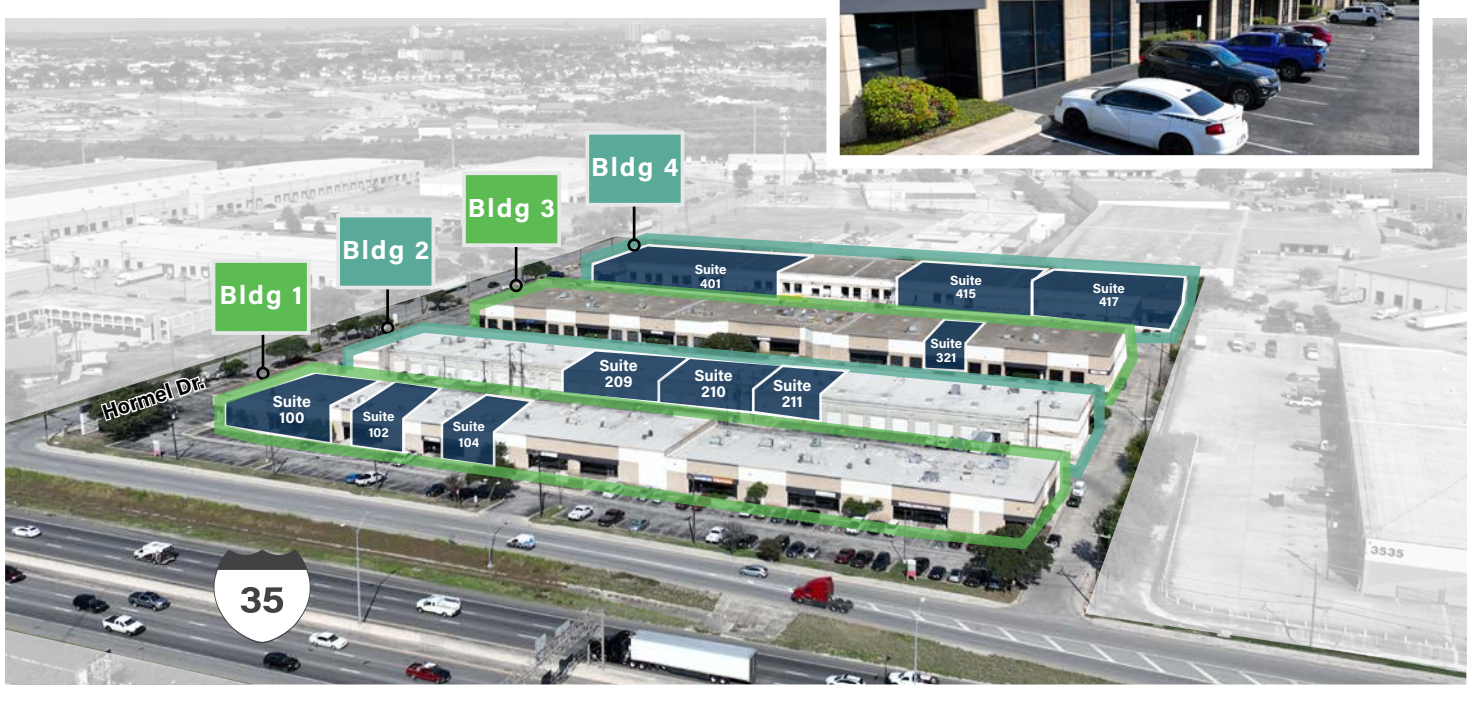




San Antonio Distribution Center

3453 North Pan Am Expwy
San Antonio, Texas 78219



Property Highlights

- 203,747 SF warehouse
- 2/1,000 parking
- 14' - 18' clear heights
- Dock and grade level loading
- I-2 zoning
- I-35 access and visibility
- Move-in ready spaces
- Local ownership
- Contact broker for pricing

Availabilities

- Suite 100: 7,650 SF
- Suite 102: 2,400 SF
- Sutie 104: 2,400 SF
- Suite 209: 4,800 SF
- Suite 210: 5,370 SF
- Suite 211: 3,430 SF (100% HVAC)
- Suite 321: 3,600 SF
- Suite 401: 16,728 SF (Avail. 9/26)
- Suite 415: 10,832 SF
- Suite 417: 11,700 SF

Suites 209/210/211 contiguous
for total of 13,600 SF

Suites 415/417 contiguous
for total of 22,532 SF

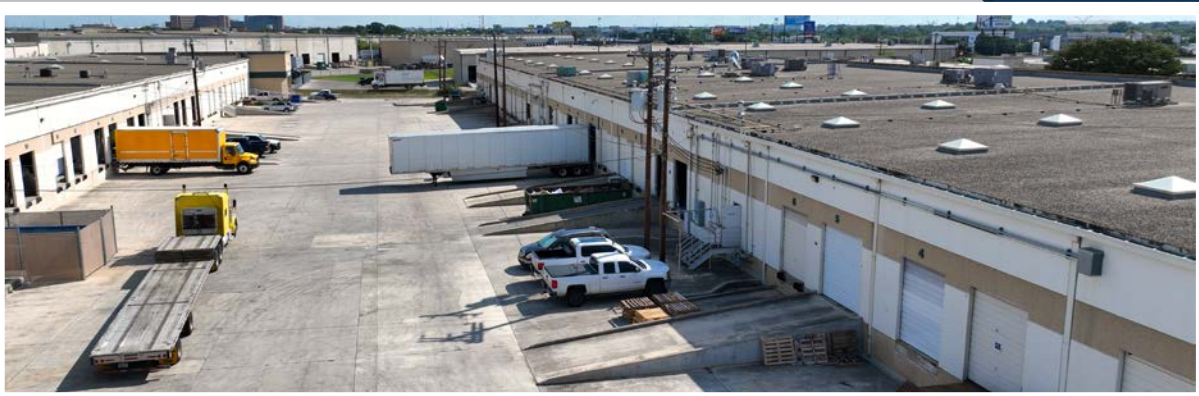
A property of





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Site Plan



A property of





Building Information



Building 1

- Building Size: 44,100
- Clear Height: 14' - 15'
- Loading Configuration: Rear grade level loading
- Building Depth: 80'

Building 2

- Building Size: 42,850
- Clear Height: 15' - 16'
- Loading Configuration: Rear grade level loading
- Building Depth: 80'

Building 3

- Building Size: 66,072
- Clear Height: 18'
- Loading Configuration: Rear dock-high & ramp loading
- Building Depth: 120'

Building 4

- Building Size: 55,579
- Clear Height: 18'
- Loading Configuration: Front dock-high & ramp loading
- Building Depth: 89'
- Column Spacing: 30' x 30'

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OFFICE / WAREHOUSE
SPACE AVAILABLE



Drive Times

Immediate
IH-35

3 Minutes
Hwy 281

4 Minutes
IH-10

5 Minutes
Loop 410

STREAM

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