

AVAILABLE FOR LEASE:

54,493 - 122,521 SF

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



FOSTER
commerce center



PROPERTY HIGHLIGHTS

- » 175-acre, 2.2 MM SF Class A master-planned industrial park
- » Buildings 2 & 3 available now
- » Build-to-suit opportunities available
- » Convenient access to IH-10, IH-35, Loop 410 and SH-130

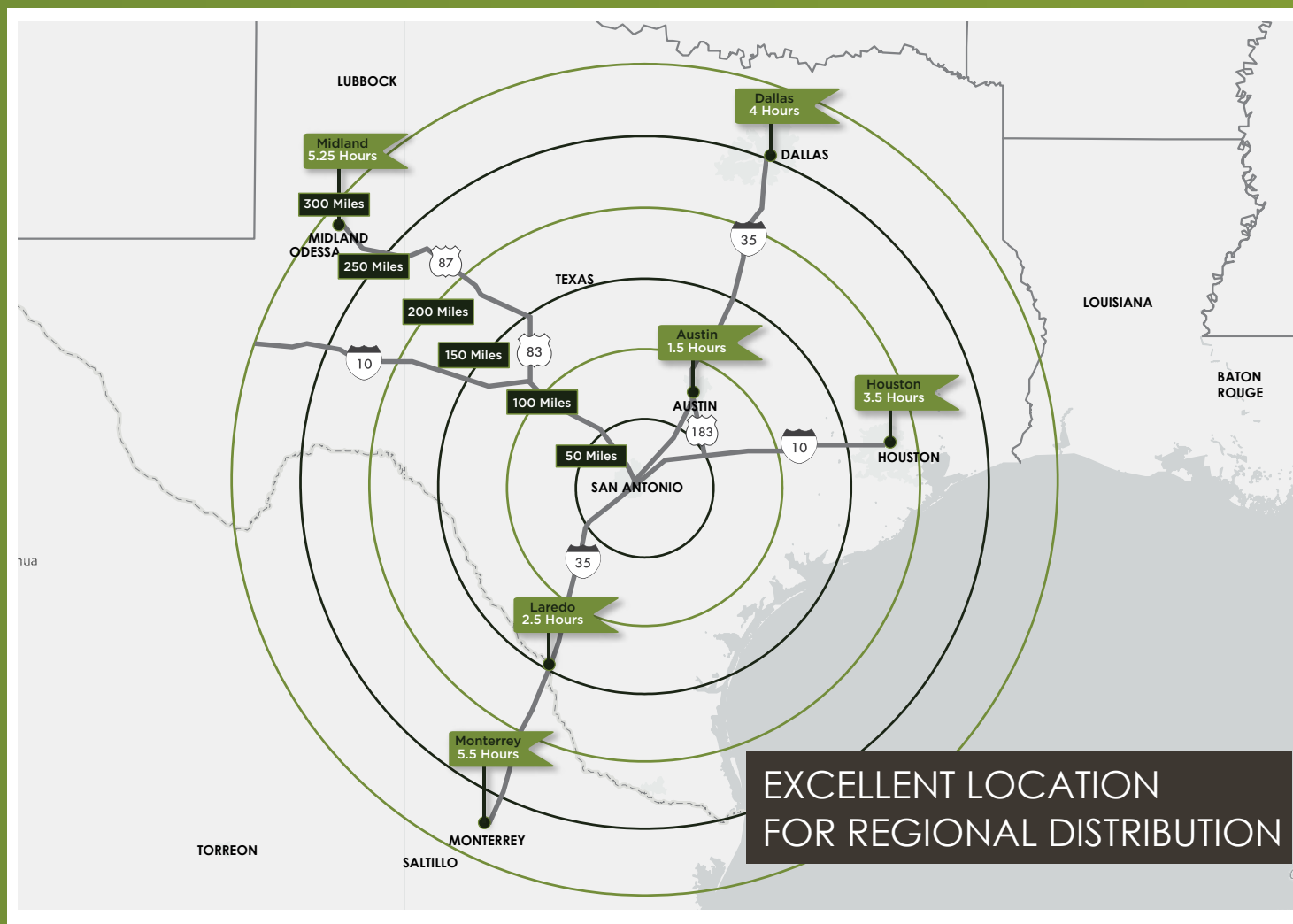


For Information, Contact:

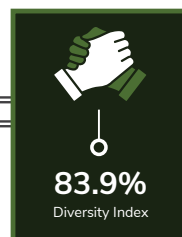
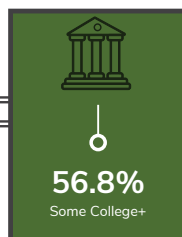
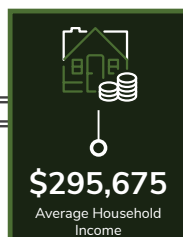
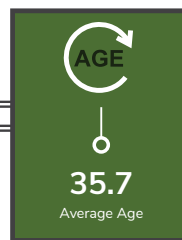
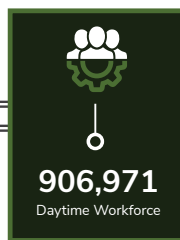
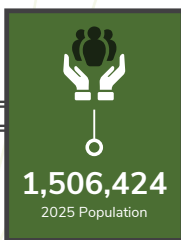
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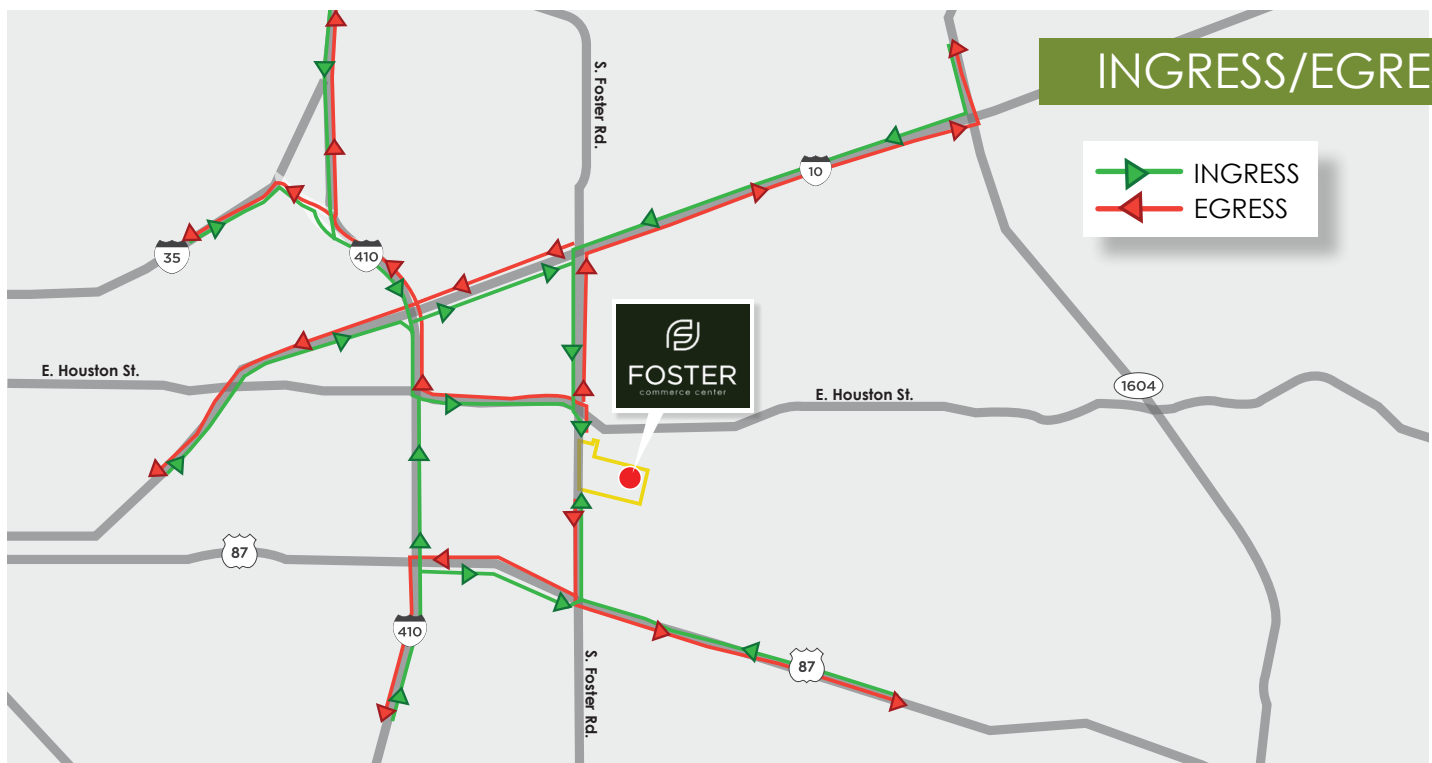
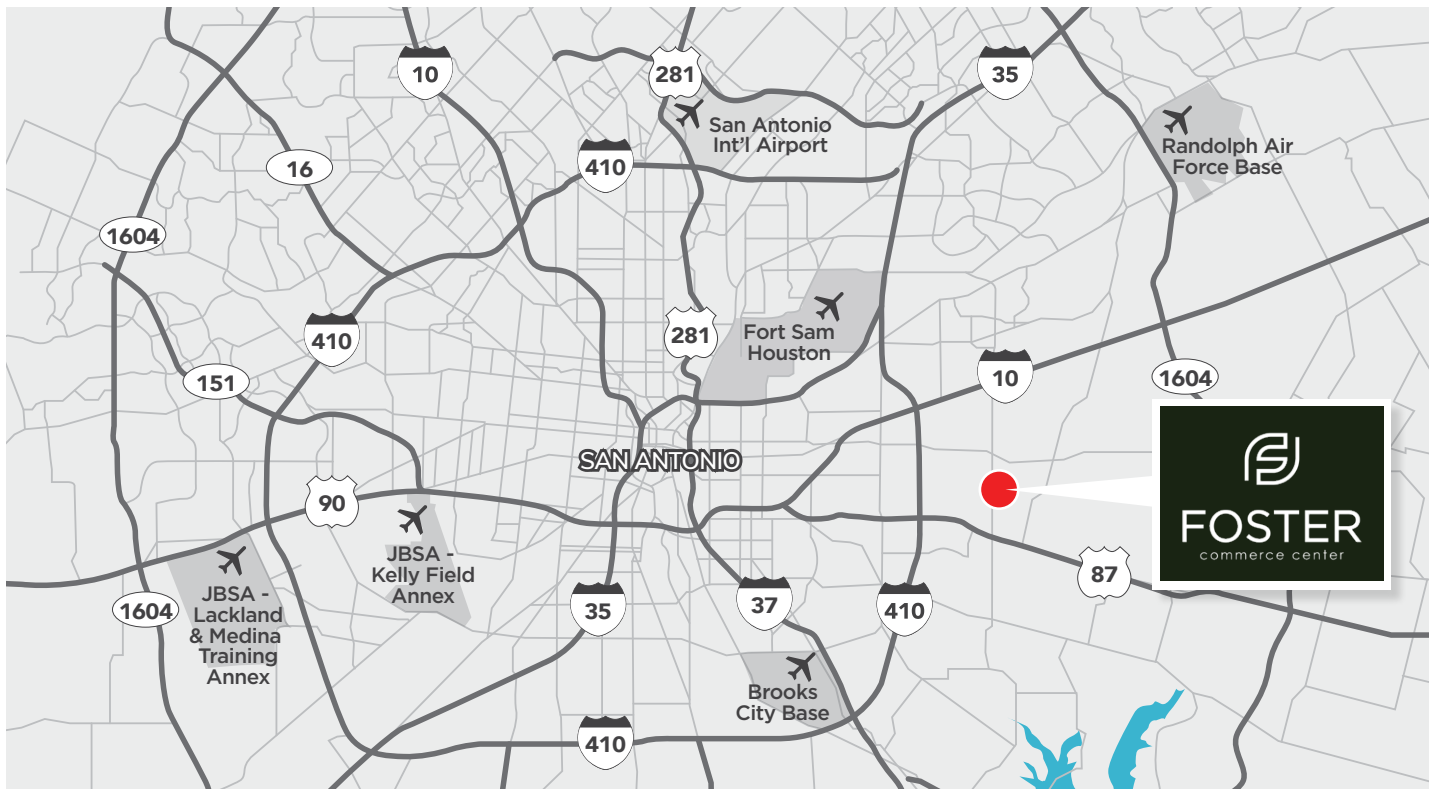


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**AMPLE
WORKFORCE
AVAILABLE**
(Within 30 Miles)







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 54,493 - 122,521 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory

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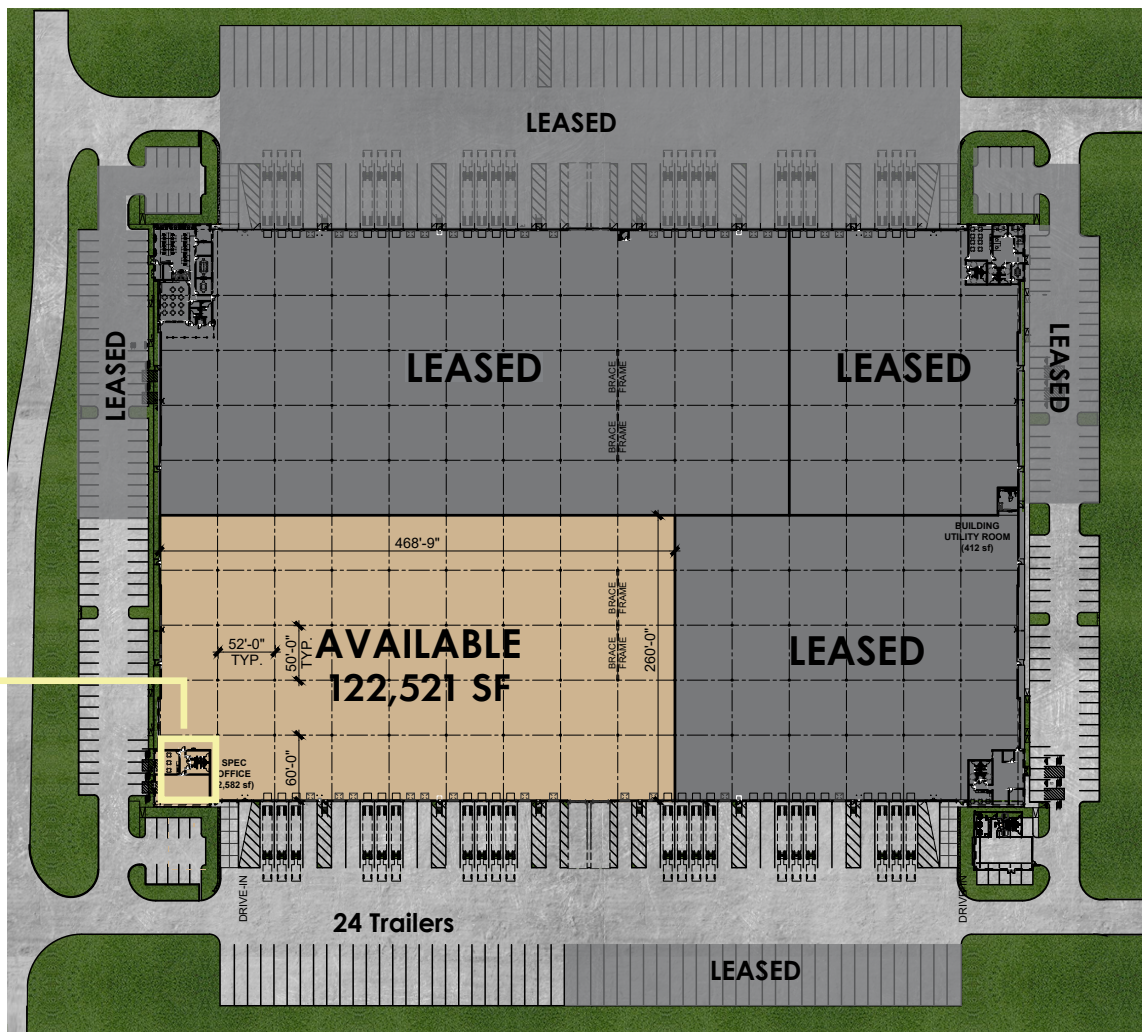
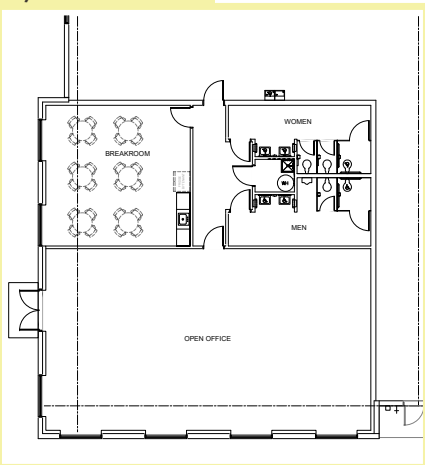
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SITE PLAN



- 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 2,521 SF



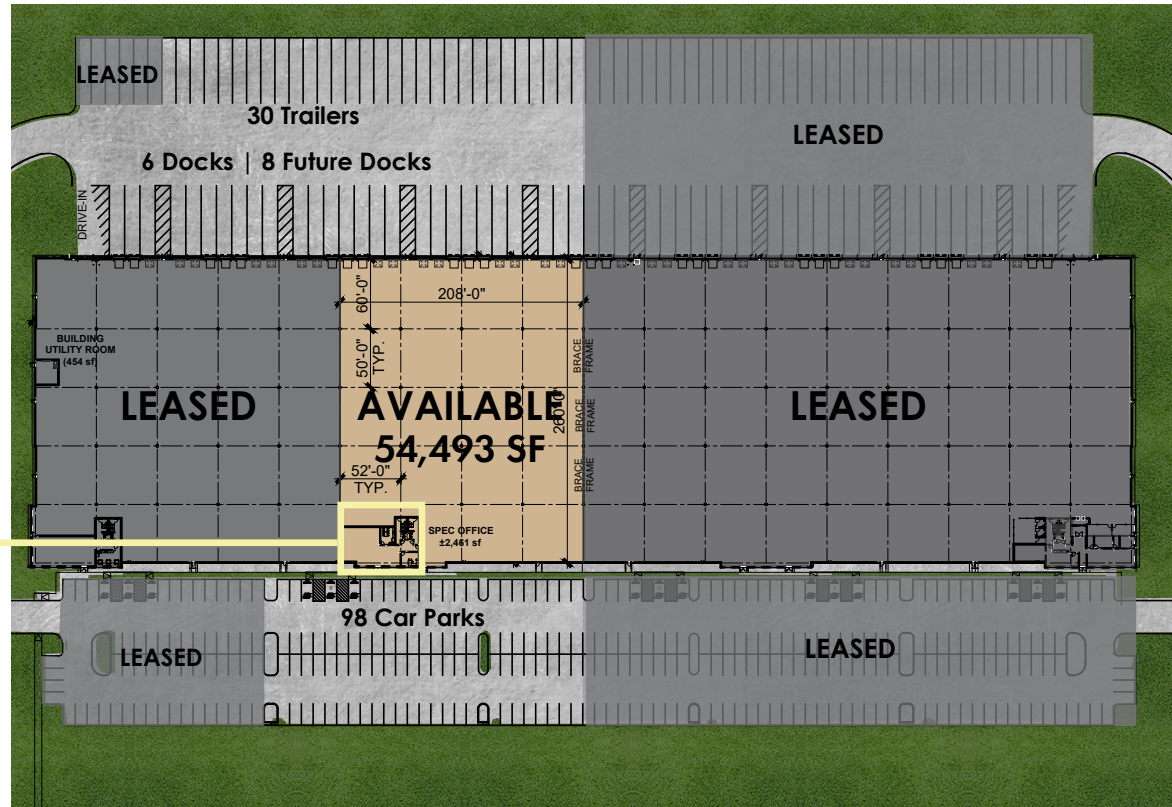
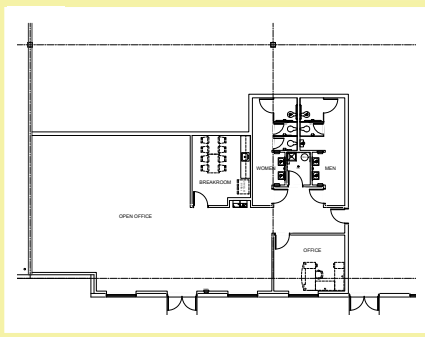
AVAILABILITY SPECIFICATIONS

BUILDING 2

Building Size:	408,402 SF (122,521 SF Available)
Dimensions:	520' x 780'
Bay Spacing:	52' x 50' w/60' speed bays
Clear Height:	40'
Loading:	Cross-dock
Truck Courts:	185'
Docks:	11 (expandable to 21)

Drive-In Doors:	1
Trailer Parking:	24 trailers
Car Parking:	58 cars
Construction:	Concrete Tilt-Wall
Roof:	45-mil TPO, R-20 Insulation
Sprinkler System:	ESFR
Electrical Service:	1,200 amps, 480V, 3-phase

SPEC OFFICE 2,461 SF



AVAILABILITY SPECIFICATIONS

BUILDING 3

Building Size:	245,194 SF (54,493 SF Available)	Drive-In Doors:	BTS
Dimensions:	260' x 936'	Trailer Parking:	30 trailers
Bay Spacing:	50' x 52' w/60' speed bays	Car Parking:	98 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:	6 (expandable to 14)	Electrical Service:	1,000 amps, 480V, 3-phase

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