

FOR LEASE

1604

LOGISTICS CENTER

- **PREMIUM NORTHEAST LOCATION ALONG LOOP 1604**
- **FLEXIBLE BUILDING DESIGN**
- **BUILD TO SUIT OPTIONS IN PHASE II**

LOOP 1604 @ NACOGDOCHES RD • SAN ANTONIO, TX 78247



A DEVELOPMENT OF



VIEW WEBSITE

CBRE

ACCESS & ADJACENCY



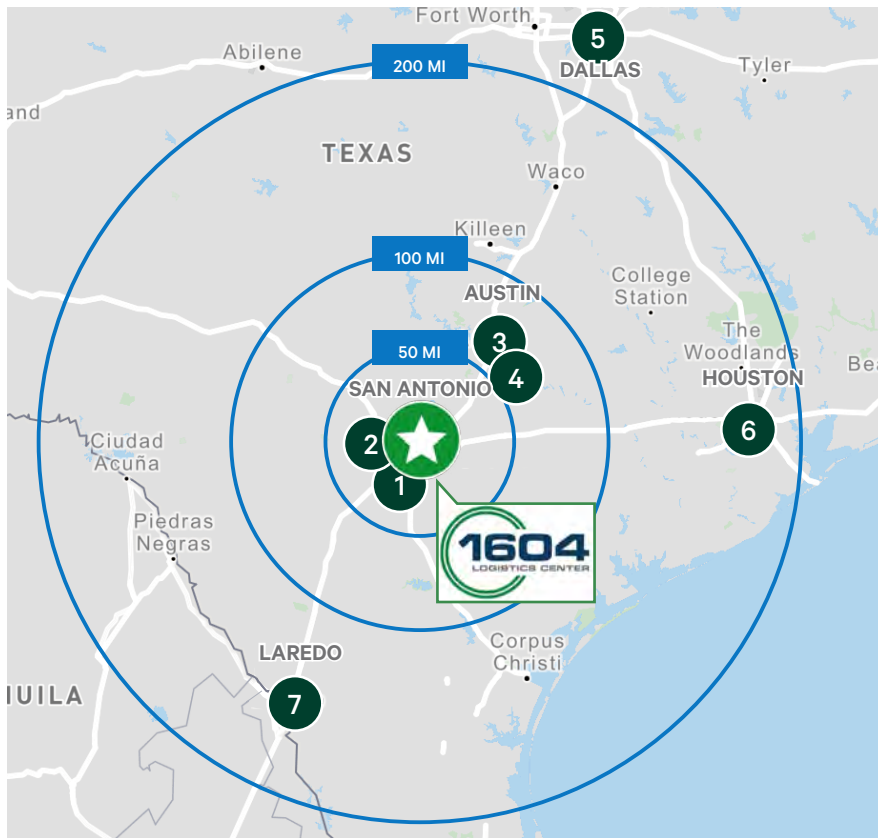
LOCATION HIGHLIGHTS

- Multiple ingress/egress points along Loop 1604 & Nacogdoches Rd
- Plentiful retail and service amenities in the immediate vicinity
- Proximity to over 1.9 million people within a 30-minute drive time
- Surrounding tenant mix includes an impressive number of nationally recognized brands
- Close proximity to major highways:
 - IH-35: 2 miles (2 minutes)
 - Hwy 281 7.5 miles (8 minutes)
 - IH-10: 15 miles (17 minutes)



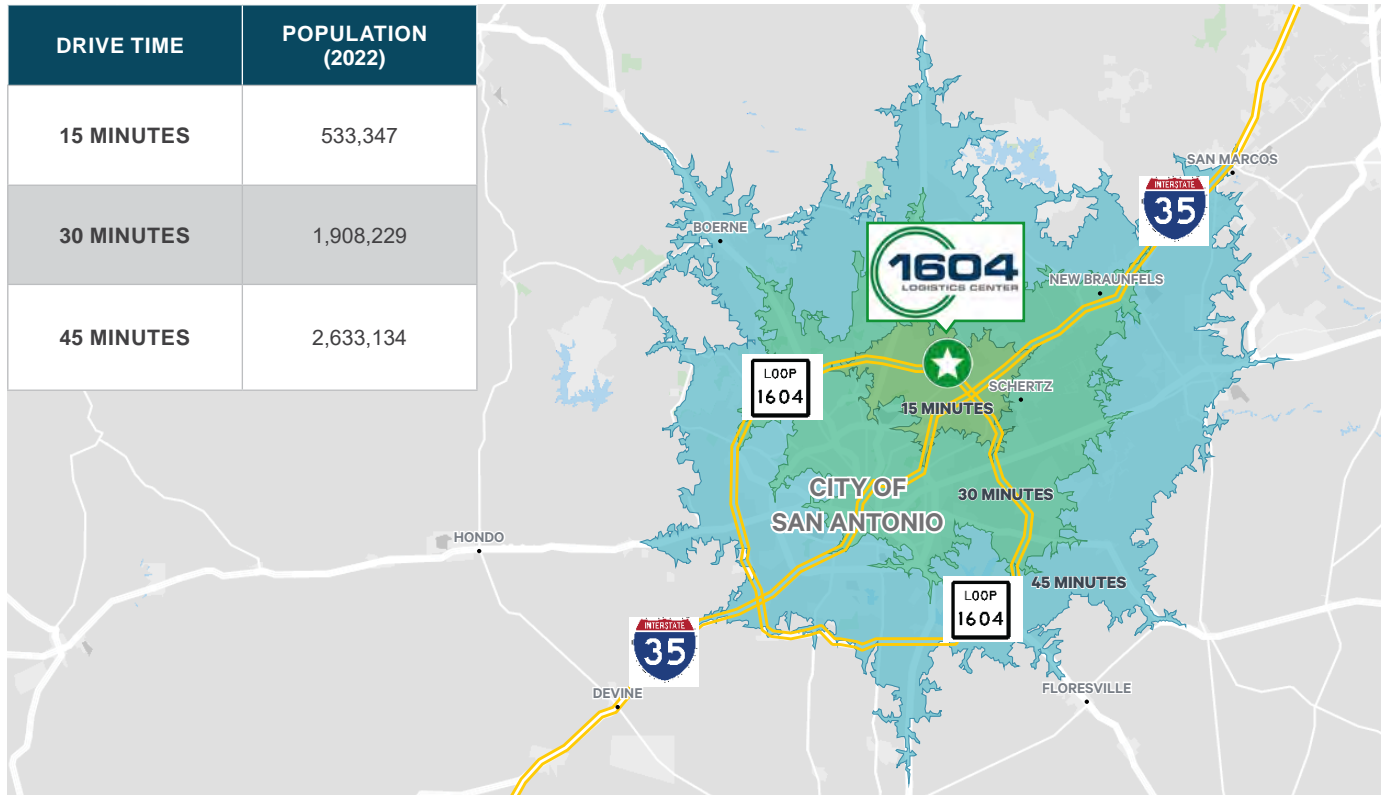
STRATEGIC LOCATION

DRIVE TIMES AND DISTANCES



DESTINATION	MILES
1. TOYOTA MOTOR MANUFACTURING TEXAS	32 Miles
2. SAN ANTONIO INTERNATIONAL AIRPORT	13 Miles
3. AUSTIN, TX	60 Miles
4. TESLA GIGA TEXAS	74 Miles
5. DALLAS, TX	192 Miles
6. HOUSTON, TX	174 Miles
7. LAREDO, TX	210 Miles

DRIVE TIME	POPULATION (2022)
15 MINUTES	533,347
30 MINUTES	1,908,229
45 MINUTES	2,633,134



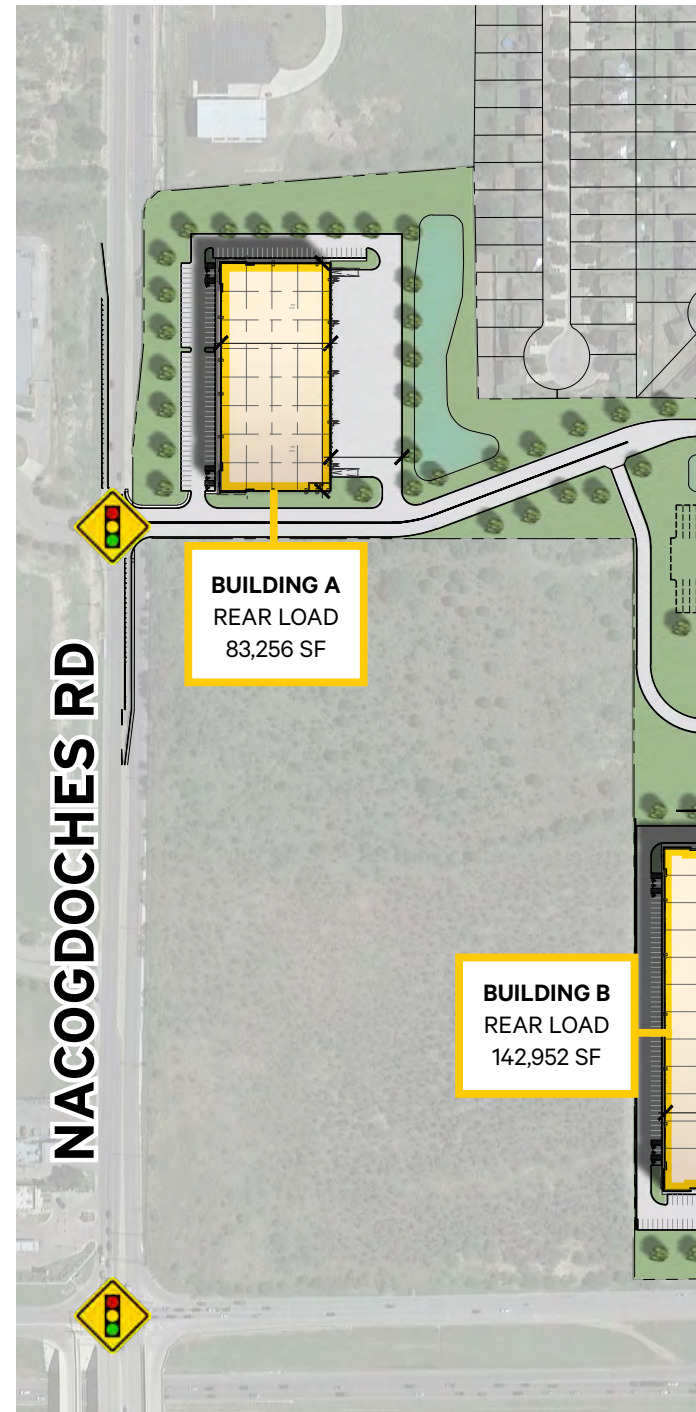
MASTER PLAN OVERVIEW

PROPERTY HIGHLIGHTS


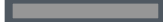

- Excellent Northeast San Antonio Location with easy access to both IH-35 and Loop 1604
- Class A Construction in Master-Planned Industrial Development
- Lighted intersection at Loop 1604 & Nacogdoches
- Multiple access points into park from Loop 1604 & Nacogdoches Road
- Premium infill location with high population density
- Flexible building design to accommodate a variety of sizes and user types

BUILDING DETAILS

BUILDING	AVAILABLE SF	CLEAR HEIGHT	CONFIGURATION
BUILDING A	±83,256 SF	32'	REAR LOAD
BUILDING B	±142,952 SF	32'	REAR LOAD
BUILDING C	±250,315 SF	36'	CROSS DOCK
BUILDING D	±119,075 SF	32'	REAR LOAD
PHASE II	Up to ±900,000 SF	TBD	CROSS DOCK





LEGEND	
PHASE I	
PHASE II	
LIGHTED INTERSECTION	

BUILDING A



83,256 SF
AVAILABLE

REAR LOAD
CONFIGURATION

32' CLEAR HEIGHT

BUILDING HIGHLIGHTS

- Frontage along Nacogdoches Road
- Excellent stand alone building option
- Divisible to $\pm 20,000$ SF
- Clerestory windows

BUILDING DETAILS

- 23 (9'x10') Dock High Doors
- 2 (12'x14') Ramped Doors
- ESFR Fire Sprinklers
- 121 Auto Parking Spaces
- Column Spacing 46'8" x 52'
- Office Built to Suit
- 130' Truck Court
- 60' Speed Bays



BUILDING B

142,952 SF
AVAILABLE

REAR LOAD
CONFIGURATION

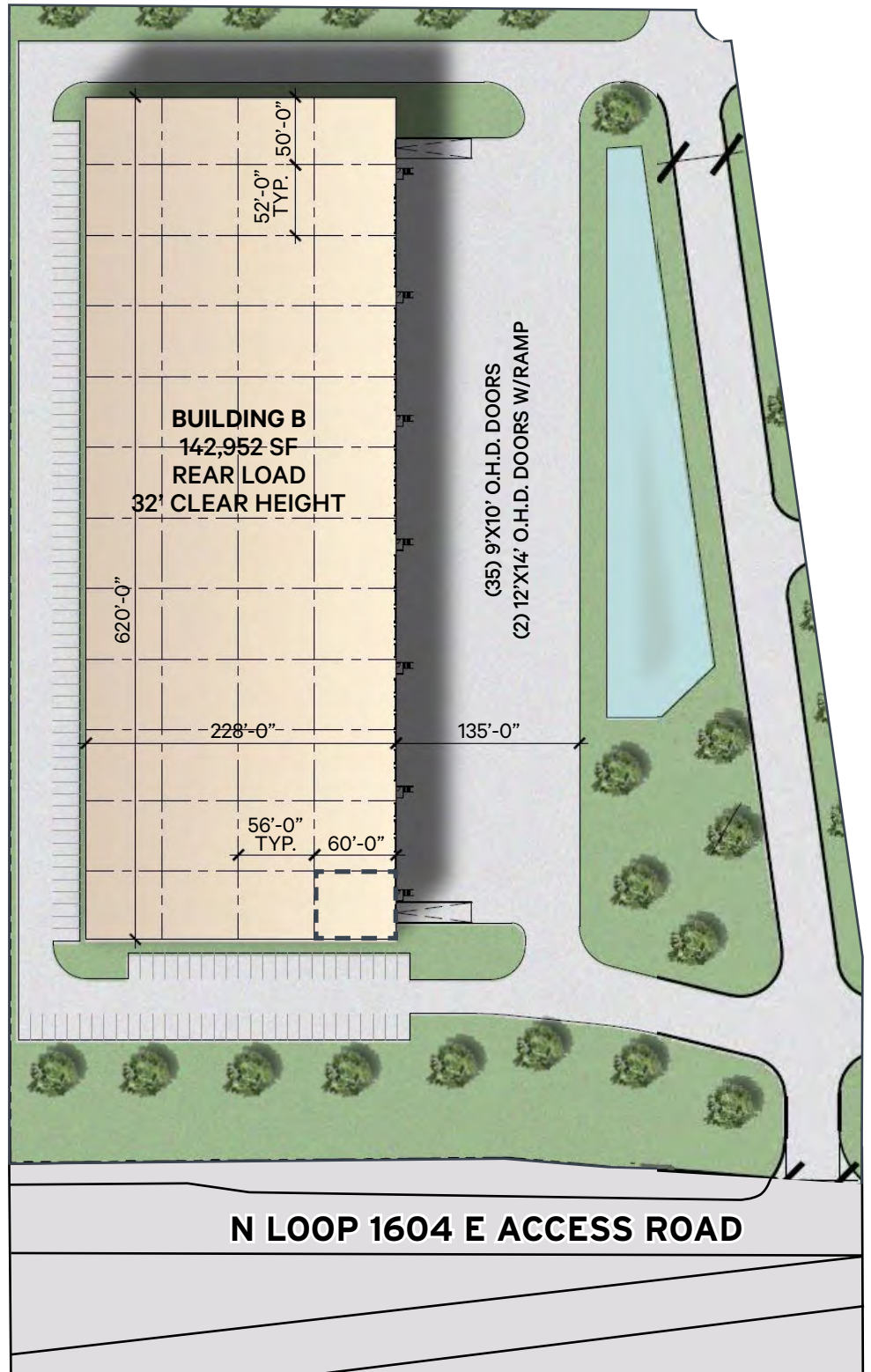
32' CLEAR HEIGHT

BUILDING HIGHLIGHTS

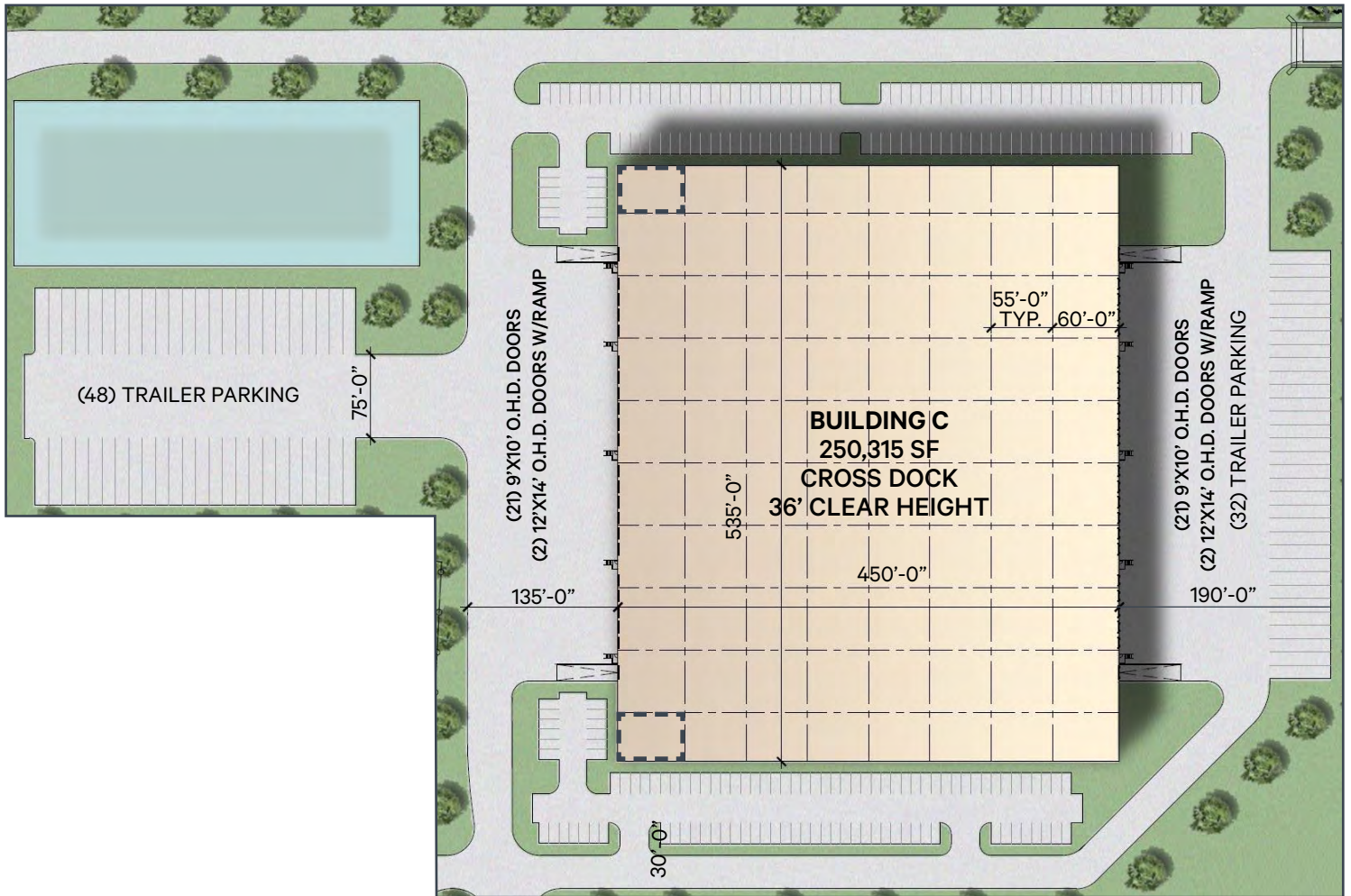
- Frontage along Loop 1604 Access Road
- Divisible to ±45,000 SF
- Clerestory windows

BUILDING DETAILS

- 35 (9'x10') Dock High Doors
- 2 (12'x14') Ramped Doors
- ESFR Fire Sprinklers
- 122 Auto Parking Spaces
- Column Spacing 49'9" x 56'
- Office Built to Suit
- 135' Truck Court
- 60' Speed Bays



BUILDING C



250,315 SF
AVAILABLE

CROSS DOCK
CONFIGURATION

36' CLEAR HEIGHT

BUILDING HIGHLIGHTS

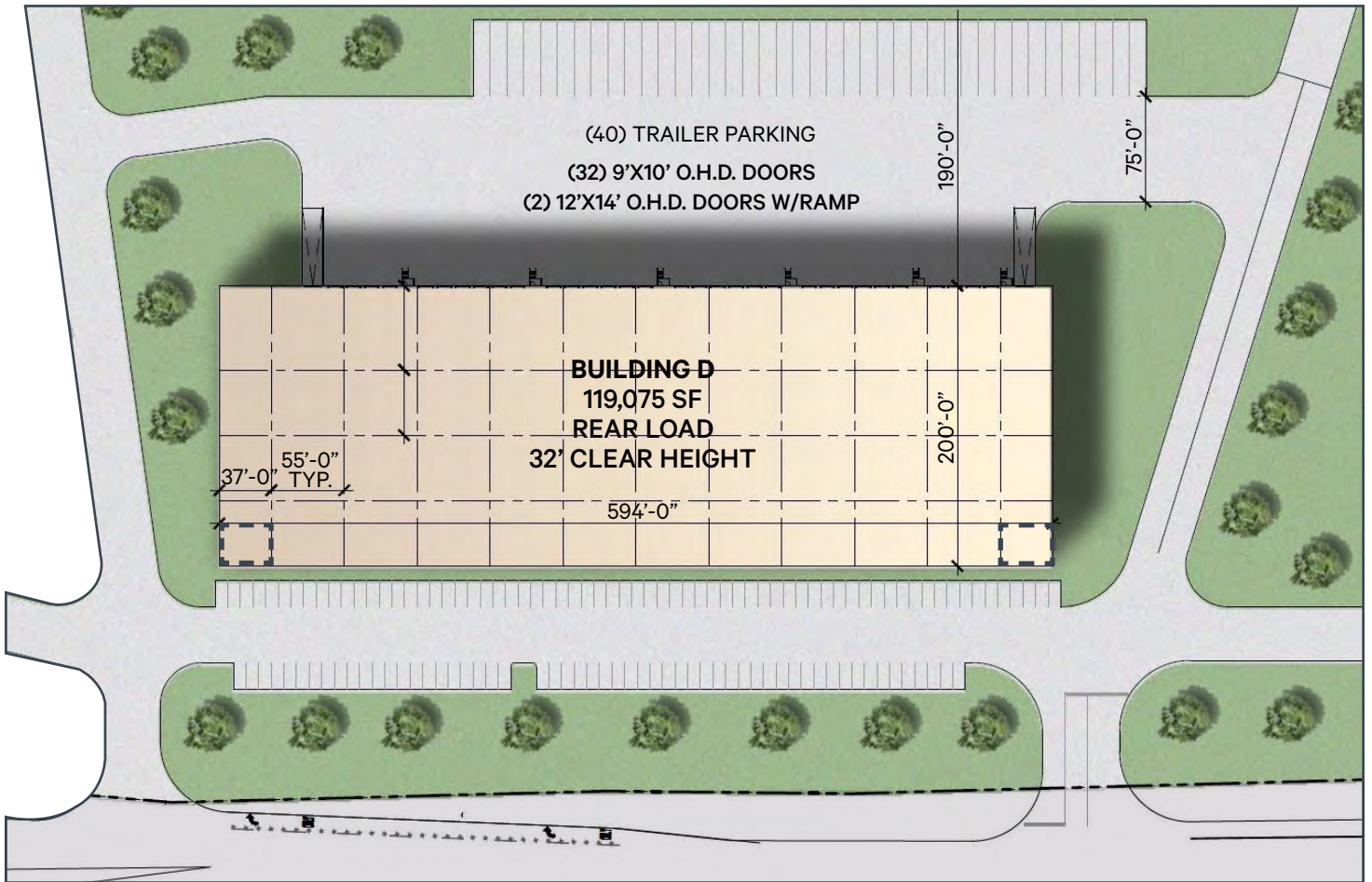
- Ability to expand trailer parking on adjacent lot
- Divisible to ±60,000 SF
- Clerestory windows

BUILDING DETAILS

- 42 (9'x10') Dock High Doors
- 4 (12'x14') Ramped Doors
- ESRF Fire Sprinklers
- 232 Auto Parking Spaces
- 32 Trailer Parking Spaces
- Column Spacing 55" x 56'
- Office Built to Suit
- 190' Truck Court
- 60' Speed Bays



BUILDING D



119,075 SF
AVAILABLE

REAR LOAD
CONFIGURATION

32' CLEAR HEIGHT

BUILDING HIGHLIGHTS

- Frontage along Loop 1604 Access Road
- Divisible to $\pm 40,000$ SF
- Clerestory window

BUILDING DETAILS

- 32 (9'x10') Dock High Doors
- 2 (12'x14') Ramped Doors
- ESFR Fire Sprinklers
- 123 Auto Parking Spaces
- 40 Trailer Parking Spaces
- Column Spacing 46'8" x 52'
- Office Built to Suit
- 190' Truck Court
- 60' Speed Bays

NOTES

Horizontal lines for writing notes.





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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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