

FOOD GRADE WAREHOUSE / FREEZER / COOLER / DRY SPACE

MAJOR IMPROVEMENTS COMPLETED!



±170,000 – 384,250 SF

**SAN ANTONIO DISTRIBUTION CENTER
FOR SALE OR LEASE**

5711FM78

San Antonio, Texas 78244

A PROJECT OF

STREAM

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FOOD GRADE WAREHOUSE ±170,000 – 384,250 SF FOR SALE OR LEASE

PROPERTY INFORMATION

LAND SIZE:	27± acres
BUILDING SIZE:	384,250 SF
BUILT:	1981 - 1982
RENOVATED/EXPANDED:	1995; 2003; ongoing capital improvements thru 2011
LEASE RATES & PURCHASE PRICE:	Contact Stream Broker

- 29' - 32' clear height
- Building fully sprinklered
- 4,000 amp service
- Front load
- 57 dock high doors
- 1 ramp
- Fenced property perimeter with separate fenced employee parking
- 280 employee parking spaces plus additional parking available
- T5, T8's and metal halide lights
- Insulated membrane roof
- Vertical dock levelers
- Deep stacking refrigerated dock area
- Steel I-beams with insulated metal panel exterior walls in refrigerated sections and metal panel in dry warehouse

REFRIGERATION SYSTEM

Ammonia based systems with Frick screw-type compressors with back-up compressors for both high-stage and low-stage cooling.

BREAK DOWN

WAREHOUSE

133,238 SF	Warehouse
28,197 SF	Dock
5,814 SF	Fork Lift Changing Station
4,768 SF	1st Floor Office & Locker Rooms
970 SF	Trash Receptacle Room

172,987 SF

COLD STORAGE WAREHOUSE

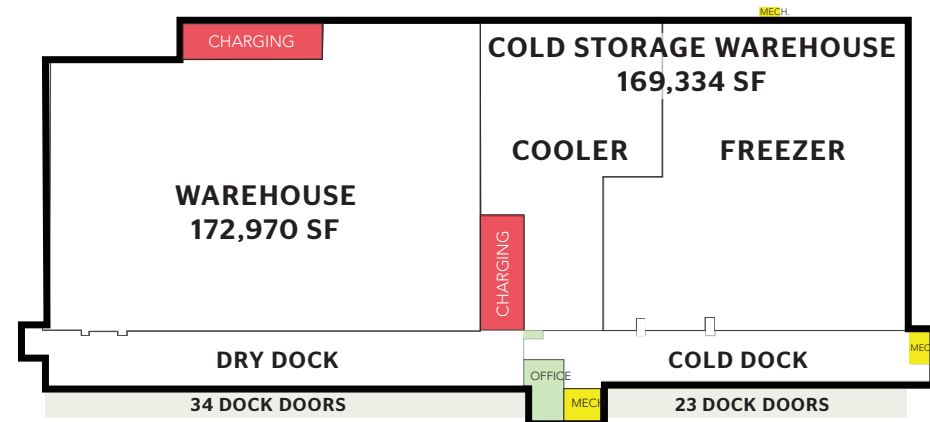
90,442 SF	Freezer*
44,929 SF	Cooler
22,830 SF	Cold Dock
7,552 SF	Forklift Charging Station / Storage
2,538 SF	Mechanical
1,026 SF	1st Floor Office & Restroom

169,317 SF

*Dedicated ice cream storage room capable of -20°F

MEZZANINE LEVEL OFFICE SPACE - 41,946 SF

Inclusive of offices, conference rooms, open cubicle areas, test kitchen, break room & restrooms.



41,946 SF of mezzanine level office space not shown

- DRY WAREHOUSE
- CART CHARGING STATION
- COOLER
- FREEZER
- FREEZER -20° / ICE CREAM
- COLD DOCK

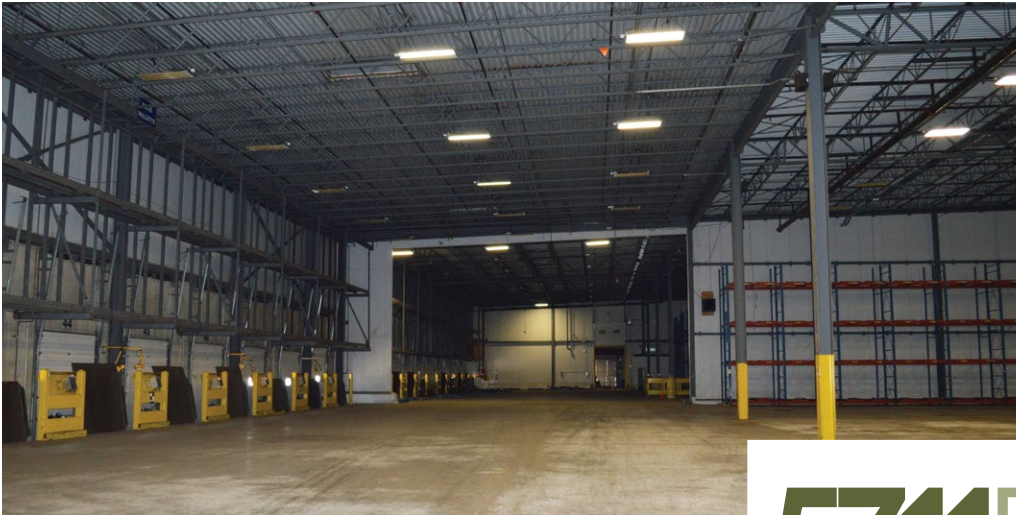
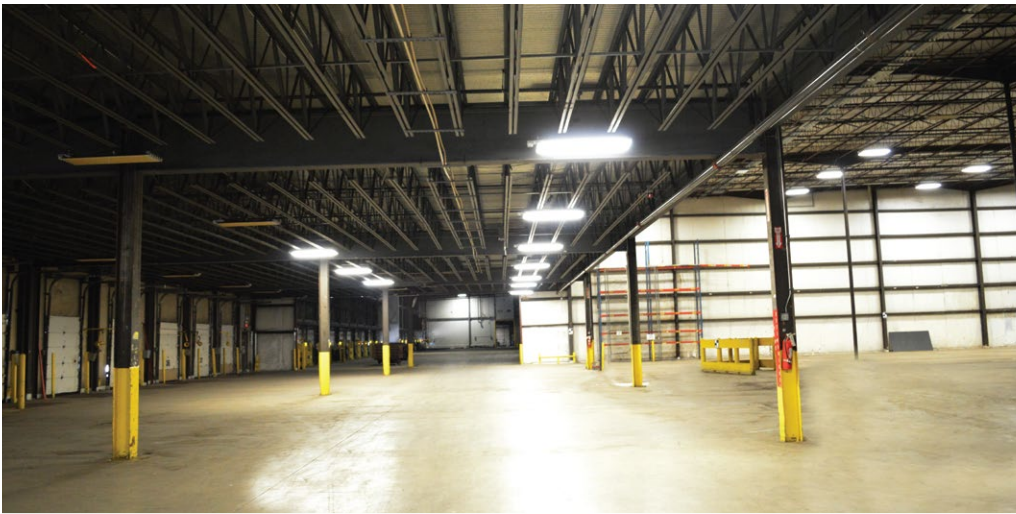


41,496 SF OF MEZZANINE LEVEL OFFICE NOT SHOWN

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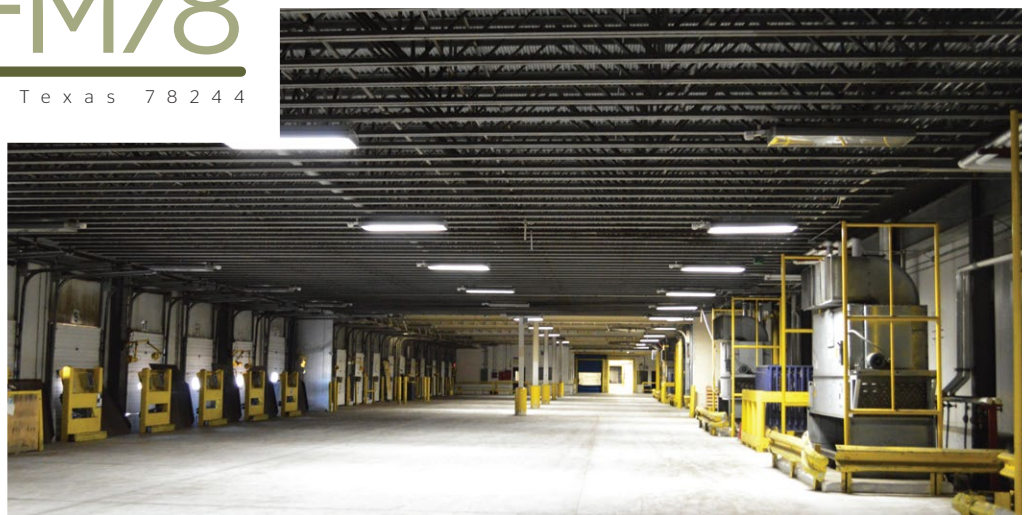
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LOCATION MAP

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384,250 SF

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DISTANCES
 80 miles to Austin
 145 miles to Corpus Christi
 150 miles to Laredo
 200 miles to Houston
 275 miles from Brownsville Texas
 280 miles to Dallas-Ft. Worth
 295 miles to Monterrey Mexico
 550 miles to El Paso

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FOR INFORMATION, CONTACT:

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SAN ANTONIO INFO

San Antonio is the 7th largest city in the nation and the second largest in Texas with a population of nearly 1.4 million in the city and 2.25 million in the metropolitan area.

San Antonio ranked "A+ for Business" by Forbes and ranked #4 in Boomtowns by Bloomberg.

Listed by Forbes as one of America's most recession-proof cities and ranked the 9th fastest growing city in the U.S.

Its unique geographical position connects the east and west coasts, Canada, Mexico, Central and South America.

Interstate highways connect San Antonio to the major Texas population centers and to primary border crossing points into Mexico including Laredo, Del Rio, Eagle Pass, El Paso, Brownsville and the ports of Corpus Christi and Houston. Because of this combination of ideal location and quality infrastructure, currently more than 50 percent of the total goods flowing between the U.S. and Mexico travel through San Antonio before reaching their final destination.

SITE SPECIFIC INFO

Located in Northeast San Antonio 12 miles from the San Antonio International Airport. The site provides easy access to all parts of San Antonio. Surrounded by major interstates such as IH 35, IH 10, IH 37/US Hwy 281, US Hwy 90.