

A DEVELOPMENT OF

STREAM

&



43,680 SF
AVAILABLE FOR LEASE

I-35

**LOGISTICS
CENTER**

175 SOUTHWESTERN AVE.
NEW BRAUNFELS, TEXAS 78130

**RECENTLY DELIVERED, STATE-OF-THE-ART LOGISTICS FACILITY.
IMMEDIATE ACCESS TO IH-35 WITH INTERSTATE VISIBILITY.**

■ WWW.I35LOGISTICSCENTER.COM ■

43,680 SF AVAILABLE FOR LEASE

NEW CLASS A WAREHOUSE / DISTRIBUTION FACILITY
LOCATED IN THE HEART OF THE
SAN ANTONIO / AUSTIN
CORRIDOR ON IH-35.



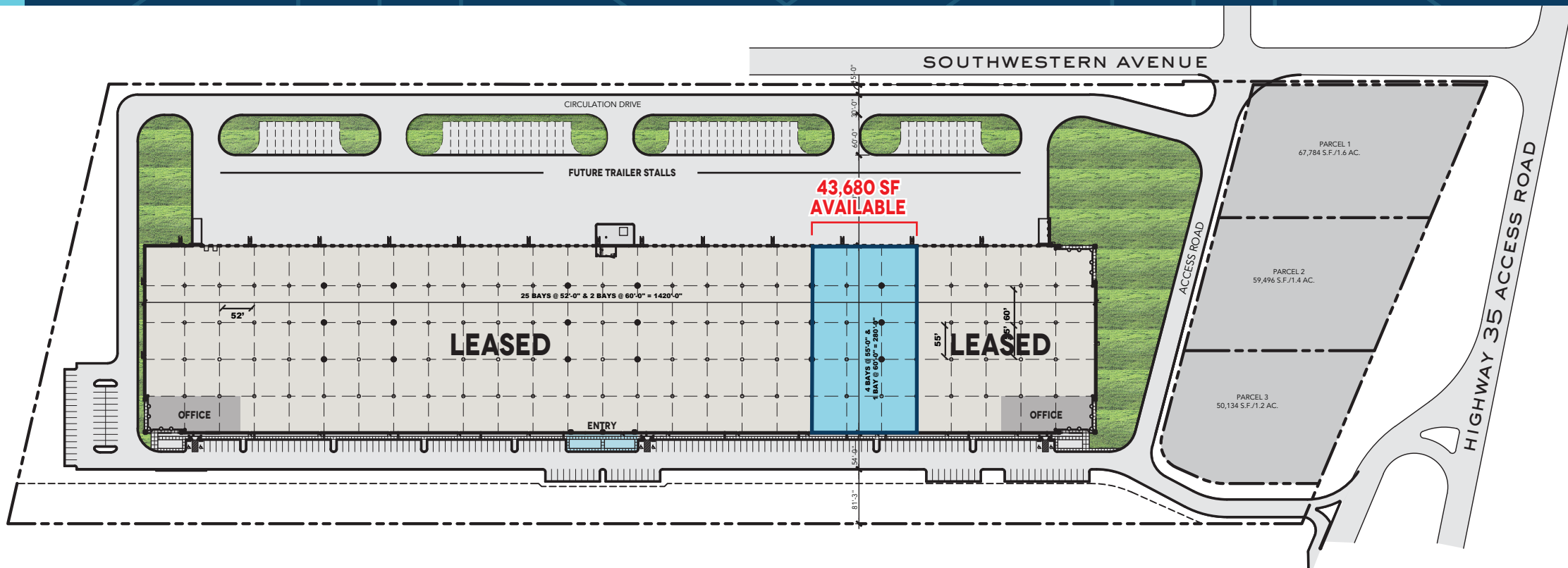
PROPERTY SPECS

SIZE:	397,600 SQUARE FEET	CONFIGURATION:	REAR LOAD
DOCK DOORS:	EIGHTY (80) 9'x10' DOCK DOORS	RAMP UP DOORS:	TWO (2) 12'x16' DOORS
CLEAR HEIGHT:	32'	COLUMN SPACING:	55'x52' (TYPICAL)
BUILDING DIMENSIONS:	280' x 1,420'	EMPLOYEE PARKING:	200 CAR PARKING SPACES
FLOOR SPECIFICATIONS:	6' REINFORCED CONCRETE SLAB	LIGHTING:	T5 FLOURESCENT LIGHTING
POWER SPECIFICATIONS:	480V, 3 PHASE POWER, 3,000 AMPS	OFFICE FINISH LEVELS:	1% TO 10%
ADDITIONAL TRAILER STORAGE:	52 EXTRA TRAILER STALLS	ROOF SPEC & INSULATION:	60 MIL. REINFORCED TPO ROOF
TRUCK COURT DEPTH:	135'	LOT SIZE:	25.99 ACRES
FIRE SUPRESSION:	ESFR	DOCK EQUIPMENT:	TO-SUIT
SKYLIGHTS:	(68): 4'x8'		

LOCATION FEATURES

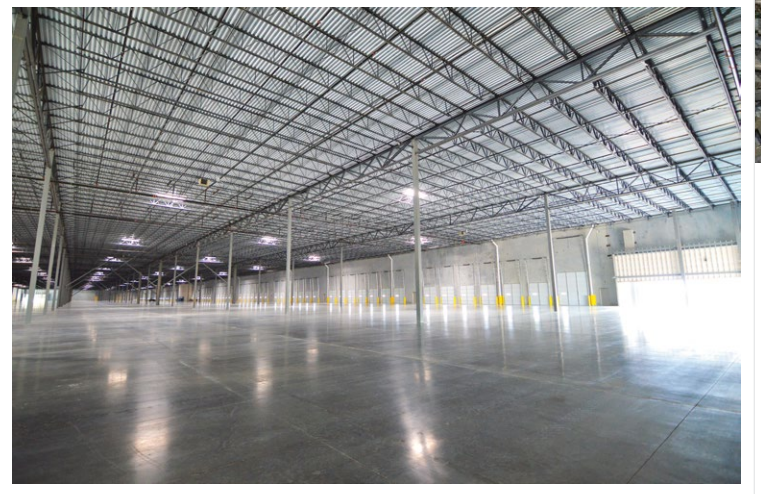
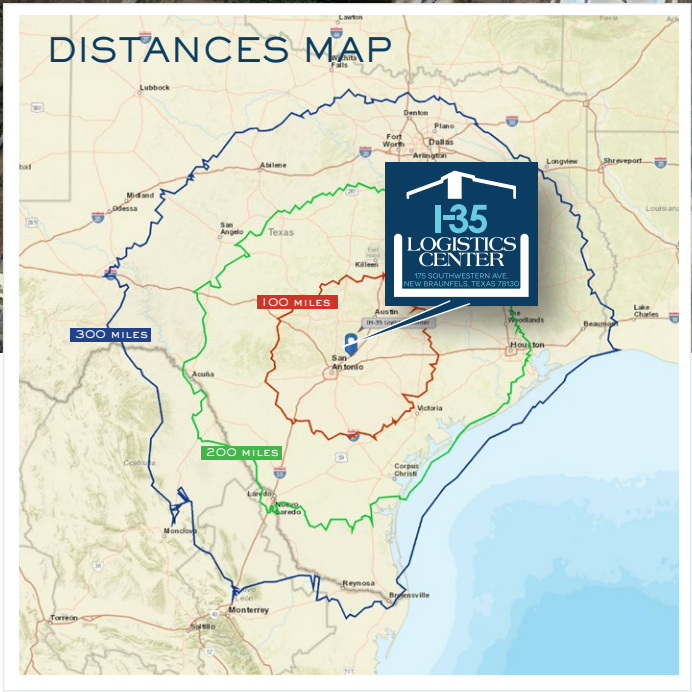
- IMMEDIATE ACCESS TO IH-35 NORTH & SOUTH
- GREAT INGRESS / EGRESS
- QUICK ACCESS TO IH-10 VIA HWY 46
- IH-35 SIGNAGE AVAILABLE
- STRATEGICALLY LOCATED ON IH-35 BETWEEN SAN ANTONIO & AUSTIN
- ESTABLISHED DEVELOPMENT WITH MULTIPLE QUICK SERVICE RESTAURANTS & A 24/7 FULL SERVICE PILOT TRAVEL CENTER
- ABILITY TO FENCE TRUCK COURT & POTENTIAL CONTROLLED ACCESS POINTS FOR SECURITY
- TRIPLE FREEPORT TAX EXEMPTION
- ADDITIONAL INCENTIVES AVAILABLE THROUGH THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION

MONUMENT SIGNAGE AVAILABLE

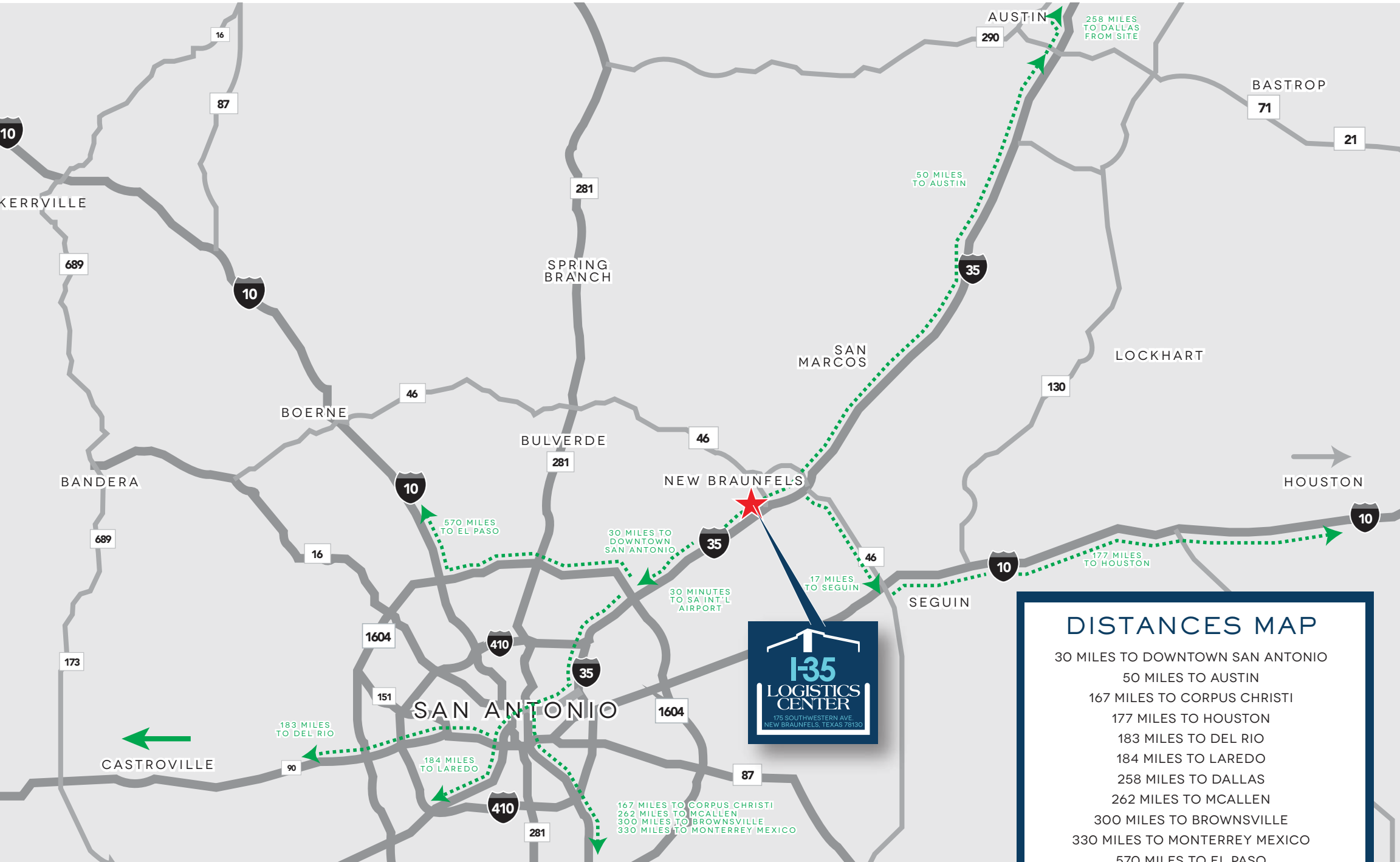


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INGRESS
EGRESS



LOCATION MAP W/DISTANCES



DISTANCES MAP

- 30 MILES TO DOWNTOWN SAN ANTONIO
- 50 MILES TO AUSTIN
- 167 MILES TO CORPUS CHRISTI
- 177 MILES TO HOUSTON
- 183 MILES TO DEL RIO
- 184 MILES TO LAREDO
- 258 MILES TO DALLAS
- 262 MILES TO MCALLEN
- 300 MILES TO BROWNSVILLE
- 330 MILES TO MONTERREY MEXICO
- 570 MILES TO EL PASO

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New Braunfels
EDC

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