

19500

BULVERDE RD.



CBRE

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CBRE
CONTACTS:

LINDSEY TUCKER
First Vice President
+1 210 507 1131
lindsey.tucker@cbre.com

ROB BURLINGAME, CCIM
First Vice President
+1 210 507 1123
rob.burlingame@cbre.com

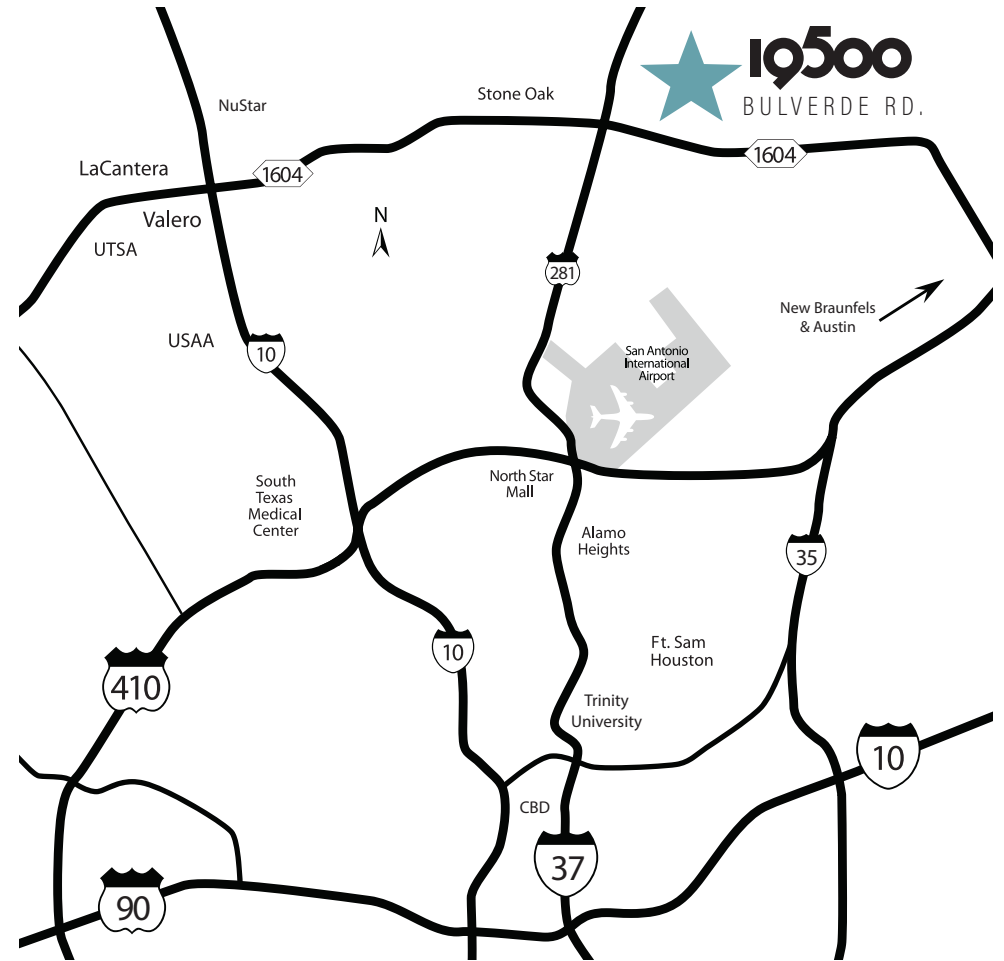
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SAN ANTONIO, TX

San Antonio is the second largest city in Texas, after Houston. Located in Bexar County, it has a population of 1.3 million people. It's the home of The Alamo, the River Walk, and the NBA's San Antonio Spurs.

Between 2015 and 2016, San Antonio became the 3rd fastest growing large city in the U.S. With steady job growth, beautiful scenery, and a booming food scene, San Antonio has established its own distinct personality.



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PROPERTY OVERVIEW



92.0450 Acre campus with a 426,000 SF Warehouse; 147,594 SF- Class A Office Building, structured parking and land for future expansion.



Two story office building recently renovated in 2016; 73,797 SF floor plates, 9'6" - 10' ceilings with Class A finishouts throughout.



426,000 SF Class A Warehouse with 28 Foot Clear Height including a 225,000 SF conditioned Warehouse, 118,000 SF of Office space, and 83,000 SF of Warehouse.



1829 - Parking Spaces (Structured Parking with 522 spaces and 1307 surface spaces.)



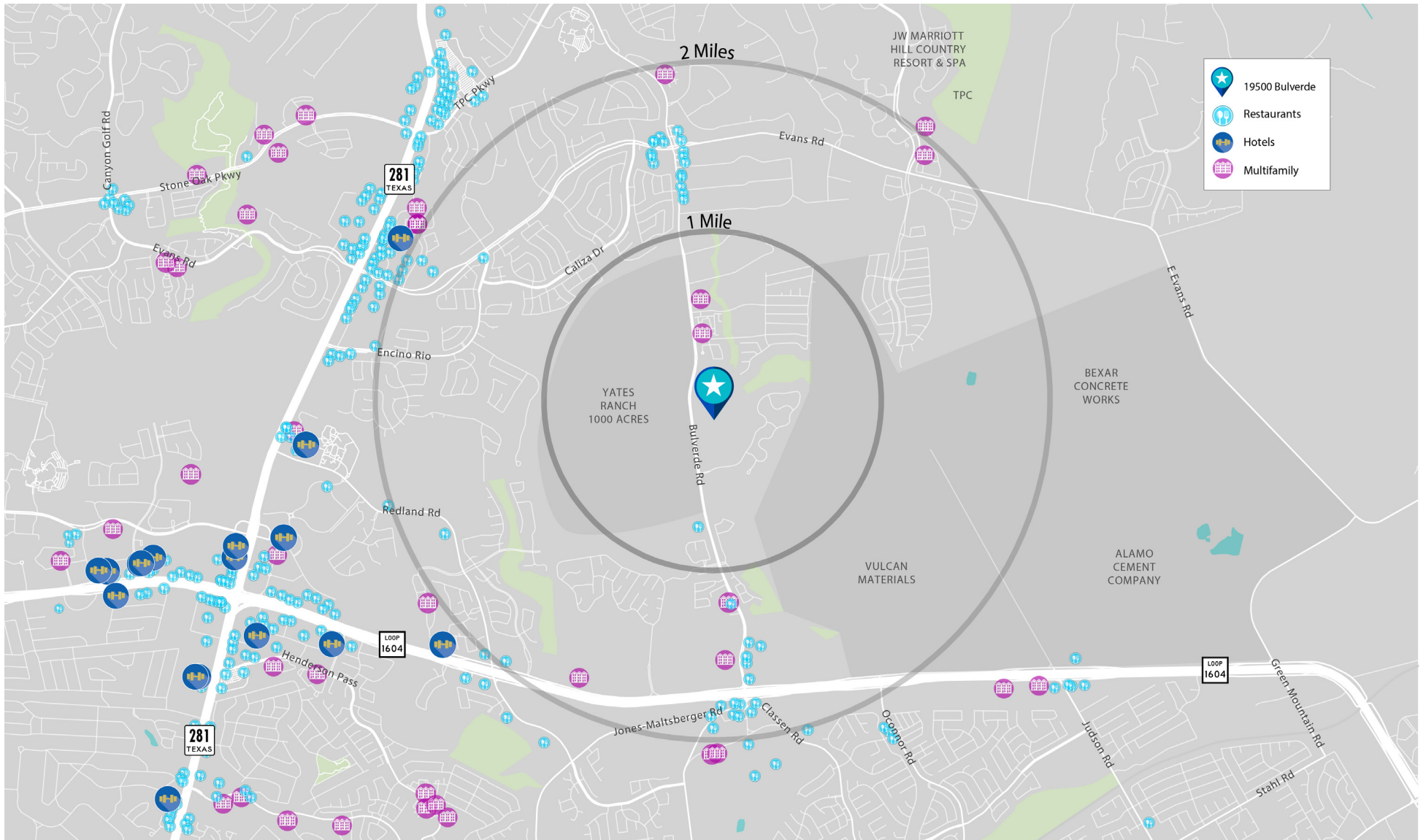
26 acres of additional land is available for future growth.



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LOCAL AMENITIES



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OFFICE

FEATURES

Tiltwall construction with concrete columns, steel roof joists and floorjoists, slab on grade foundation, sprinklered and insulated windows & doors constructed in 2001. Two Emergency Kohler Generators installed (1-100 KW & 1-300 KW) as well as an Energy Management System.

- Approximately 712 workstations
- Boardroom with seating for 24
- Fourteen (14) Large Conference rooms
- Five (5) Small Conference rooms
- Forty two (42) Huddle rooms
- Two mothers room
- Two large kitchen areas with seating for 140 with custom folding glass to covered outdoor pavillion
- Five training rooms with seating to accommodate 24-60 trainees



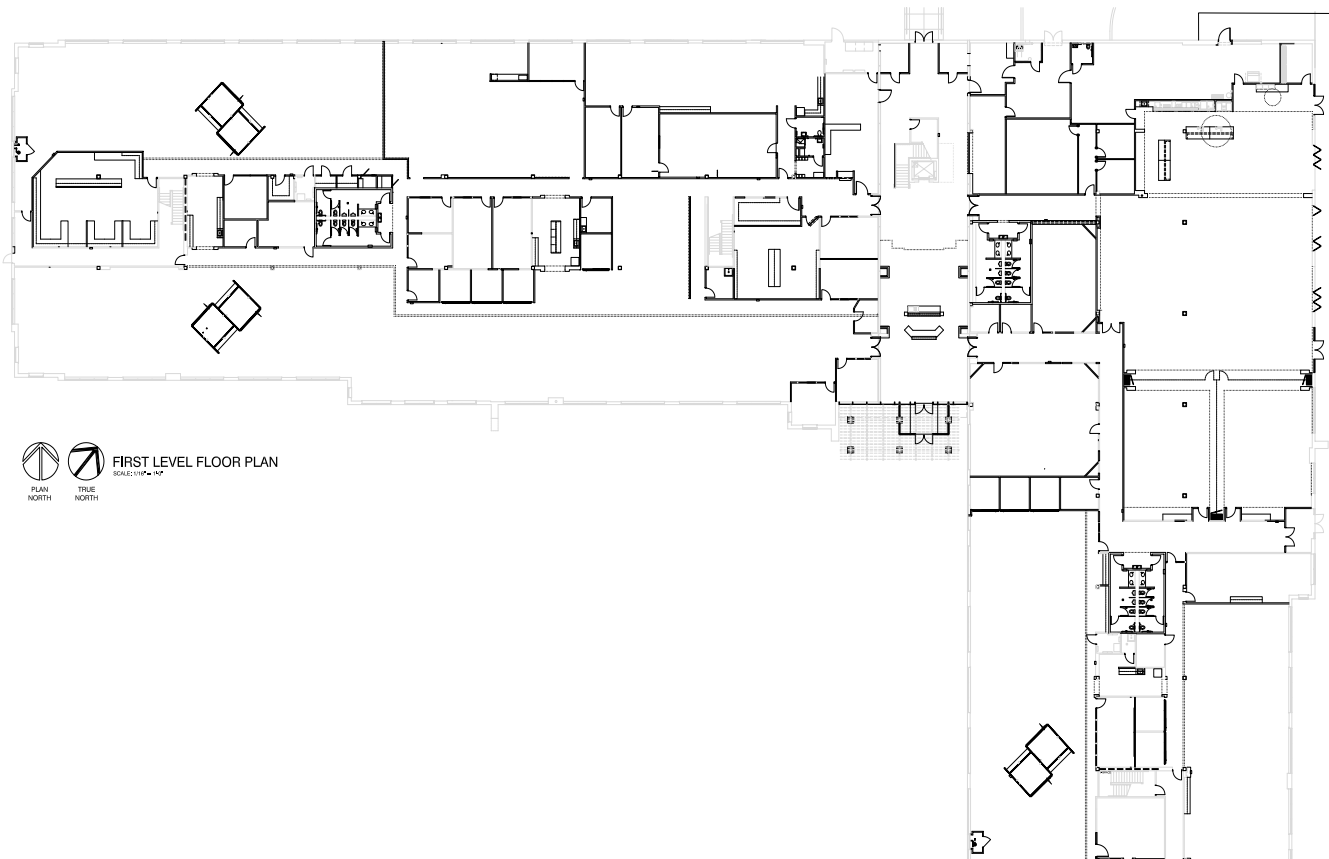
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OFFICE FLOORPLANS

FIRST FLOOR

73,797 SF



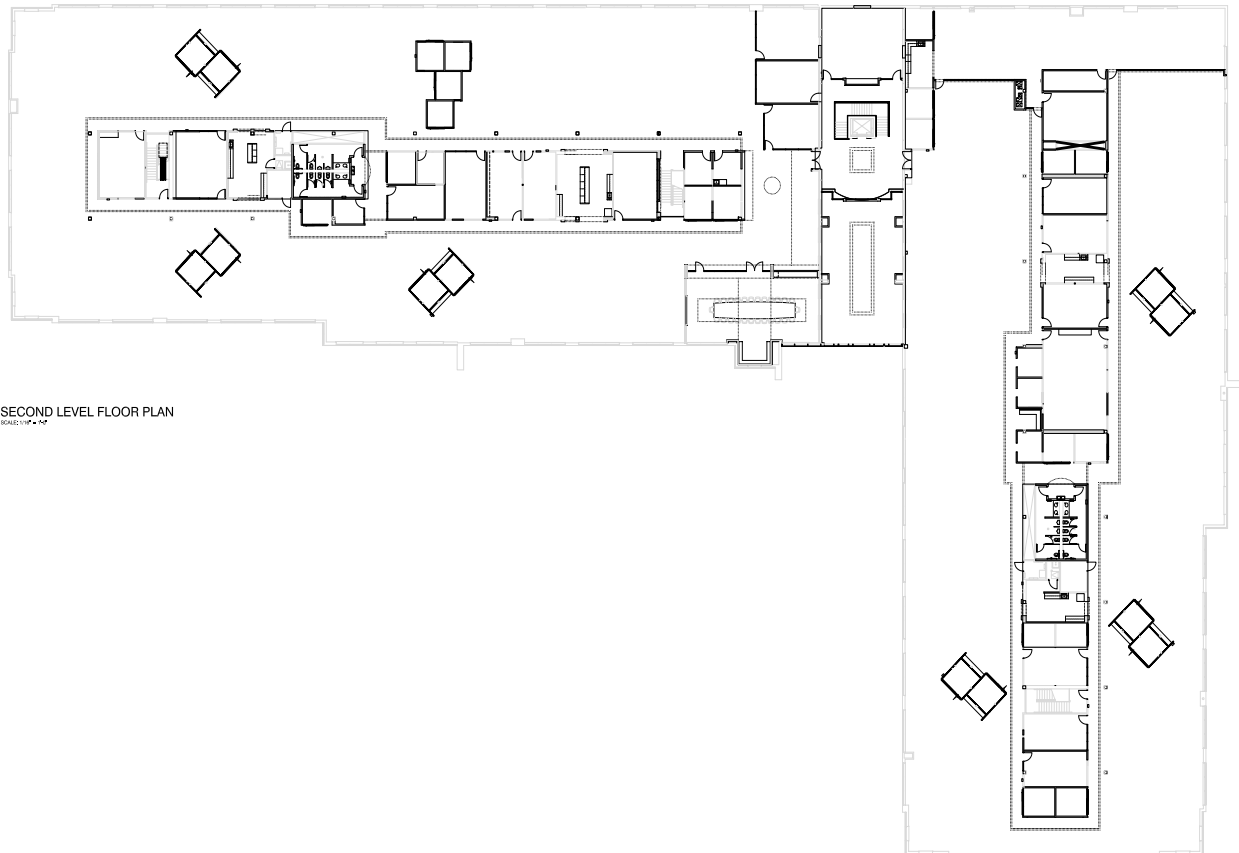
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OFFICE FLOORPLANS

SECOND FLOOR

73,797 SF



  SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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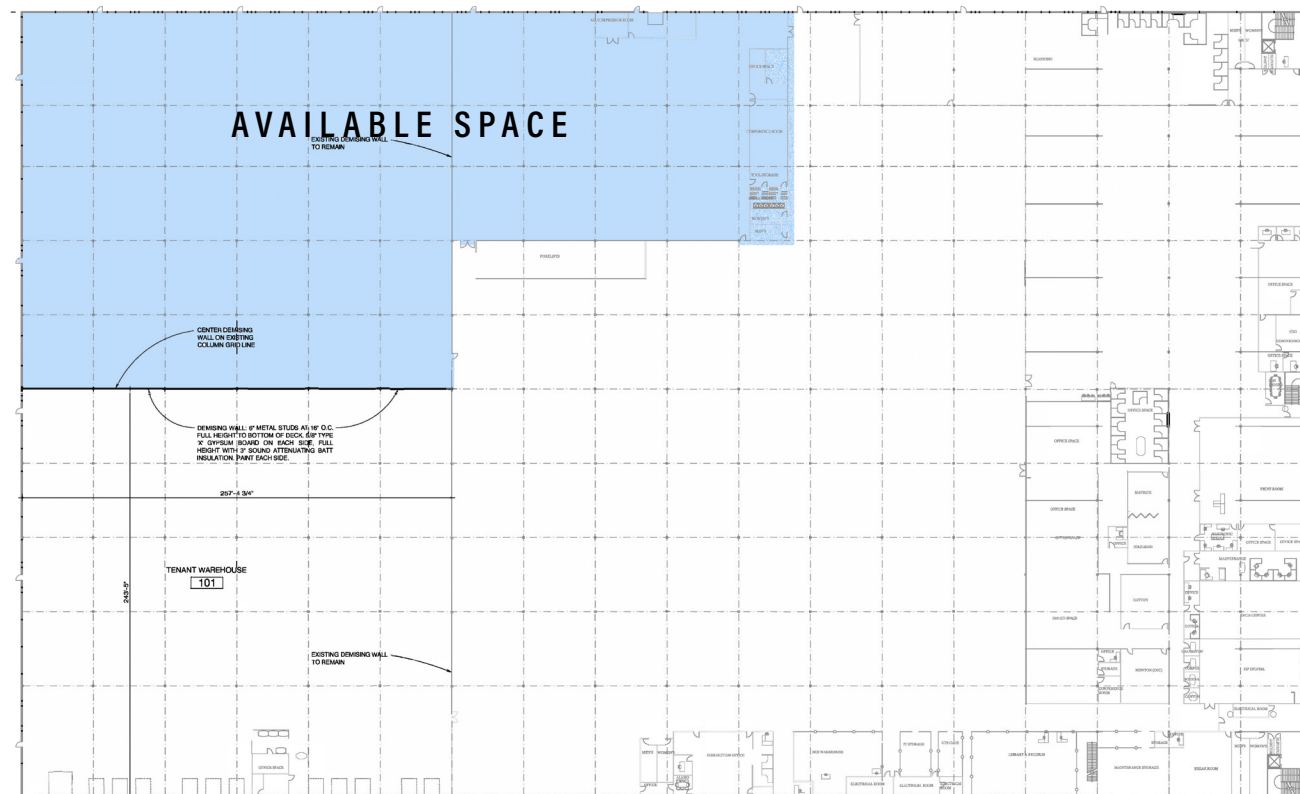
INDUSTRIAL

LAYOUT FEATURES

- Class A Warehouse space
- Two spaces available (can be combined)
 - +/-58,740 SF Warehouse
 - 2 dock high doors
 - Additional dock doors can be added
 - 1 Ramp served grade door
 - Office built to suit
 - +/-22,246 SF Air Conditioned Warehouse
 - Approx. 3,000 SF office space
 - 2 Dock high doors
- 32' Clear Height
- ESFR Sprinkler
- +/-135' truck court depth
- 40' x 40' column spacing (typical)
- Expanded speed bay
- Additional land available



WAREHOUSE



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SITE AERIAL VIEW



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FOR MORE INFORMATION:

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