



FEATURES:

- ±205,920 SF Rail Served Class A Tilt Wall Building on ±10 Acres
- Multi-Tenant, Front-Load Building Configuration
- 180' Building Depth
- 32' Clear Height
- 130' Truck Apron
- 52' x 40' Column Spacing
- 60' Speed Bay
- ESFR Fire Sprinkler System
- Trailer Staging
- Dock-High Loading w/ Oversized Drive-In Ramps
- Dual Rail Service (UP & BNSF)
- Close Proximity to Major Oilfield Service Companies, Baker Hughes, Halliburton, Weatherford Int'l, etc.
- Easy Access to Park via I-37 South, Loop 1604, and Hwy 181
- OPEX: \$1.44/SF/Year
- NNN Lease Rate: \$4.80/SF/Year



Developer:

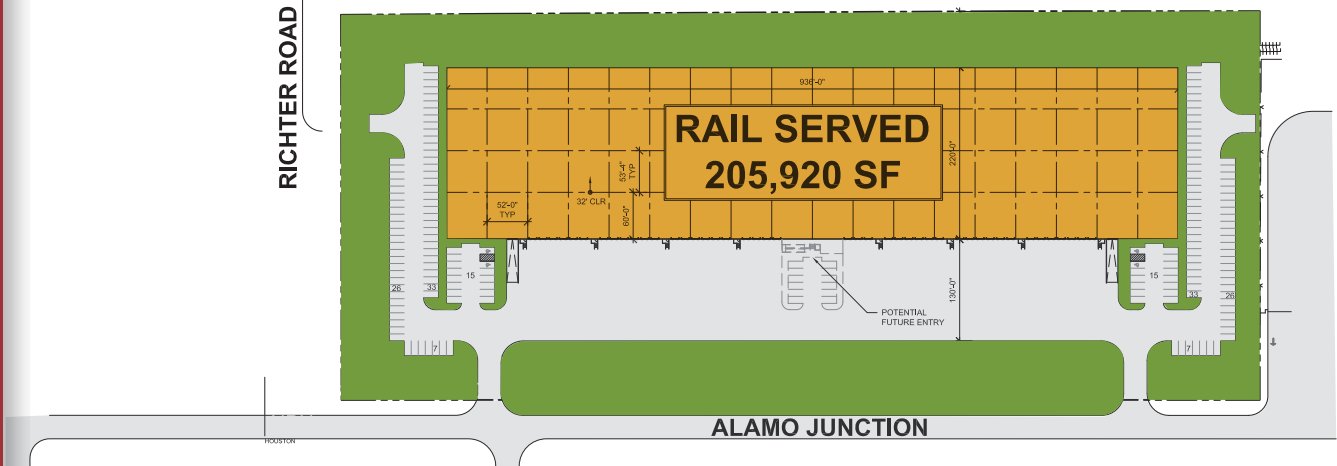


Rail Operator:



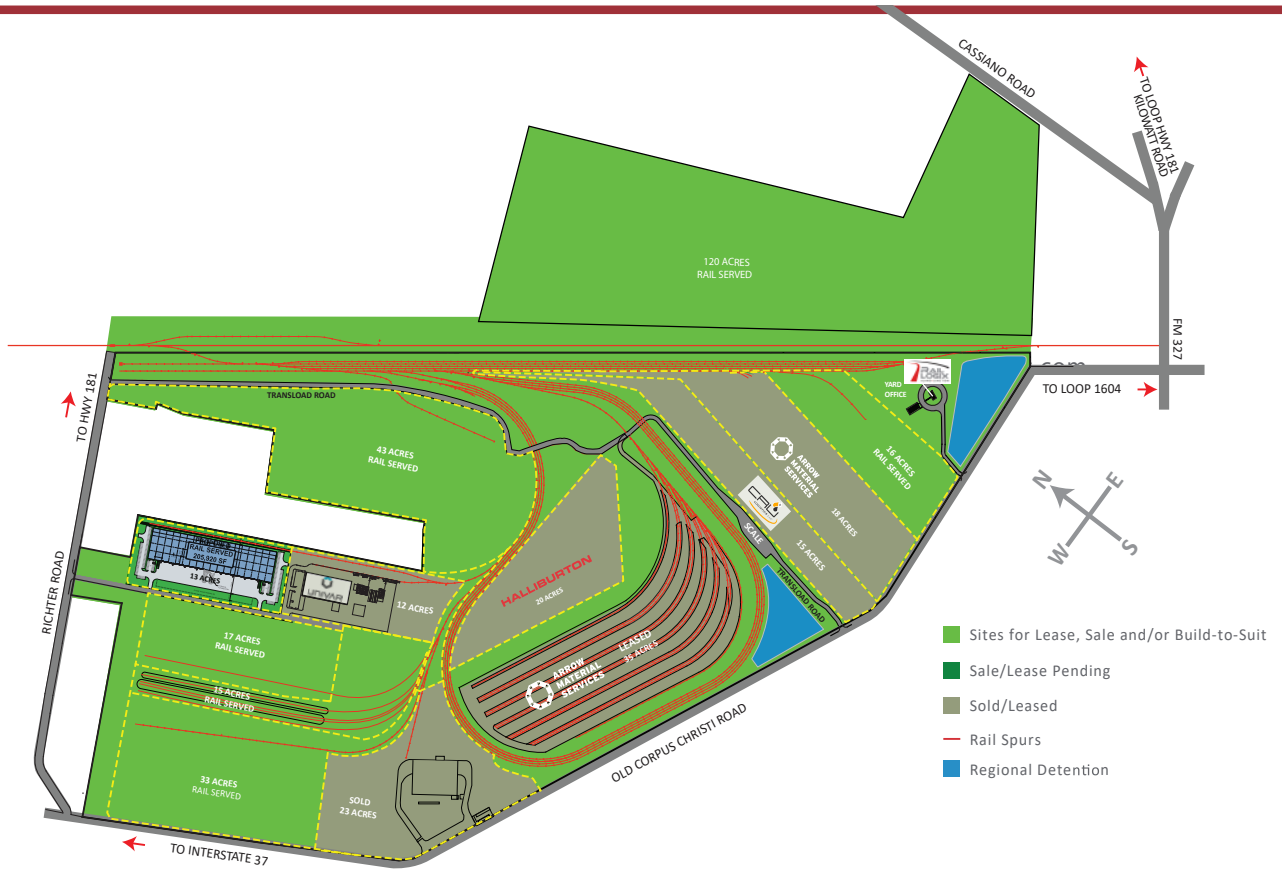
Real Estate Broker:





For Leasing and Sales Information Please Contact:

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jg@turcotteres.com



Developer:



Rail Operator:



Real Estate Broker:



KEEPING INDUSTRY ON TRACK

Rail industry leader, Rail Logix Alamo Junction, is the exclusive rail operator of Alamo Junction Rail Park. Sharing common ownership, Rail Logix and Alamo Junction offer unparalleled synergies and proven expertise in the coordination and delivery of railcars for its customers, enabling efficiencies and reduced operating costs. Just one more example of how the Alamo Junction team works harder - and smarter - for your bottom line.

Rail Services & Capabilities:

- Dual Rail Service (UP and BNSF)
- Railcar Handling, Switching, and Storage
- Manifest and Unit Train Service Capability
- Guaranteed On-Time and Same Day Delivery
- Integrated Yard Management System for Real-Time Inventory Control
- Access Control with 24-Hour Surveillance

INCENTIVES TO SUCCEED

At Alamo Junction, tenants may benefit from multiple state and local economic incentives, as the State of Texas, Bexar County, and the surrounding communities are consistently ranked nationally amongst the best for business. With a robust work force, low cost of living, and aggressive incentives to fuel economic and industry growth, the economic environment surrounding Alamo Junction Rail Park allows its clients to prosper.

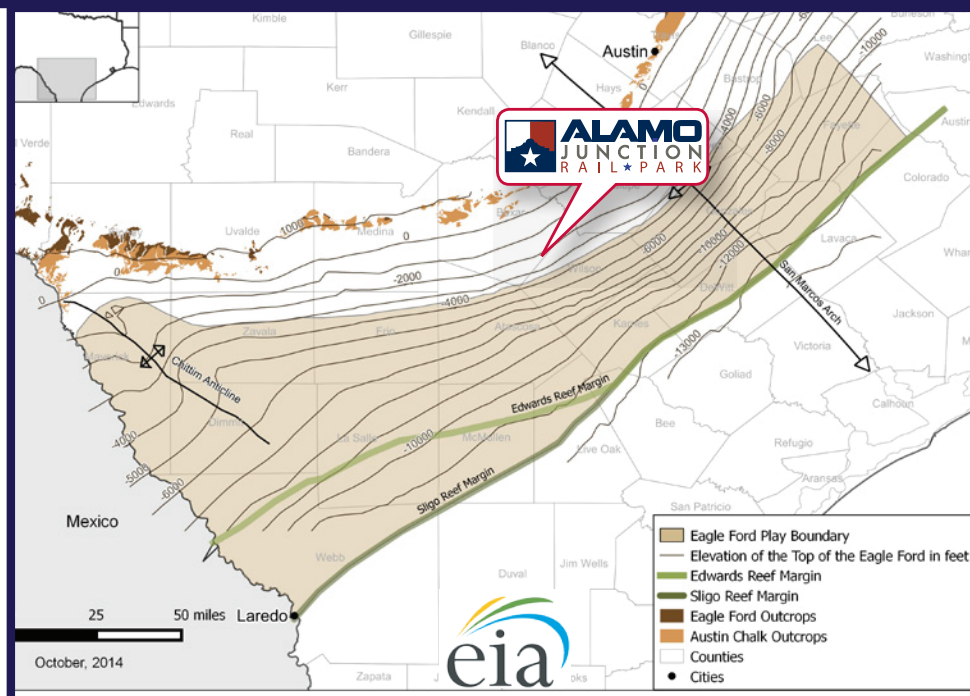
- No State Income Tax
- Economic Development Fund
- Texas Enterprise Fund
- Emerging Technology Fund
- Skills Development Fund
- Tax Abatements and Exemptions for Targeted Industries
- Utility Incentives
- Chapter 380 & 381 Incentives

SPURRING ECONOMIC GROWTH

According to a 2014 study conducted by the UTSA Institute for Economic Development, The Eagle Ford “attracts more capital investment than any other shale field in the United States”. Rail services are in demand for oilfield service/supply companies transporting frac sand, pipe, crude oil, NGL’s, and ethanol amongst other materials. The Center for Community and Business Research supports this assertion, estimating that activity in the Eagle Ford alone accounted for over \$87 billion in economic impact and supported 155,000 jobs in 2013.

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