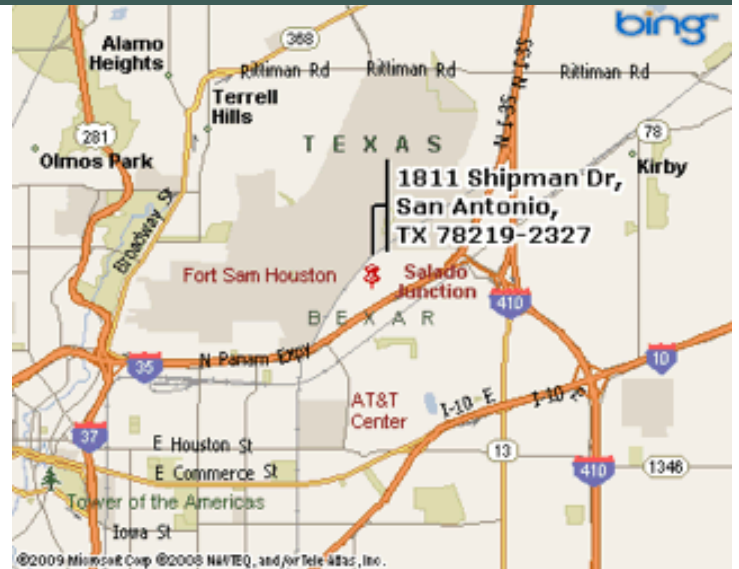


For Lease San Antonio 10 Office/Mfg./Distribution Facility



1811 Shipman Drive • San Antonio, TX 78219

- *Up to 43,290 Sq. Ft. Available*
- *Concrete Tilt-Wall construction*
- *Immediate Access to IH-35*
- *Dock-High Loading*
- *Fenced Concrete Truck Court*
- *Separate Car & Truck Parking*
- *24' Clear Height*
- *ESFR Fire Protection*
- *Offices Custom Finish to Suit*
- *Ample Parking*

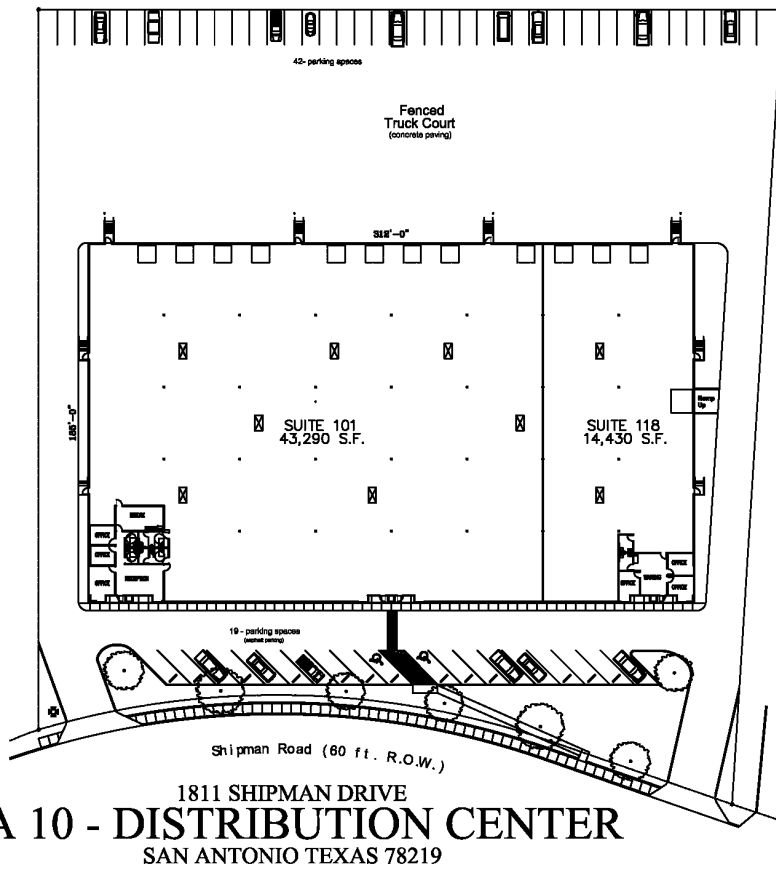


Cavender & Hill
PROPERTIES, INC.

900 Isom Road, Suite 306
San Antonio, Texas 78216
(210) 349-0900
www.cavenderhill.com

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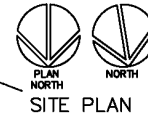
San Antonio 10 Site Plan



Project Data:

Site Area:	3.135 acres
Building Area:	67,720 square feet
Proposed Warehouse Area:	51,948 square feet
Proposed Office Area:	5,772 square feet
Parking Spaces Required:	45
Parking Spaces Provided:	61
Building Clear Height:	24 feet
Construction Type:	II - N
Occupancy Classification:	S - 1 and B
Fire Protection:	ESFR
Heat & Smoke Vents Required:	9
Overhead Doors:	12

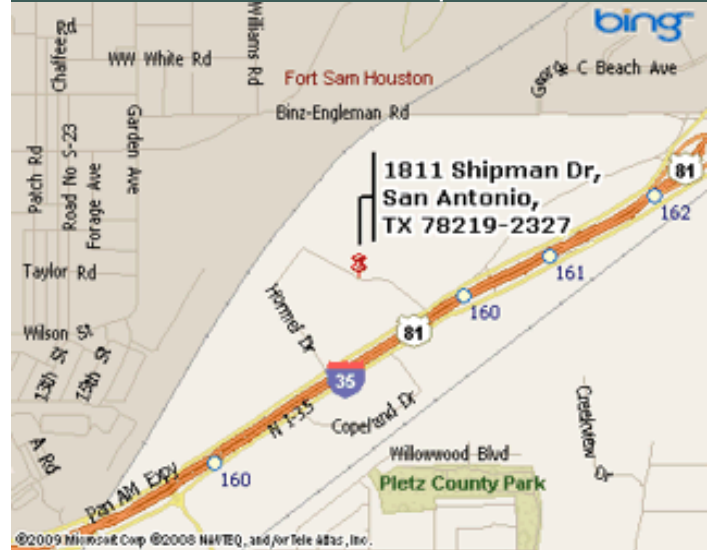
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Aerial Photo



Locator Map



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