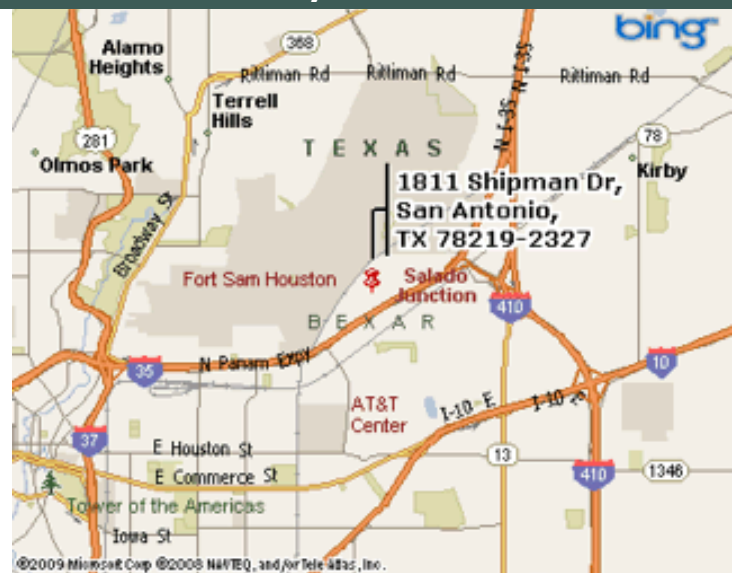


For Lease San Antonio 10 Office/Mfg./Distribution Facility



1811 Shipman Drive • San Antonio, TX 78219

- **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**
- **16,595 to 57,720 Sq. Ft. Available**

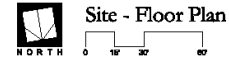
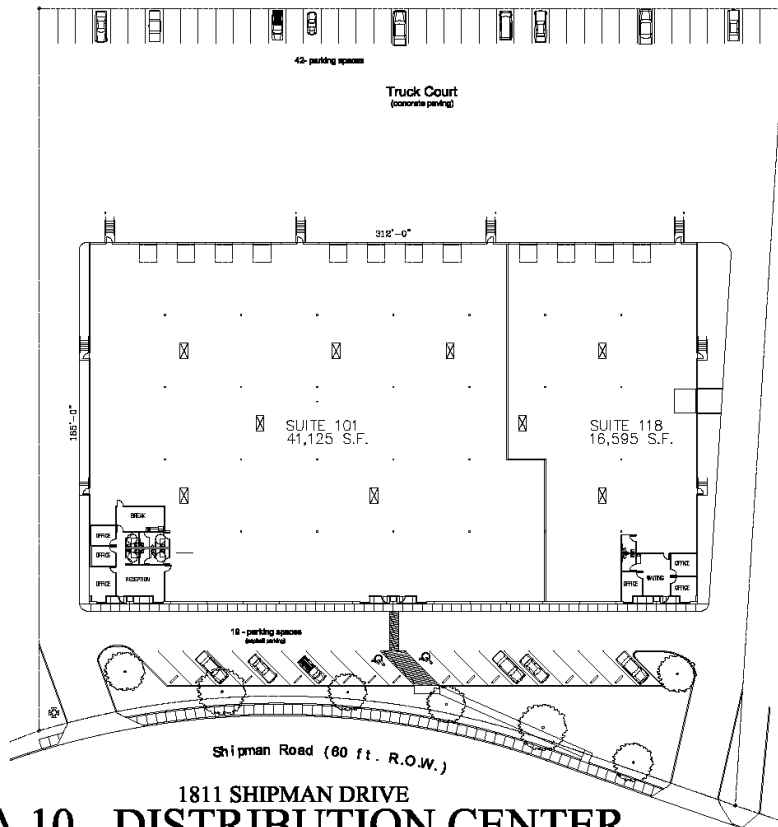


Cavender & Hill
PROPERTIES, INC.

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

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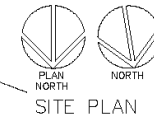
San Antonio 10 Site Plan



Project Data:

Site Area:	3.135 acres
Building Area:	57,720 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

1811 SHIPMAN DRIVE
SA 10 - DISTRIBUTION CENTER
SAN ANTONIO TEXAS 78219



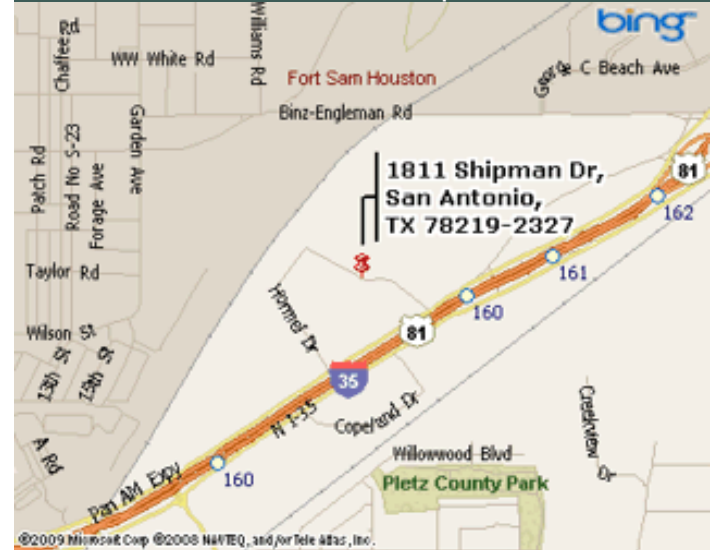
Cavender & Hill
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Aerial Photo



Locator Map



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