

ENTERPRISE INDUSTRIAL PARK I

17445 LOOKOUT ROAD / SCHERTZ / TEXAS

±53,011 SF

FRONT-LOAD CONFIGURATION/
DISTRIBUTION BUILDING



SITE DETAILS

FRONT-LOAD DISTRIBUTION/ MANUFACTURING BUILDING ±53,011 SF

Located in Schertz, TX, this state-of-the-art facility offers prime access to the San Antonio and Austin markets.

BUILDING SPECIFICATIONS

Building area:
53,011 SF distribution facility

Main office:
±3,925 SF

Sprinkler:
ESFR fire suppression system

Column spacing:
±50'-8"x42'-0' column spacing with
60' Speed Bays

Clear height:
32'

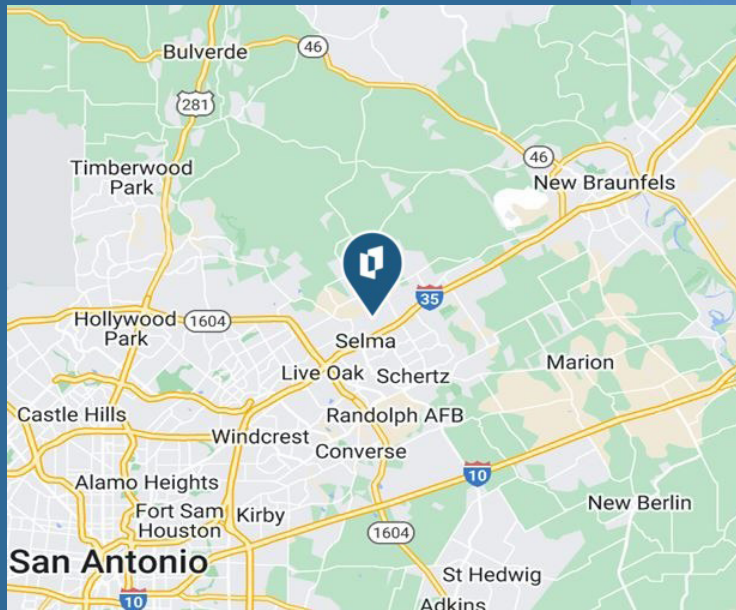
Dock-high doors:
8 9'x10' dock-high doors (2 with
levelers)

Parking:
40 parking spaces

Lighting:
LED lighting

Lot Size:
21.11 ac

Year built:
2020



SITE DETAILS

277/480v

ELECTRICAL POWER

Power:
277/480v, 3-phase power

8/1

LOADING AREA

8 dock-high doors (2 with
levelers)

Truck ramp:
1 concrete truck ramp
(12'x14')

40

PARKING

Parking:
40 vehicle
parking stalls

I-35

ACCESS

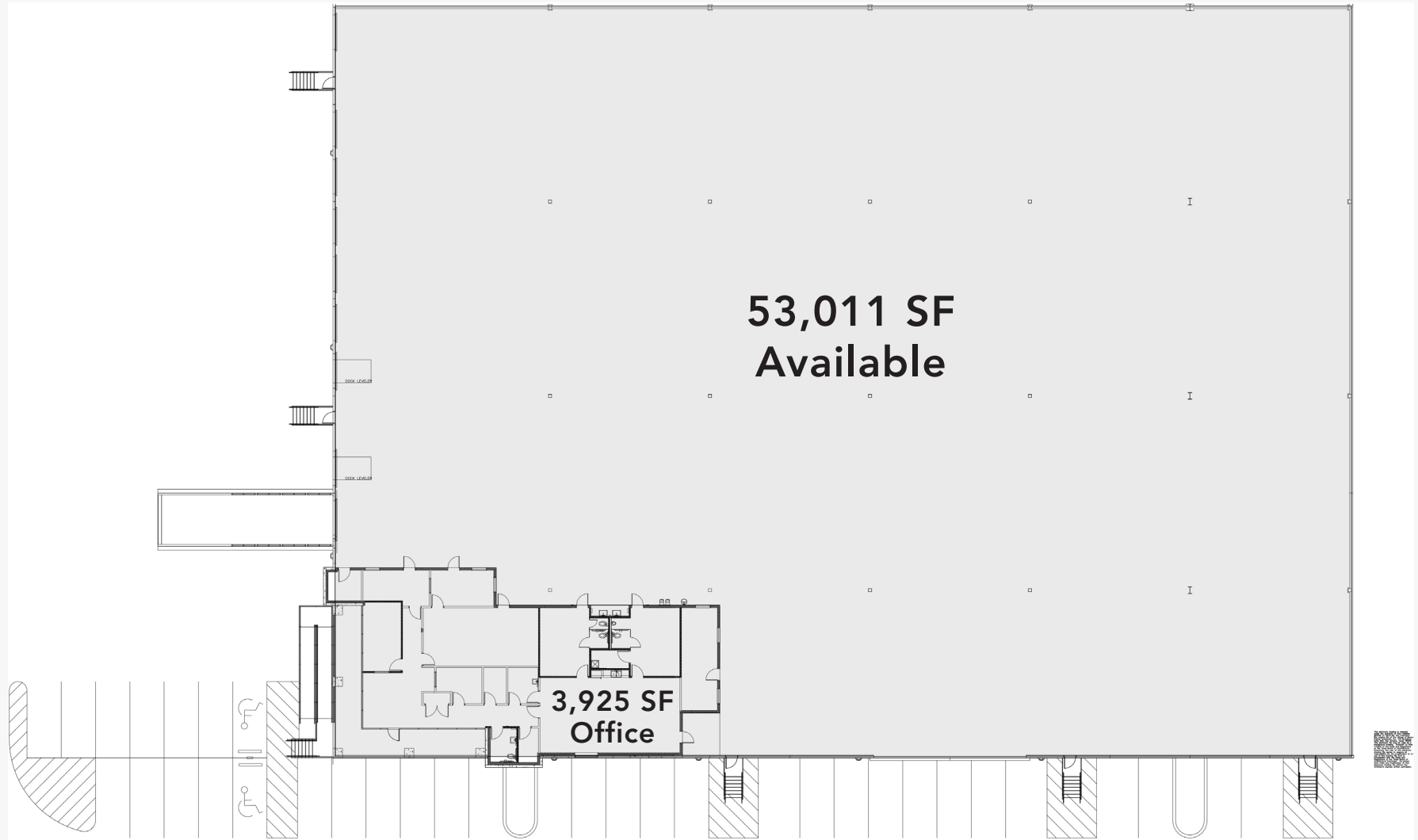
Immediate access
to Hwy 35

14.6 miles to San Antonio
Int'l Airport



FLOOR PLAN

±50'-8"x42'-0"
COLUMN SPACING



FAST ACCESS TO INTERSTATE I-35 AND LOOP 1604





CAVENDER & HILL
PROPERTIES

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