

PARK 35

SCHERTZ, TEXAS



22867 IH 35 | Schertz, TX 78132
±35,352 – 558,727 SF Available

FOR SALE/LEASE
Distribution | Warehouse

Developed By:

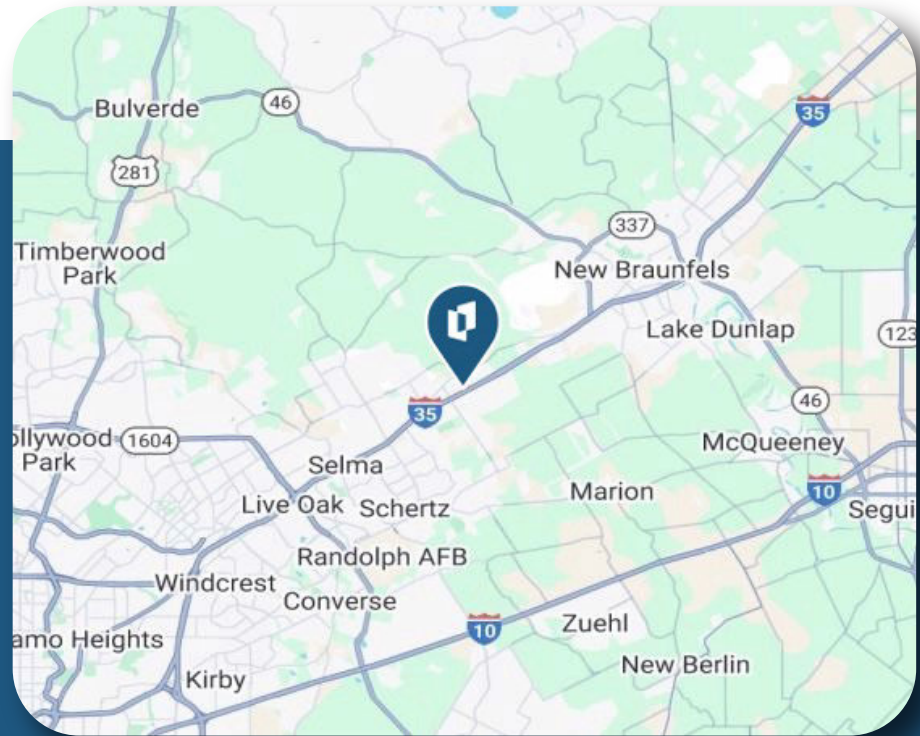


Leasing By:



Property Details

- ±35,352 - 558,727 SF Available
- 32'-36' Clear Heights
- Cross-Dock & Rear Load Options
- Ample Trailer Parking
- 60' Speed Bays
- ESFR Sprinkler System
- Located in Schertz, TX on the IH-35 Corridor
- Build-To-Suit Available Up To 560,000 SF
- Triple Freeport Exemption Available



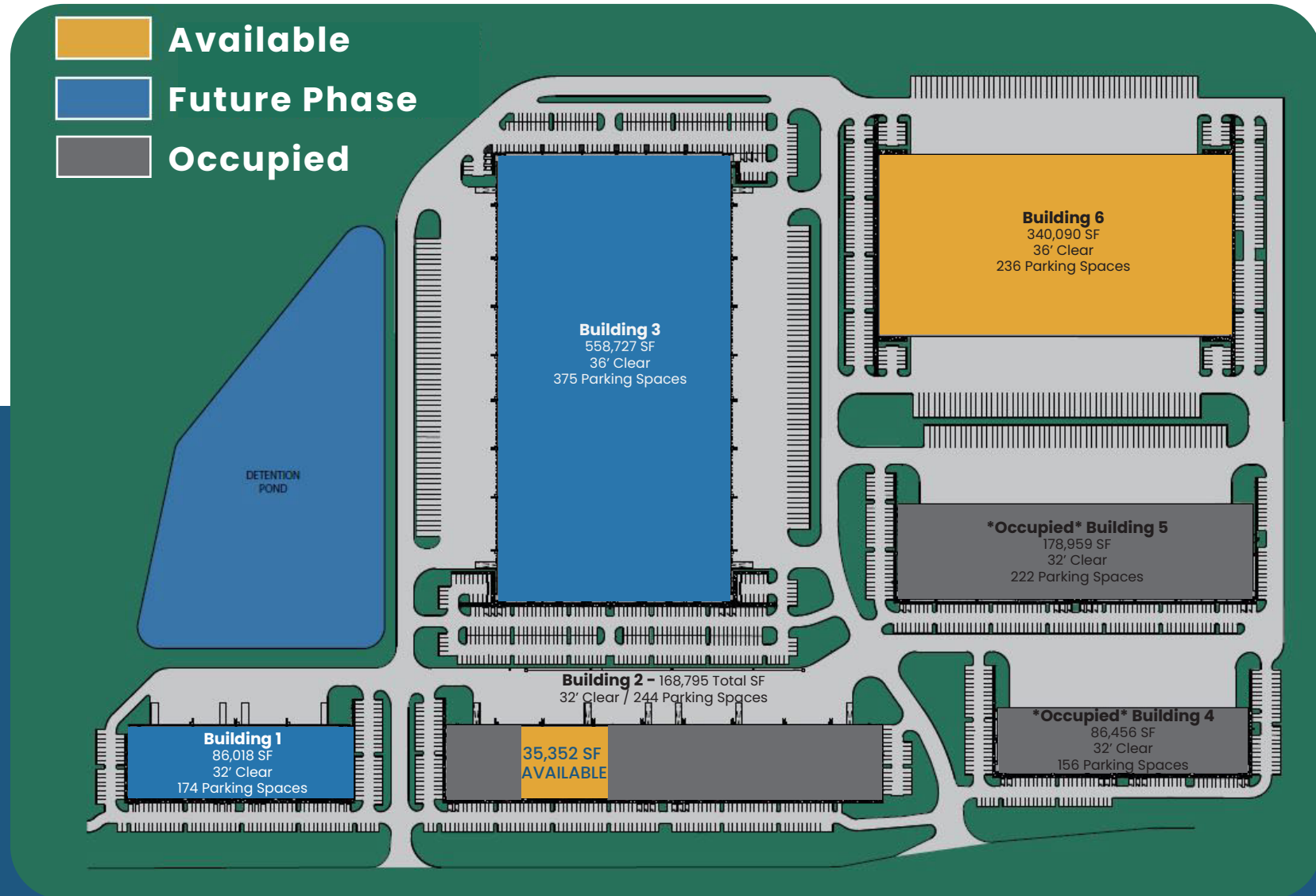
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Site Plan



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Aerial



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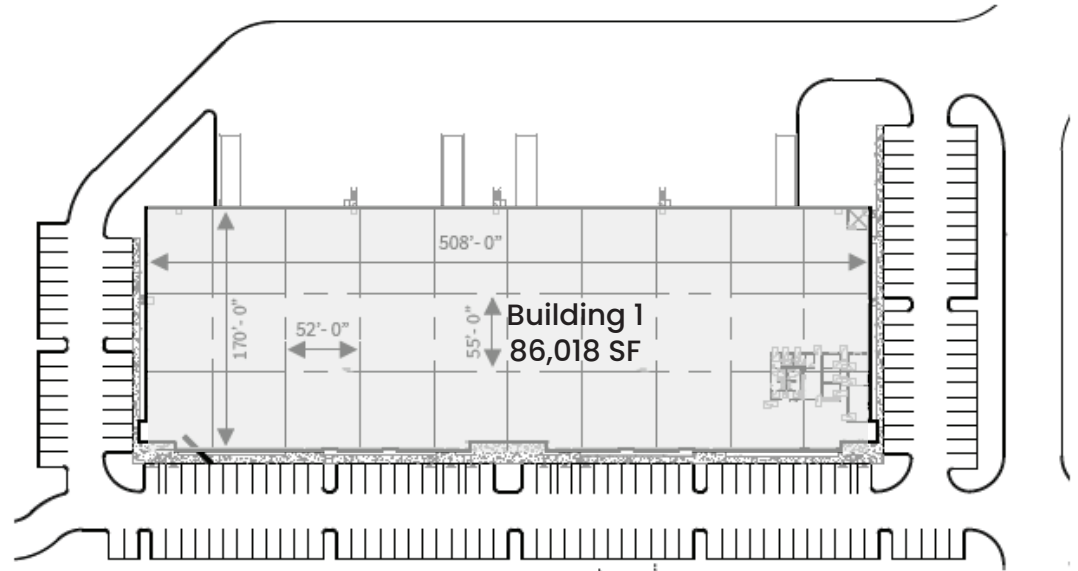
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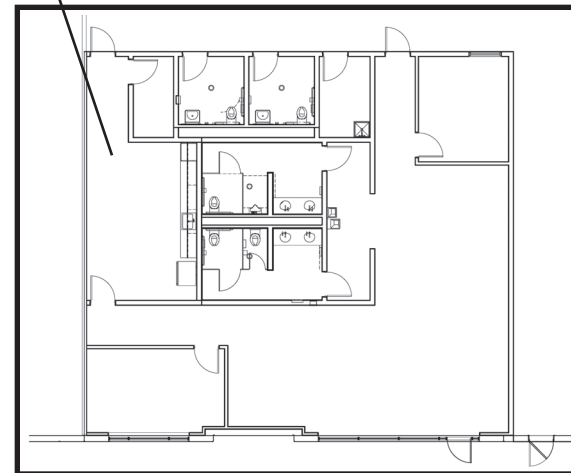
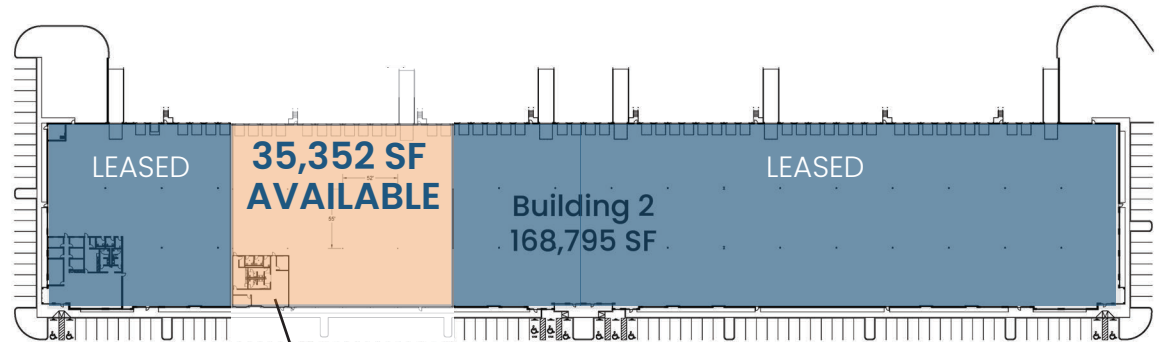
Building 1 | ±86,018 SF – PROPOSED

- ±20,000 – 86,018 SF Available
- Site Size: ±7.481 Acres
- Office Area: Build-to-Suit
- Rear Load Configuration
- 60' Speed Bay
- 21 Docks / 4 Ramped
- 55'x52' Column Spacing
- ESFR Sprinkler System
- 32' Clear Height
- 174 Auto Parking Spaces



Building 2 | ±35,352 SF

- ±35,352 SF Available
- ±2,950 SF of Spec Office
- Rear Load Configuration
- 60' Speed Bay
- 12 Docks / 1 Ramped
- 55'x52' Column Spacing
- 170' Deep Building
- ESFR Sprinkler System
- 32' Clear Height
- ±46 Auto Parking Spaces
- Two (2) LED Light Fixtures Per Bay
- Fans For One (1) Air Change Per Hour
- Joint Sealants and Diamond Hard Floor Sealer Throughout

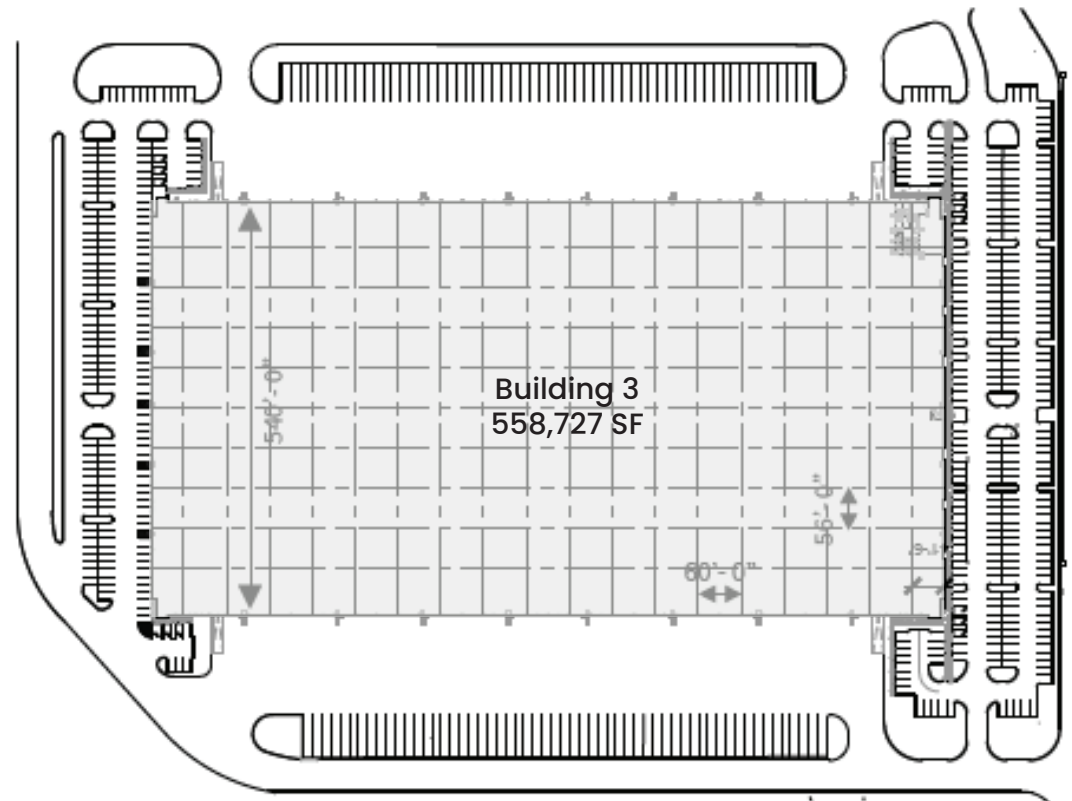


Office Floor Plan



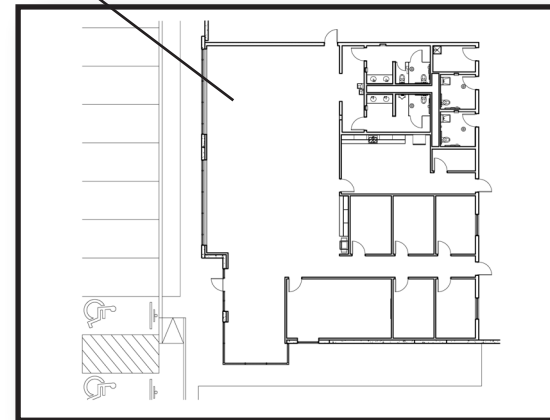
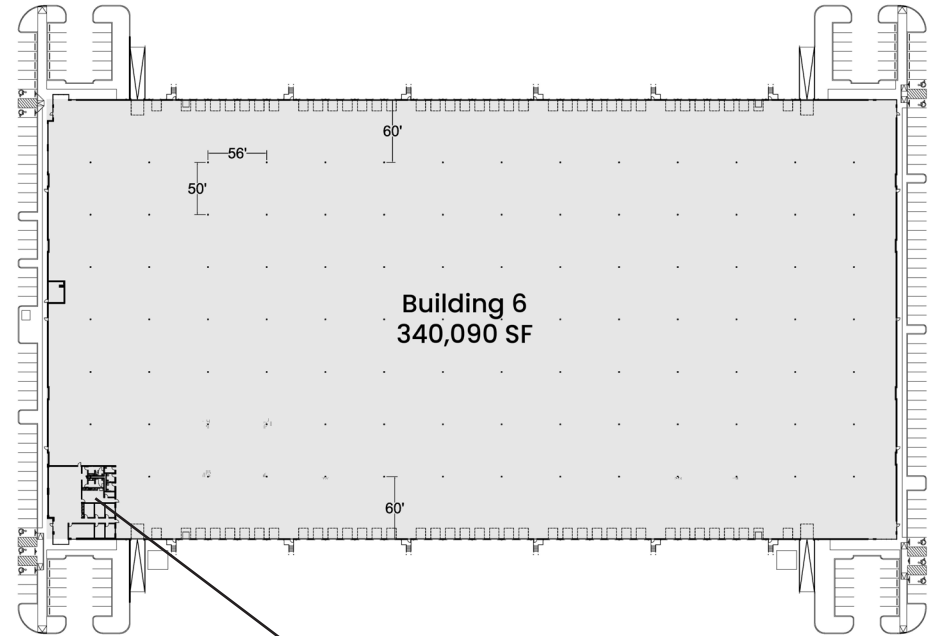
Building 3 | ±558,727 SF – PROPOSED

- Up to 558,727 SF Available
- Site Size: ±35.941 Acres
- Can Divide Site for a BTS for Sale or Lease
- Office Area: Build-to-Suit
- Cross-Dock Configuration
- 60' Speed Bay
- 104 Docks / 4 Ramped
- 60'x56' Column Spacing
- ESFR Sprinkler System
- 36' Clear Height
- 375 Auto Parking Spaces
- 115 Trailer Parking Spaces



Building 6 | ±340,090 SF

- Up To 340,090 SF Available (Divisible)
- ±4,590 SF Office
- Cross-Dock Configuration
- 60' Speed Bay
- 74 Docks / 4 Ramped
- 56'x50' Column Spacing
- 410' Deep Building
- ESFR Sprinkler System
- 36' Clear Height
- 228 Auto Parking Spaces
- 110 Trailer Parks
- Four (4) 40k-lb Mechanical Dock Levelers
- Two (2) LED Light Fixtures Per Bay
- Fans For One (1) Air Change Per Hour
- Joint Sealants and Diamond Hard Floor Sealer Throughout



Office Floor Plan





Building Power Specs

Building 1

- Service planned and sized for up to a single 2500KVA transformer

Building 2

- 2 Existing Transformers (1000 KVA each with conduit in place to max out each transformer)
- 2 Future Transformer pads installed with conduits stubbed for ease of adding another transformer

Building 3

- Services planned and sized for up to three 2500 KVA transformers

Building 6

- 3 Existing Transformers (2x1500 KVA for tenants use and a 150KVA dedicated house transformer with conduit in place to max out the 1500 KVA transformer)
- 1 Future Transformer pad installed with conduits stubbed for ease of adding another transformer

Additional power is available; please contact the broker for more information.

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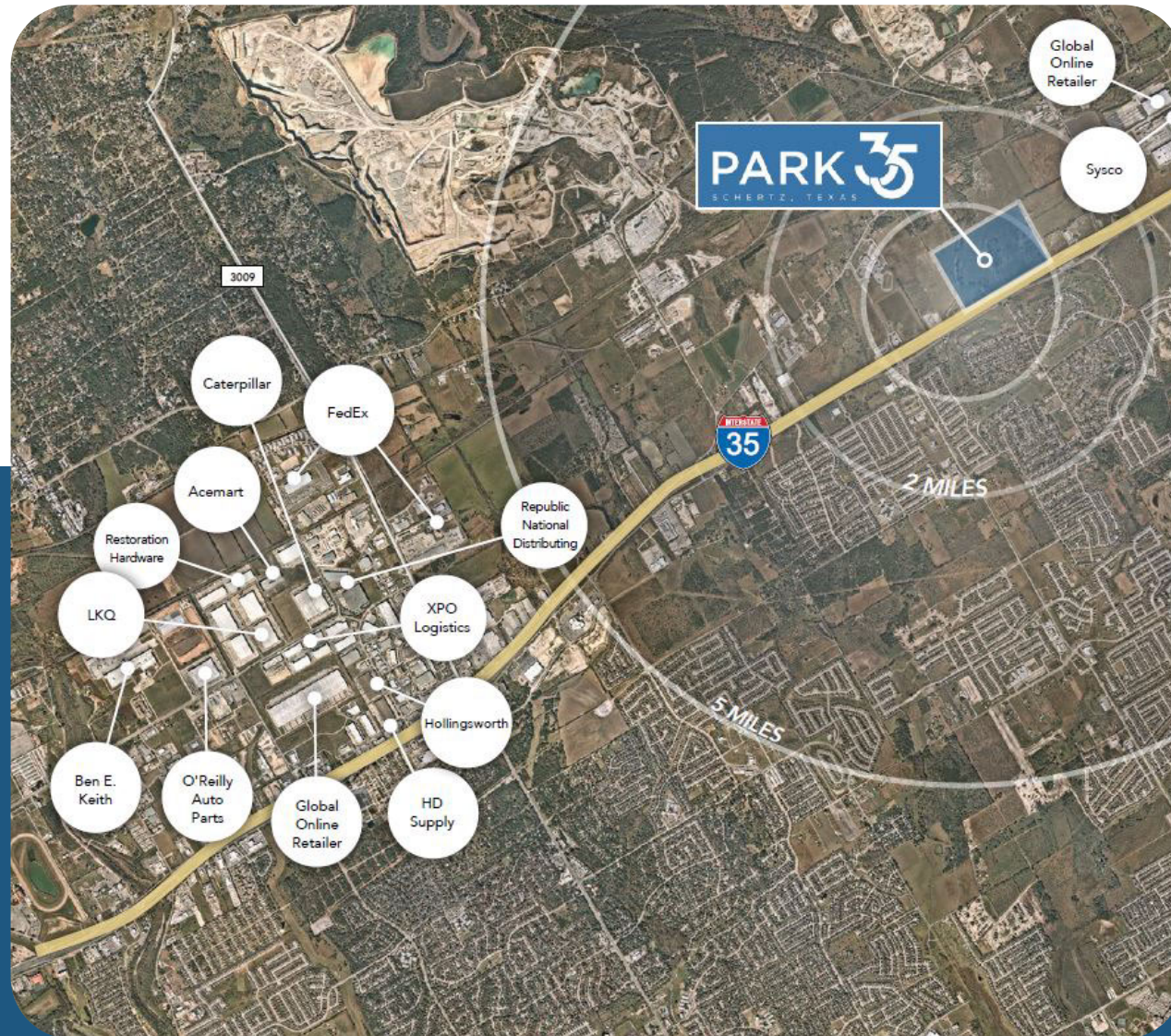
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Nearby Tenants



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Property Photos



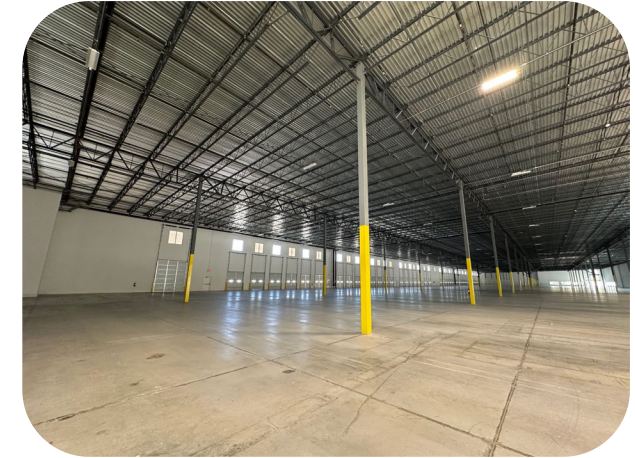
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Interior Photos



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

– **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

– **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents)

Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cavender & Hill Properties, Inc. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	438176 License No.	Email	(210) 349-0900 Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller	Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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