



ENTERPRISE INDUSTRIAL PARK

187,288 SF Available | Building VI
17745 Lookout Road | Schertz, Texas

BUILDING FEATURES:

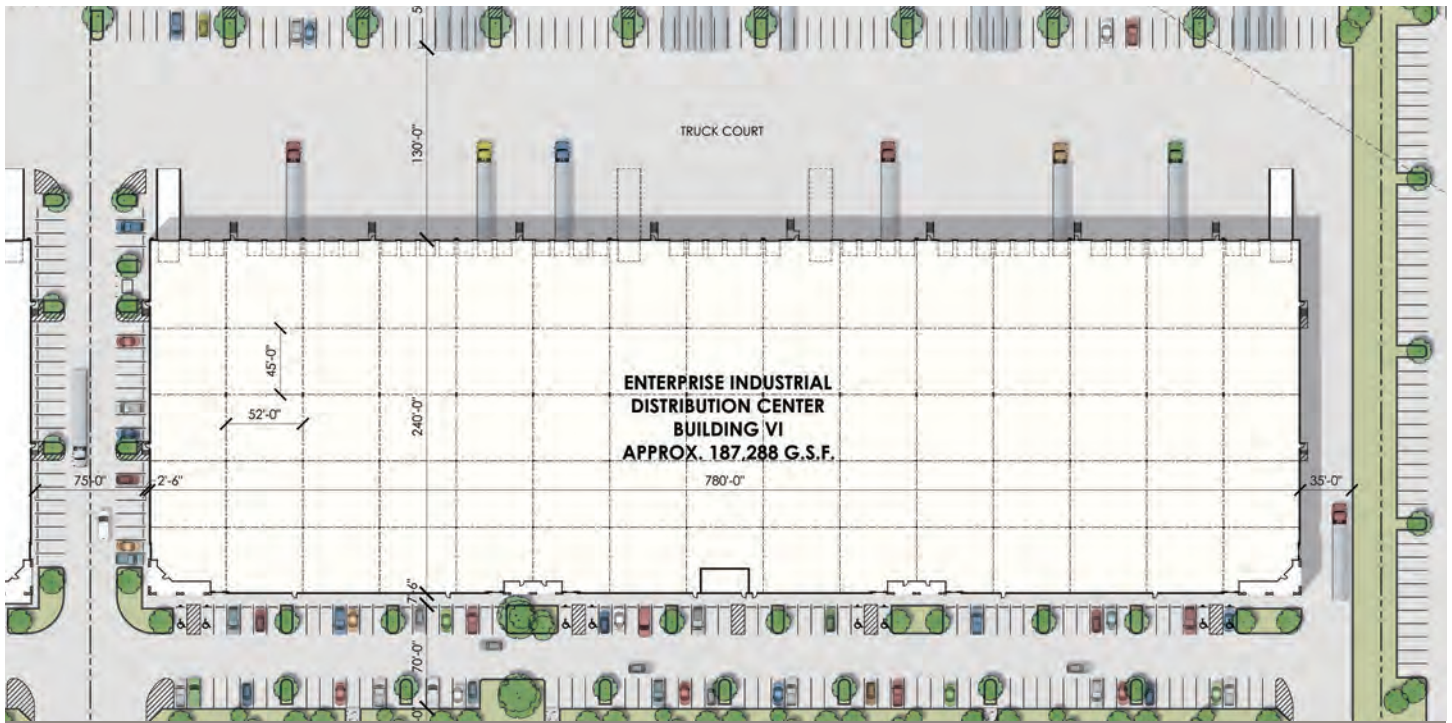
- Front access Office and rear loading Warehouse / Distribution space within a Master Planned Business Park
- Available area: 187,288 SF rentable
- Office finished to suit
- 30' Clear height warehouse with clerestory glazing
- 45' x 52' typical column spacing, with 60' deep staging bays on each side
- Forty dock positions with 9'-0" x 10'-0" overhead doors
- ESRF fire protection sprinkler system
- Four dock ramps with oversized 12'-0" x 16'-0" overhead doors
- 180'-0" depth, all concrete rear truck court with trailer parking spaces
- 225 auto parking spaces
- Concrete tilt up construction on a 6" reinforced concrete slab rated to 4,000 psi
- 10 mil vapor barrier under entire slab
- 45 mil TPO roof system with R-10 polyisocyanurate insulation

COLGLAZIER
PROPERTIES

Colglazier Properties
1000 East Basse Road, Suite 100
San Antonio, Texas 78209

CONTACT:

John A. Colglazier, Jr.
210.771.0295
210.821.5644 x 106
jcjr@colglazier.com



PARK ACCESS:

- IH-35 exit 174B for Schertz Pkwy, 3/4 mile north to Enterprise Industrial Distribution Center
- Central entry drive off of Lookout Road
- Provides convenient access to IH-35, Loop 1604, and IH-10
- 1 mi to Schertz FedEx Freight Depot
- 14 mi to Union Pacific Kirby railyard
- 16 mi to San Antonio International Airport
- 158 mi to Port Corpus Christi
- 181 mi to Laredo/Nuevo Laredo