



# ENTERPRISE BUSINESS PLAZA

Building I

5700 Schertz Parkway | Schertz, Texas 78154

## BUILDING FEATURES:

- Available:  
Space 1: approximately 2,500 SF  
Space 2: approximately 2,500 SF
- Can accommodate office/ service, retail, showroom or warehouse requirements
- Office finished to suit
- 16' minimum clear height
- 35' x 30' typical column spacing
- ESFR sprinkler system
- 121 auto parking spaces
- All concrete rear service court
- Six all glass storefront entries and stone veneer wainscot finish

**COLGLAZIER**  
P R O P E R T I E S

## CONTACT

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## ENTERPRISE BUSINESS PLAZA BUILDING I FEATURES:

- 13,656 square feet available, in an 8.7 acre master planned business park
- Can accommodate office/service, retail, showroom or warehouse requirements
- Corner and center office spaces finished to suit
- 16' minimum clear height
- 100' - 130' cross depth, with an all concrete rear service court
- Concrete tilt up construction on a 5" concrete slab rated to 3,000 psi
- 11 mil vapor barrier under entire slab
- Six all glass storefront entries and stone veneer wainscot finish
- ESRF fire protection sprinkler system
- 121 auto parking spaces
- 60 mil TPO roof system with R-26 polyisocyanurate insulation
- Access via IH-35 exit 174B for Schertz Parkway, 1/4 mile north to Enterprise Business Plaza
- Dual entry drives off of Schertz Parkway & Verde Parkway
- Project provides convenient access to IH-35, Loop 1604, and IH-10
- 1 mile to Schertz FedEx freight depot
- 16 miles to San Antonio International Airport