



C5LC AT I-10 BUILDING B

10264 Viewpoint Ridge, Schertz, TX 78154

468,280 SF Available for Lease



DEVELOPERS

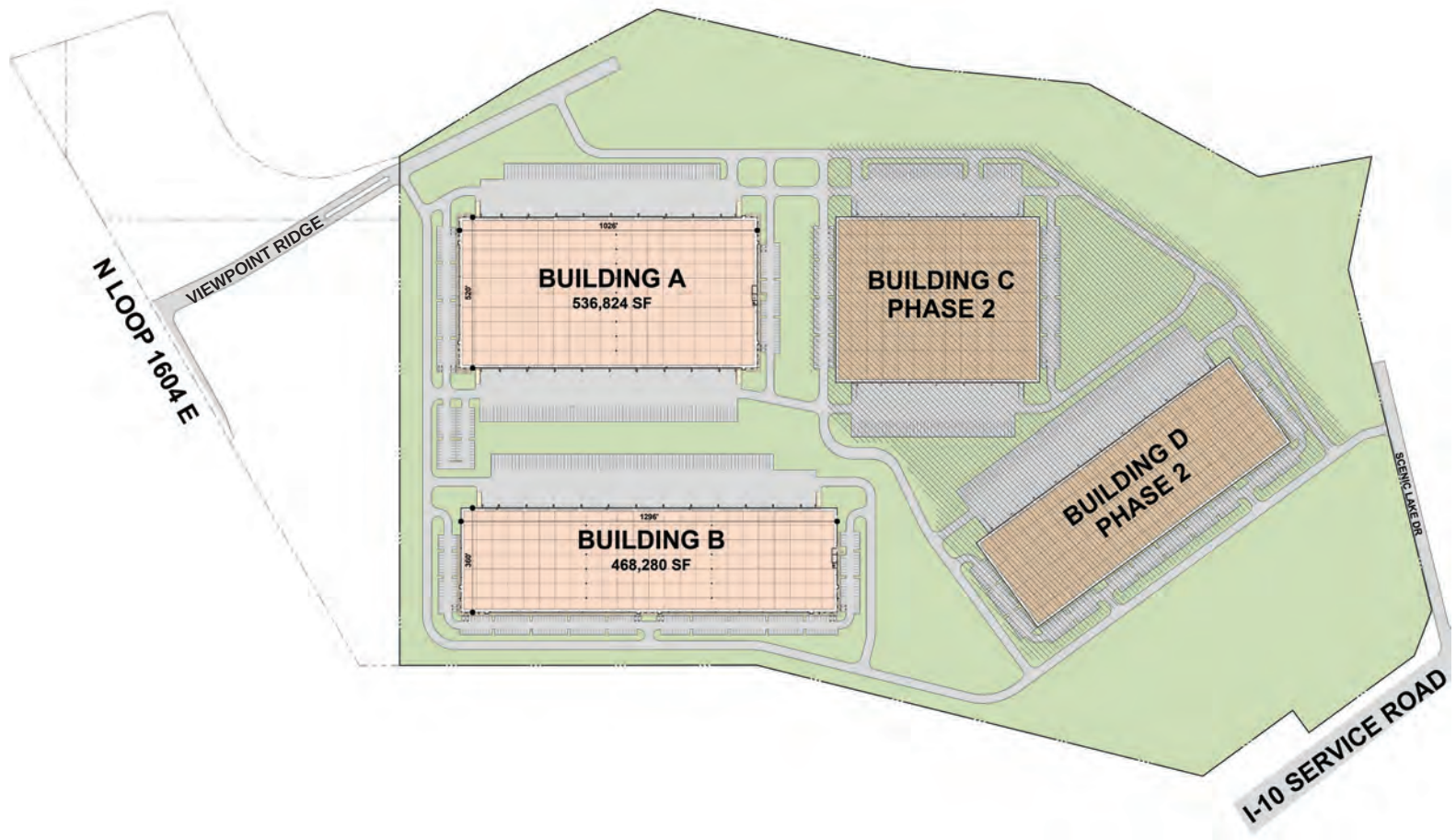
LEASING AGENT

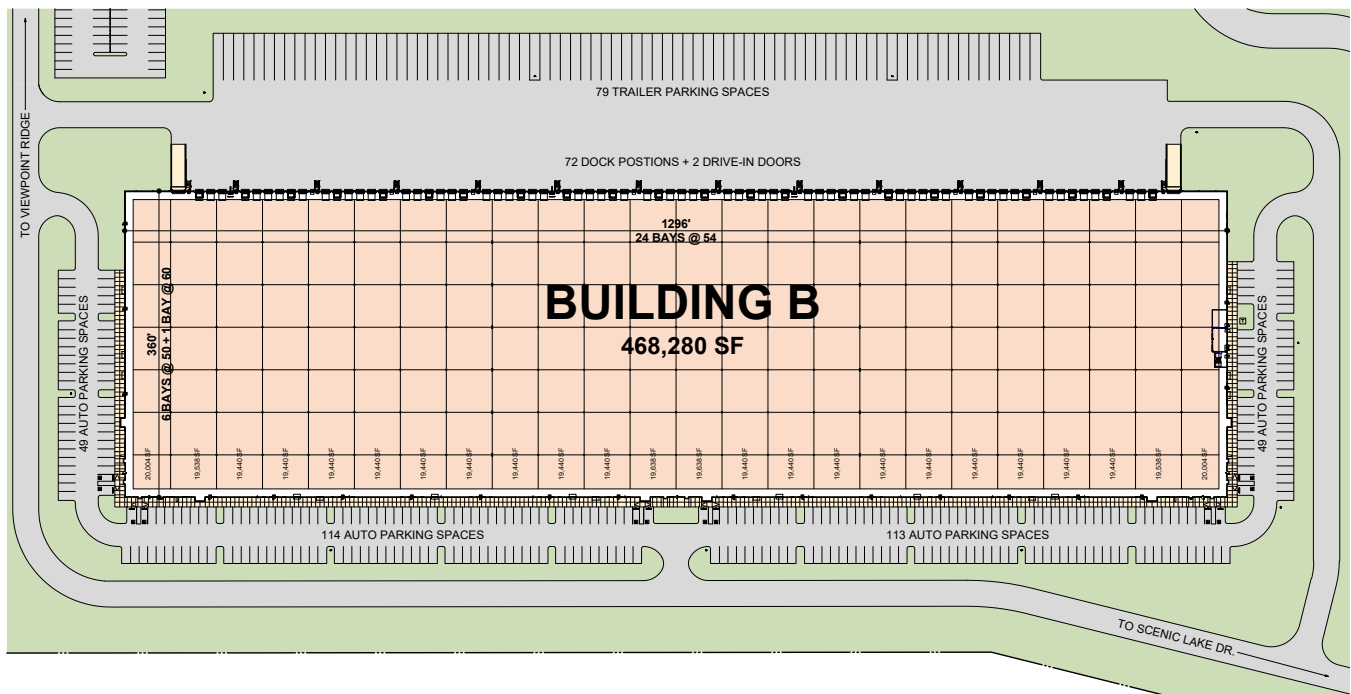
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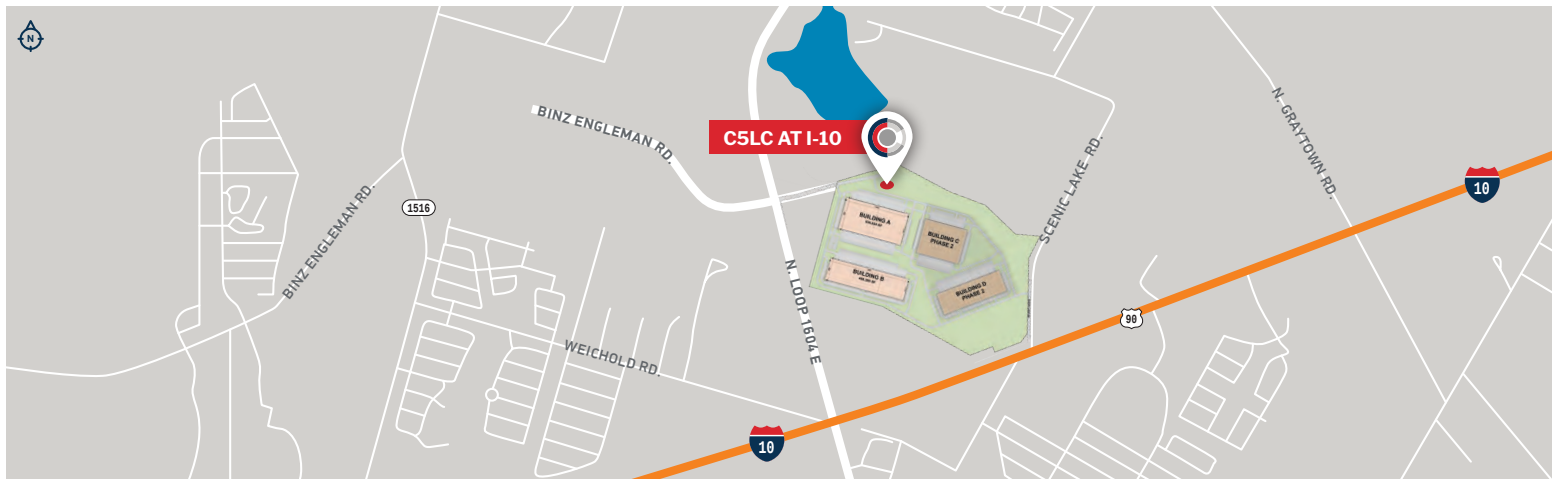
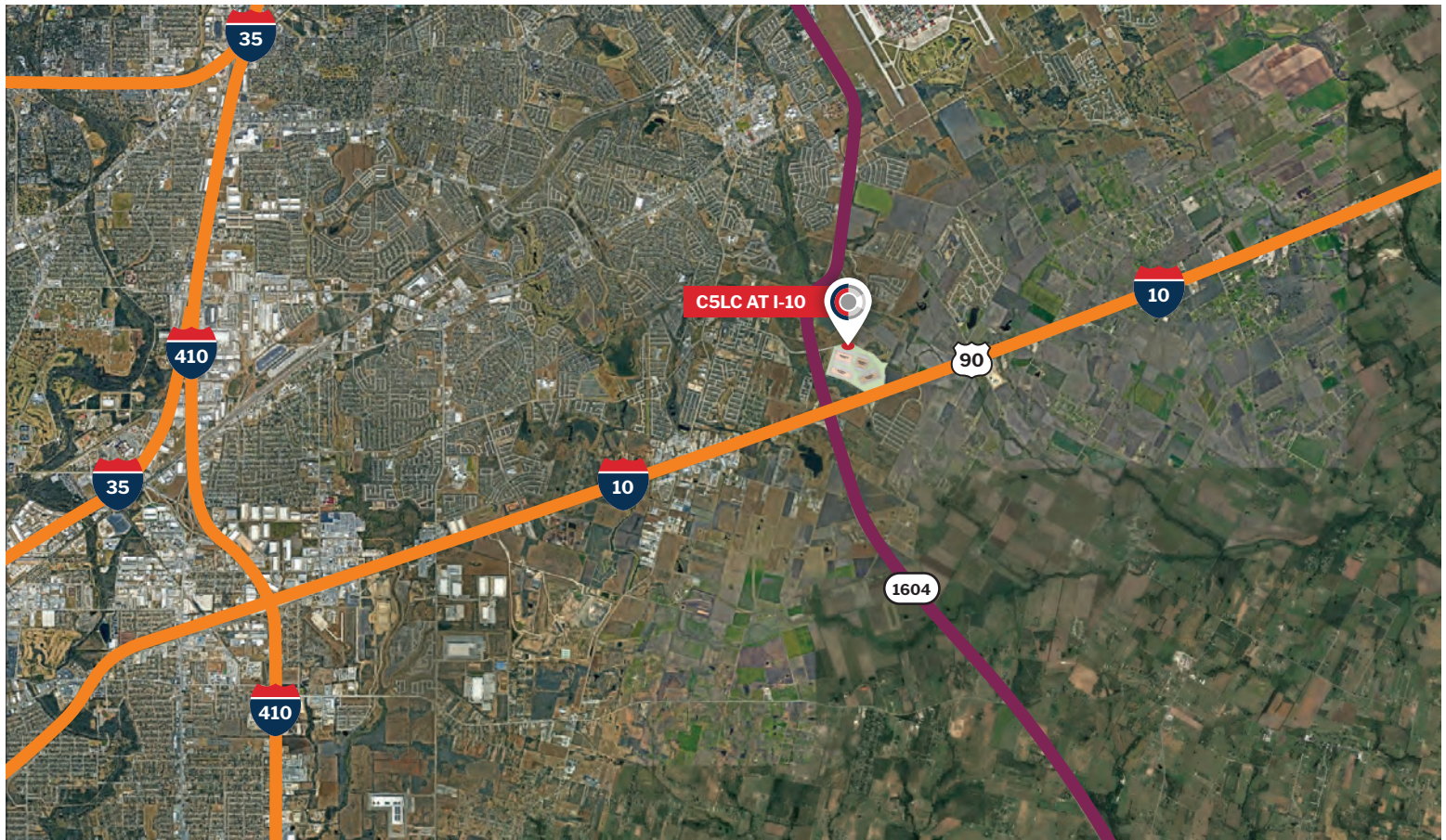
Schertz, Texas

C5LC at Interstate 10 is located in Schertz, Texas at I-10 and N Loop 1604 E along the transportation corridor in northeast San Antonio. The property represents a unique opportunity to lease a Class A building in close proximity to major thoroughfares of I-10 and I-35. The property is ideally suited to service Greater San Antonio's most active submarket and offers optimum functionality for local, regional and national distribution tenants. With a strong labor force in the area, C5LC at Interstate 10 offers outstanding building features like cross-dock capability and single-loaded space, generous amount of automobile and trailer parking spots, along with a 36-foot clear height for maximum storage capability in Phase I of this project.





Square Footage	468,280 SF
Site Area	40.6 acres
Configuration	Rear-load
Column Spacing	54' W x 50' D (Typical); 54' W x 60' D (Loading bays)
Slab Thickness	7" thick, 4,000psi steel-reinforced concrete
Clear Height	36' clear minimum
Dock High Doors	72 – 9' x 10' non-insulated
Drive-In Doors	2 – 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	325 auto spaces
Trailer Parking	79 trailer storage spaces
Sprinkler System	ESFR sprinkler system
Roof	60-mil white TPO with R-30 rigid insulation
Electrical	1,500 kVA pad-mounted transformer with 3 ea 1,200 amp/480V/3ph service panels



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