

COMMERCE CENTER 35



±589,698 SF CLASS A INDUSTRIAL PARK

I-35 & SCHWAB ROAD SCHERTZ, TX

FOR LEASE

CBRE

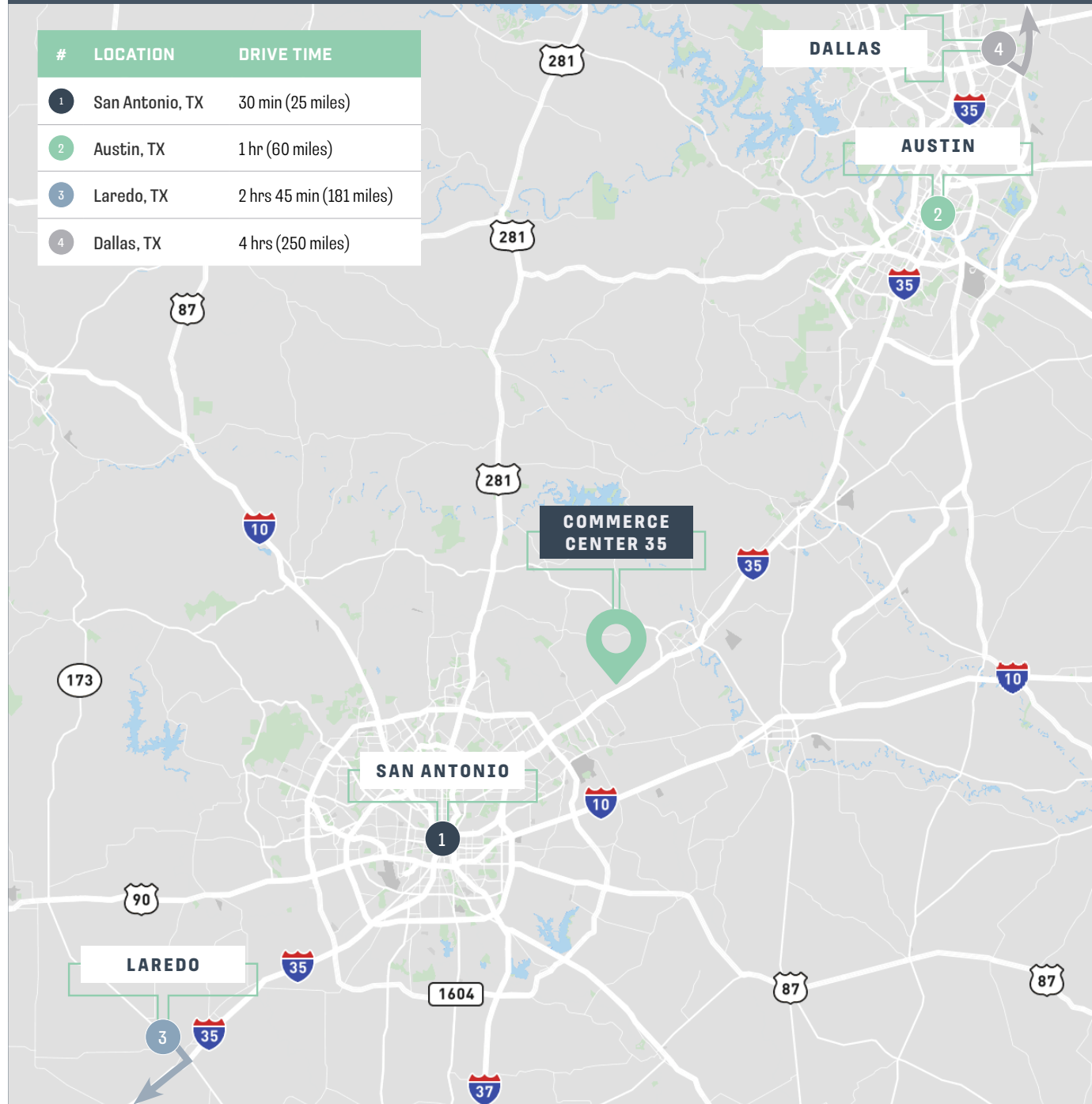
FOREFRONT
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

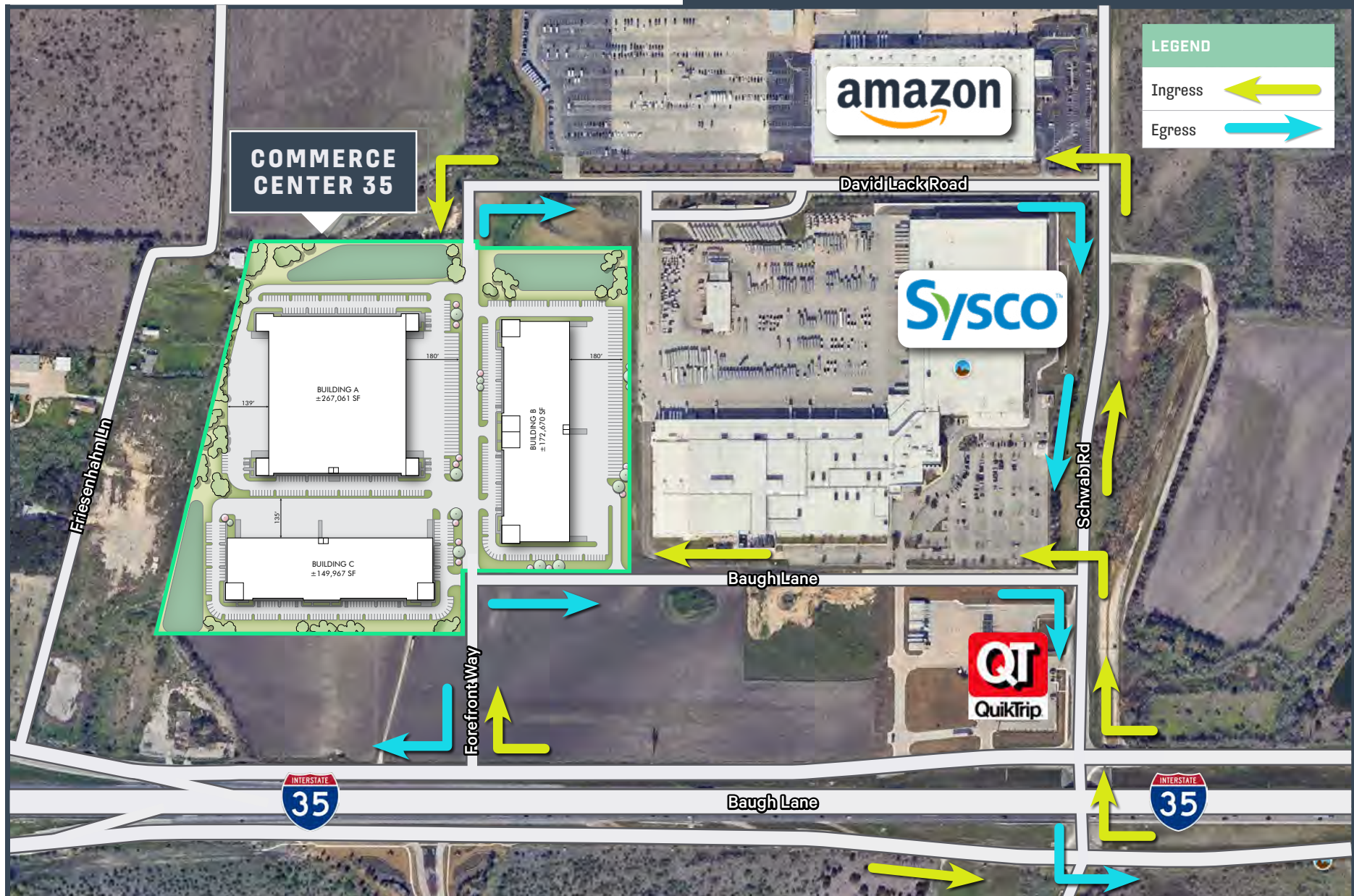
Commerce Center 35 is a 589,698 SF cutting-edge industrial development featuring three Class A buildings with direct access to I-35. Strategically located in Schertz, TX users will have the unique advantage of being centrally located between San Antonio and Austin. With a growing labor workforce and an array of nearby amenities, Commerce Center 35 is equipped to meet the demands of any industrial operation.

- + **45 acre Master-planned Industrial Development**
- + **I-35 highway visibility**
- + **Direct Access to I-35 Frontage Road & four-way highway intersection at Schwab Road**
- + **Triple Freeport Inventory Tax Exemption**
- + **Flexible configurations to accommodate users from 40,000 - 267,061 SF**
- + **Ownership has the ability to lease or sell individual buildings**
- + **Central location to service the San Antonio - Austin Corridor**

#	LOCATION	DRIVE TIME
1	San Antonio, TX	30 min (25 miles)
2	Austin, TX	1 hr (60 miles)
3	Laredo, TX	2 hrs 45 min (181 miles)
4	Dallas, TX	4 hrs (250 miles)

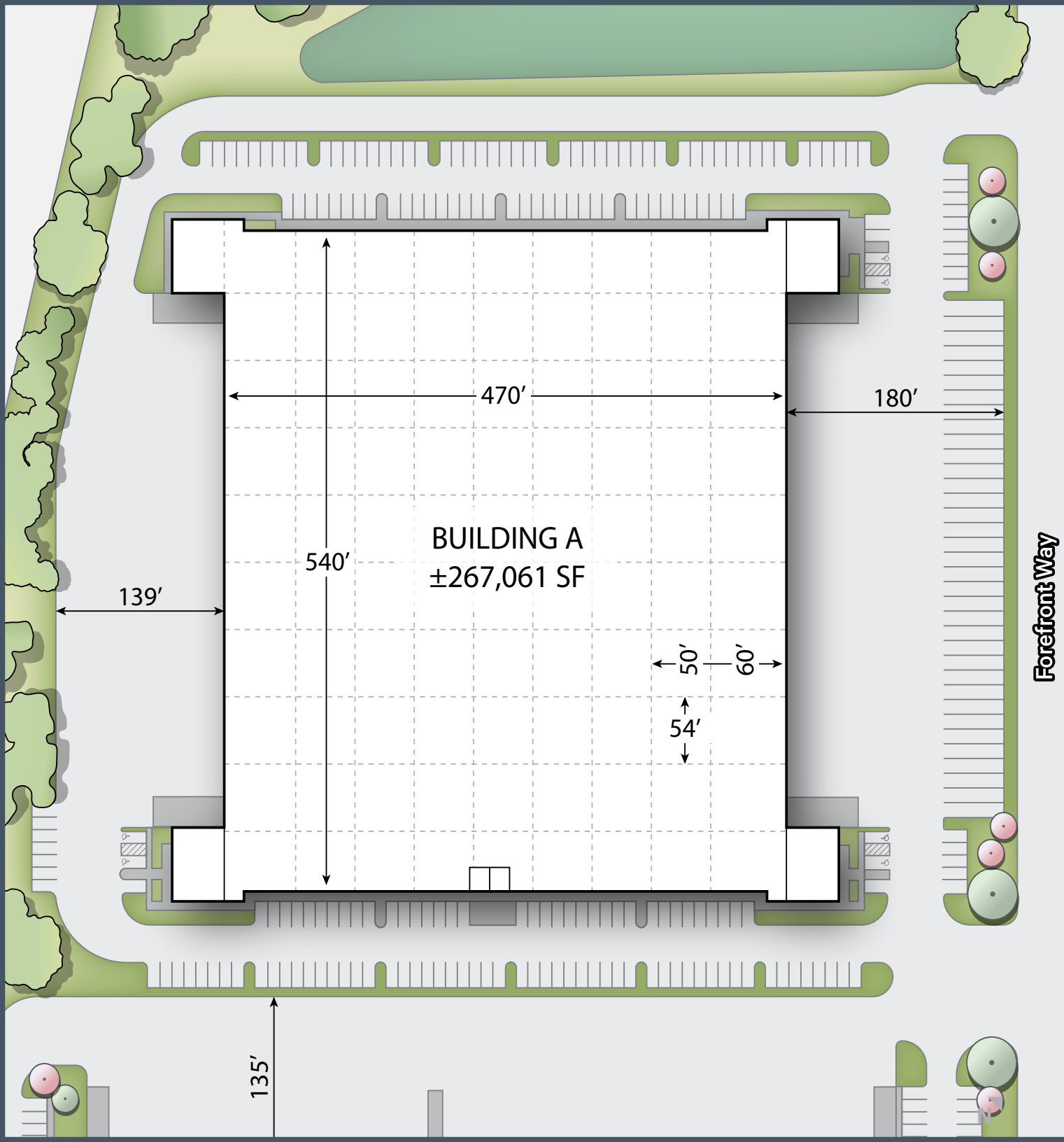


PREMIUM ACCESS



MASTER SITE PLAN





BUILDING A

BUILDING
±267,061 SF

DIVISIBLE TO
±60,000 SF

OFFICE
TO SUIT

CLEAR HEIGHT
32'

DOCK DOORS
46

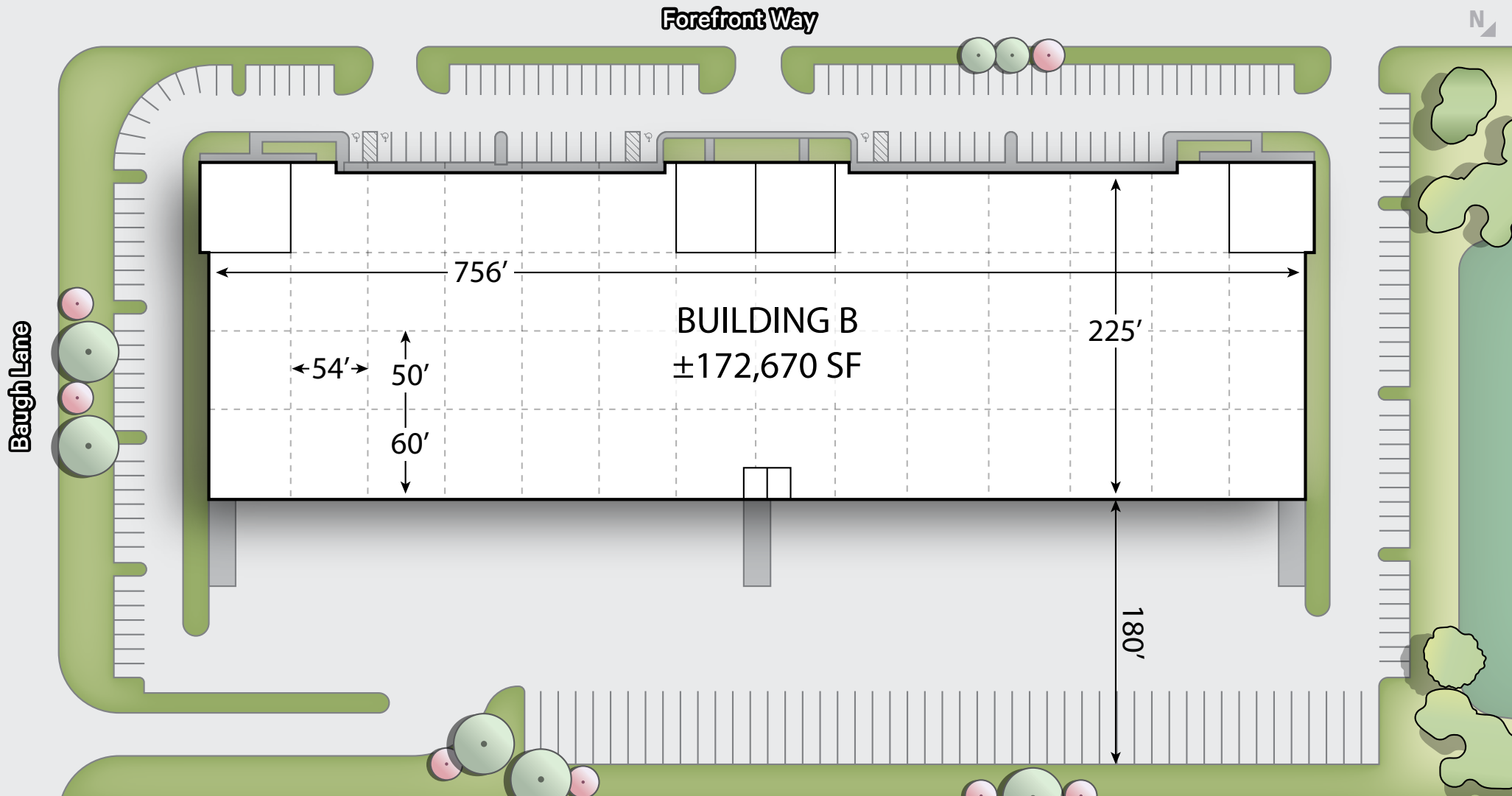
RAMPED DOORS
4

TRAILER PARKING
35

EMPLOYEE PARKING
200

COLUMN SPACING
54' X 50'

FIRE PROTECTION
ESFR



BUILDING B

BUILDING
±172,670 SF

OFFICE
TO SUIT

DOCK DOORS
42

TRAILER PARKING
49

COLUMN SPACING
54' X 55'

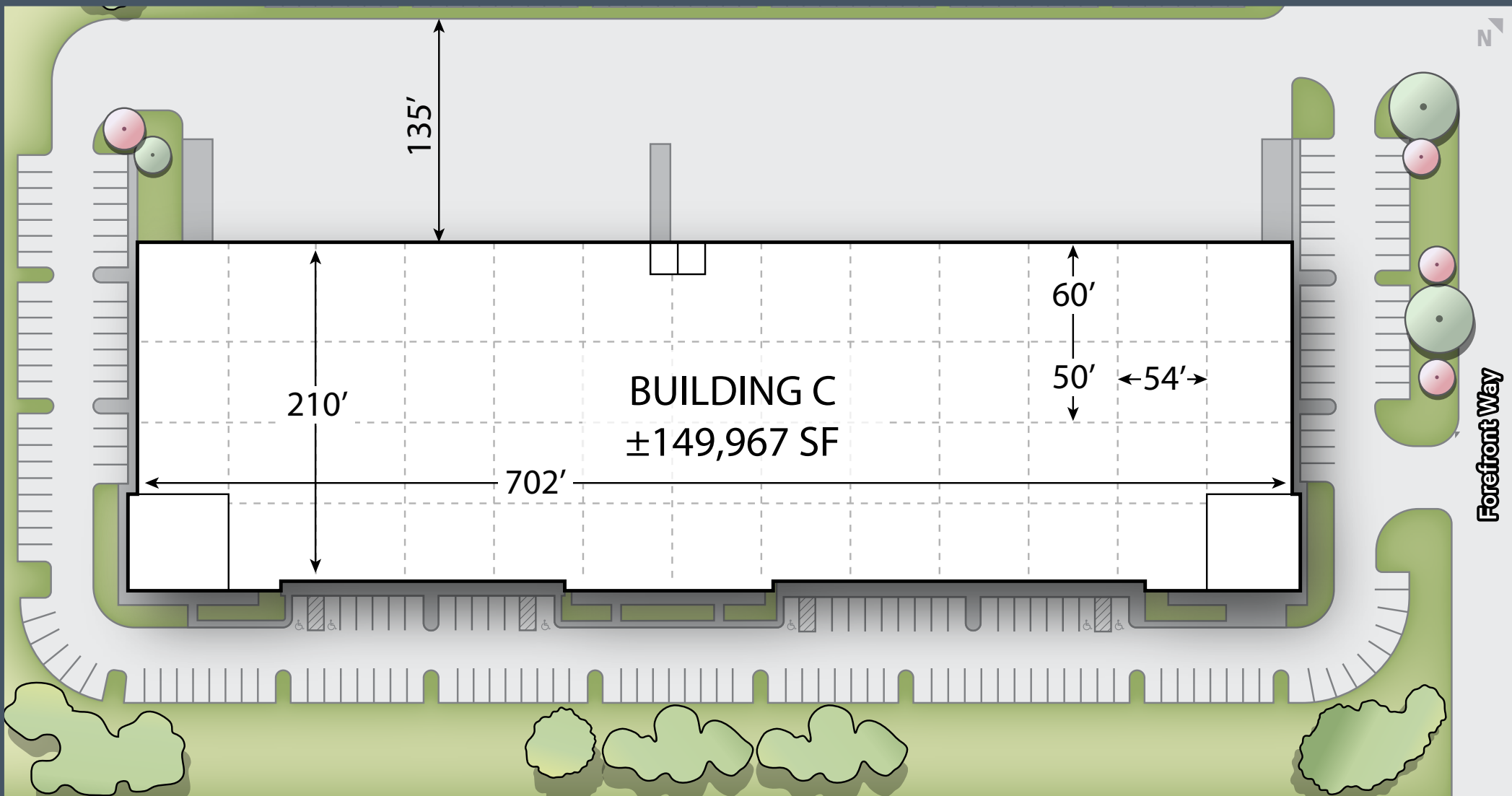
DIVISIBLE TO
±36,450 SF

CLEAR HEIGHT
32'

RAMPED DOORS
2

EMPLOYEE PARKING
151

FIRE PROTECTION
ESFR



BUILDING C

BUILDING
±149,967 SF

OFFICE
TO SUIT

DOCK DOORS
37

TRAILER PARKING
49

COLUMN SPACING
50' X 54'

DIVISIBLE TO
±34,000 SF

CLEAR HEIGHT
32'

RAMPED DOORS
2

EMPLOYEE PARKING
185

FIRE PROTECTION
ESFR

I-35 & SCHWAB ROAD
SCHERTZ, TX

COMMERCE CENTER 35

A DEVELOPMENT BY:



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CBRE

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