

# FOR LEASE/SALE PARK 35

SCHERTZ, TEXAS

*Up To 1.4M SF Available*



DISTRIBUTION/WAREHOUSE



**CAVENDER & HILL**  
PROPERTIES

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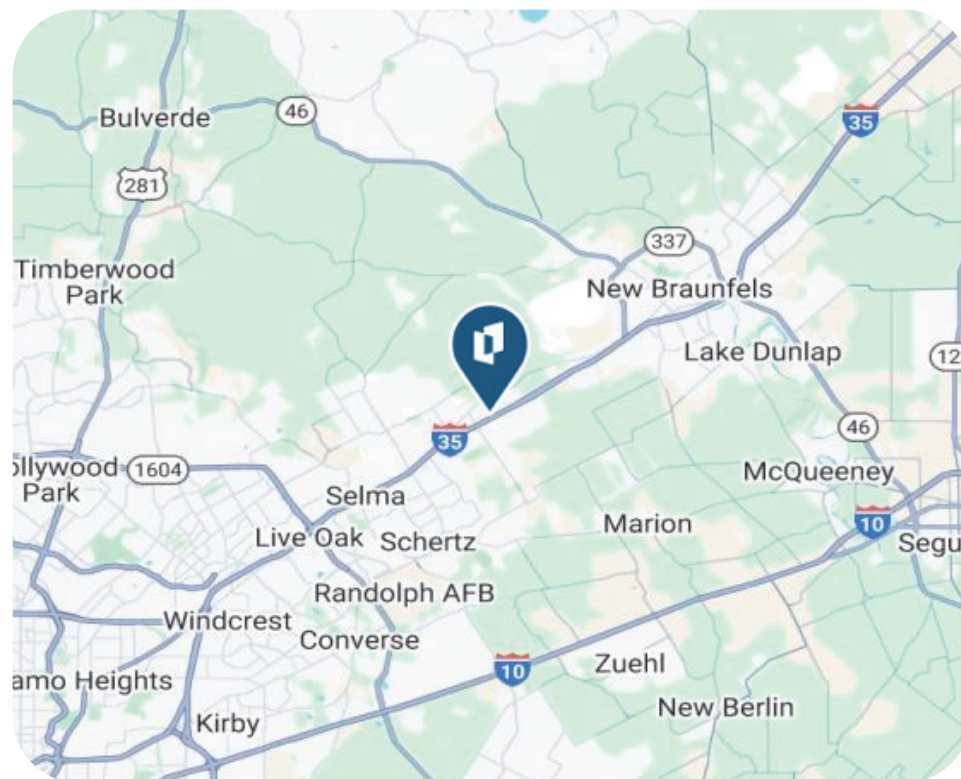
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Park 35 is ideally situated along Interstate 35 in Schertz, Texas, positioned between San Antonio and Austin. With direct access to and prominent visibility from the I-35 corridor, Park 35 presents an exceptional opportunity for tenants looking to establish a presence in the Central Texas market. The development will offer a range of buildings, from 86,018 square feet to 558,727 square feet.

#### Phase 1:

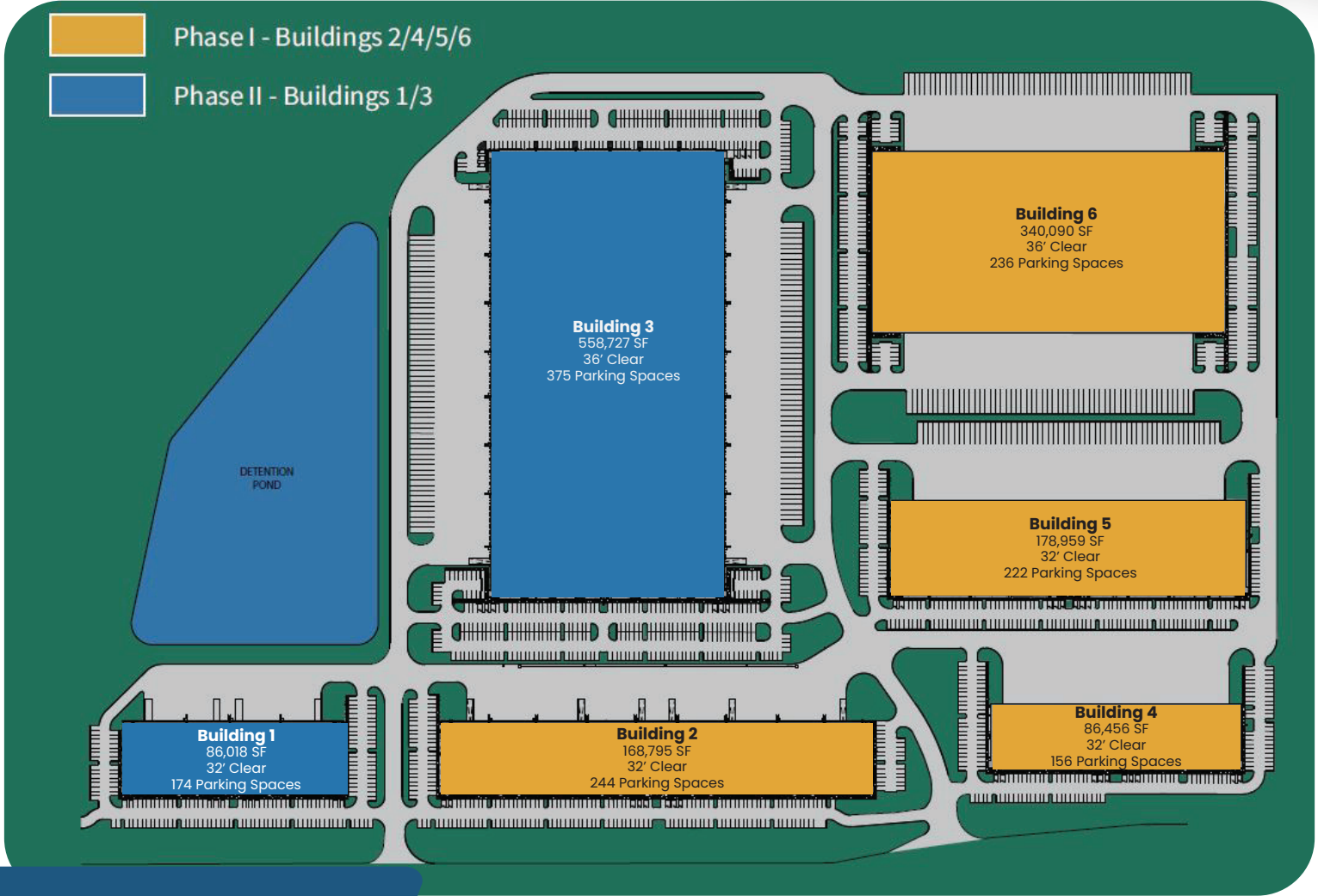
- +/- 20,000 - 774,300 SF Available
- 32'-36' Clear Heights
- Cross-Dock & Rear Load Options
- Ample Trailer Parking
- 60' Speed Bays
- ESFR Sprinkler System
- Located in Schertz, TX on the I-35 Corridor
- Build-To-Suit Available Up To 560,000 SF



Developed By:



## PROPERTY DETAILS



**SITE PLAN**

Developed By:



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**AERIAL**

Developed By:





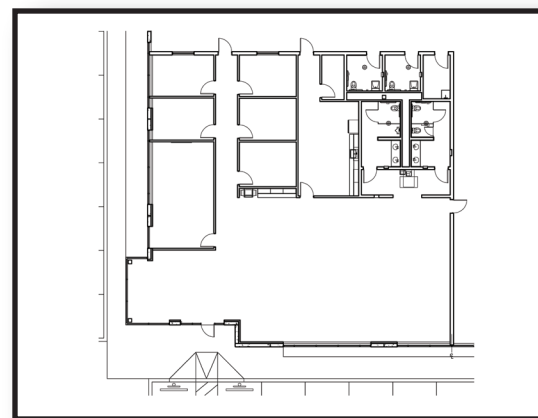
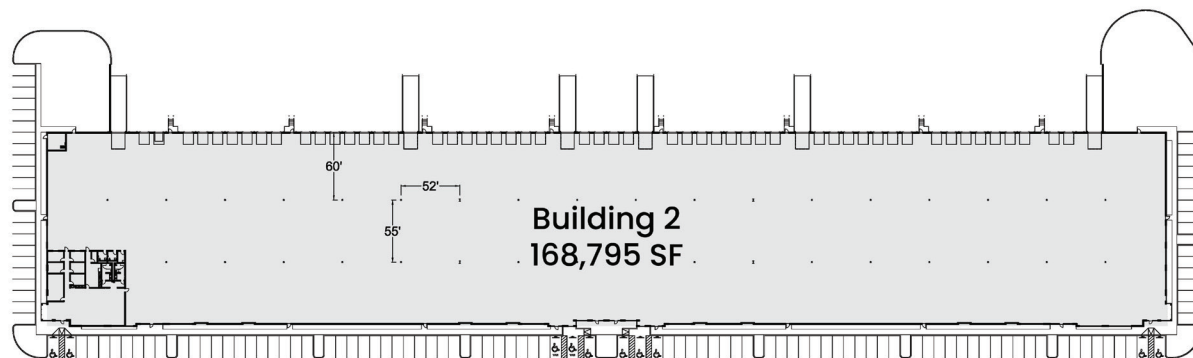


***Building 2***  
**168,795 SF Available**



## Building 2 – 168,795 SF Available

- +/- 20,000 - 168,795 SF Available
- 4,740 SF Office
- Rear Load Configuration
- 60' Speed Bay
- 52 Docks / 6 Ramped
- 55'x52' Column Spacing
- 170' Deep Building
- ESFR Sprinkler System
- 32' Clear Height
- 249 Auto Parking Spaces
- One (1) 40k-lb Mechanical Dock Leveler
- 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



22867 IH 35 N, Schertz, TX 78132

**86,456 SF Available**

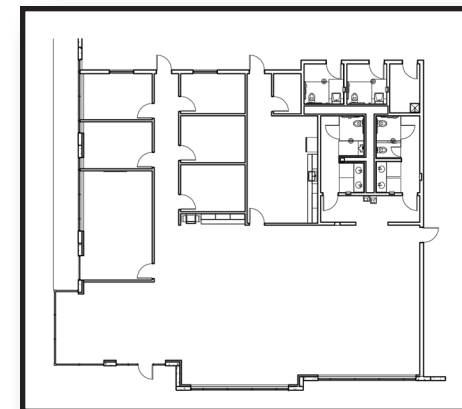
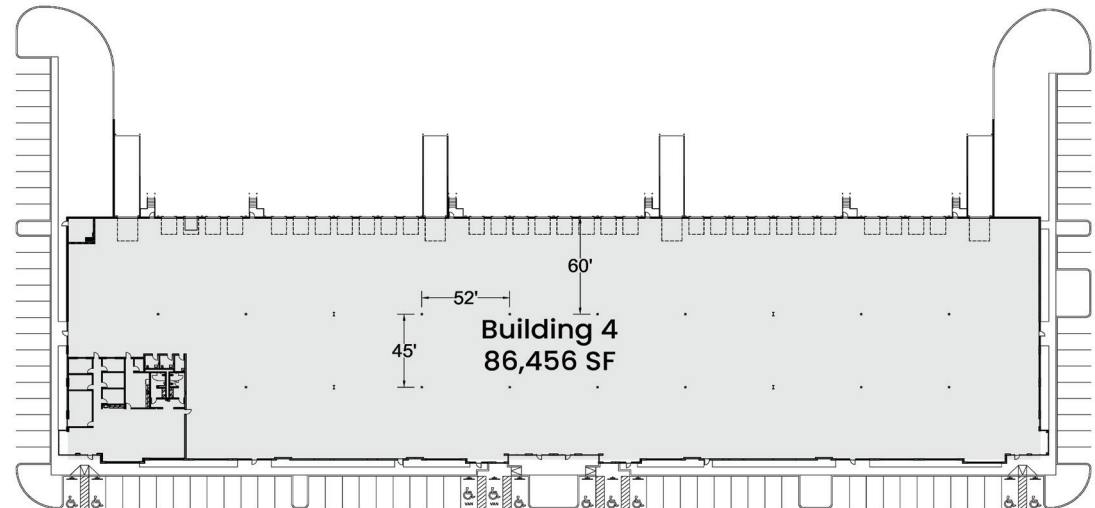


***Building 4***



## Building 4 – 86,456 SF Available

- +/- 20,000 – 86,456 SF Available
- 4,593 SF Office
- Rear Load Configuration
- 60' Speed Bay
- 30 Docks / 4 Ramped
- 45'x52' Column Spacing
- 150' Deep Building
- ESFR Sprinkler System
- 32' Clear Height
- 171 Auto Parking Spaces
- One (1) 40k-lb Mechanical Dock Leveler
- 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



22867 IH 35 N, Schertz, TX 78132

**178,959 SF Available**

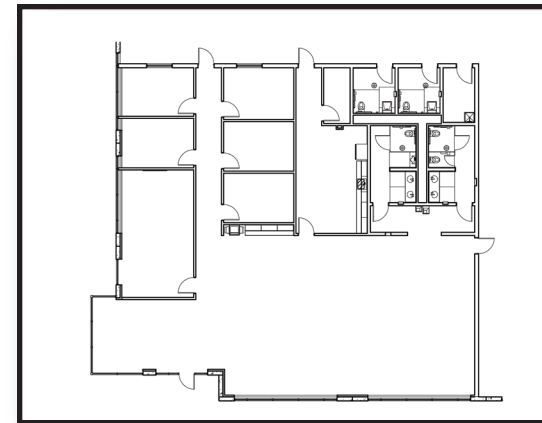
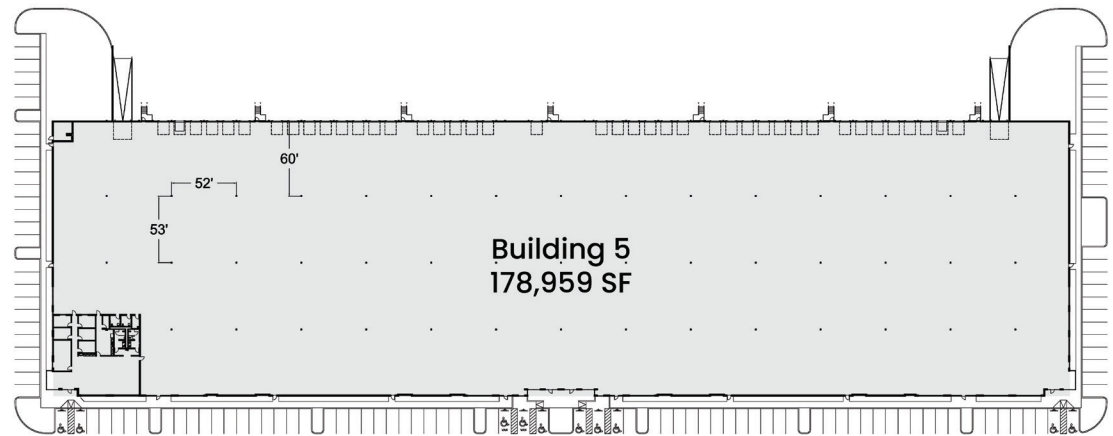


**Building 5**



# Building 5 – 178,959 SF Available

- Up To 178,959 SF Available (Dividable)
- 4,591 SF Office
- Rear Load Configuration
- 60' Speed Bay
- 41 Docks / 2 Ramped
- 53'4"x52' Column Spacing
- 220' Deep Building
- ESFR Sprinkler System
- 32' Clear Height
- 222 Auto Parking Spaces
- 58 Trailer Parks
- Two (2) 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

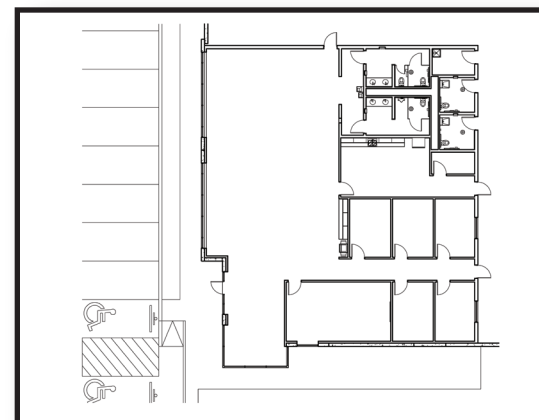
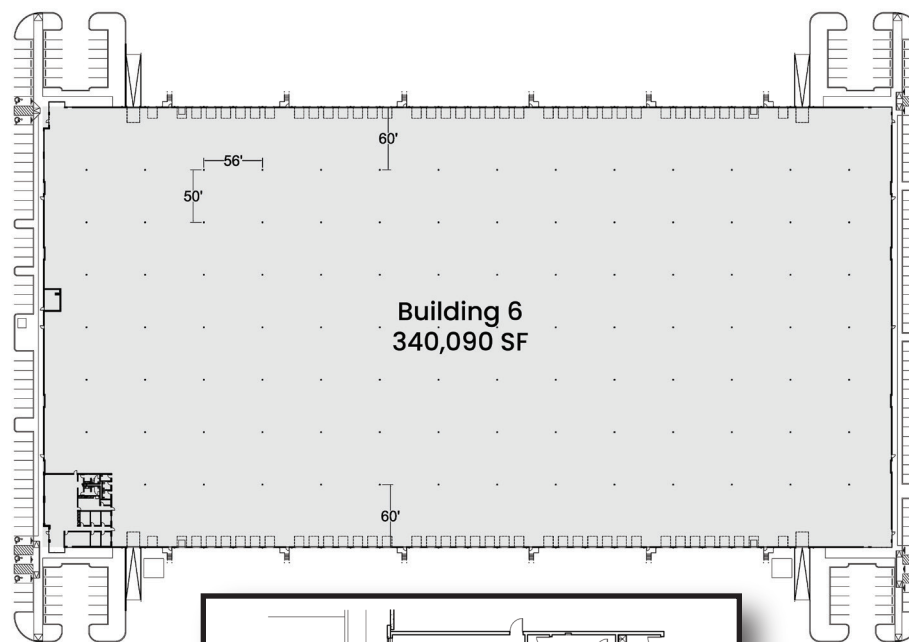






## Building 6 – 340,090 SF Available

- Up To 340,090 SF Available (Dividable)
- 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



# **Park 35 – Building Power Specs**

## **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 4**

- 1 Existing Transformer (1000 KVA with conduit in place to max out the transformer)
- 1 Future Transformer pad installed with conduits stubbed for ease of adding another transformer

## **Building 5**

- 1 Existing Transformer (2000 KVA with conduit in place to max out the transformer)
- 2 Future Transformer pad installed with conduits stubbed for ease of adding another transformer

## **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





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**FOR LEASE**  
**20,000 – 774,300 SF**

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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.

### A 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.



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<b>Cavender &amp; Hill Properties, Inc.</b>	<b>438176</b>	<b>mcavender@cavenderhill.com</b>	<b>(210) 349-0900</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James Mark Cavender</b>	<b>402640</b>	<b>mcavender@cavenderhill.com</b>	<b>(210) 349-0900</b>
Designated Broker of Firm	License No.	Email	Phone
_____ 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](http://www.trec.texas.gov)**

Cavender & Hill Properties, Inc. 7373 Broadway, Suite 501 San Antonio, TX 78209 **Phone.**210.349.0900 **Fax.**210.349.0931 **IABS 1-0 TREC**