

PHASE 1: 650,000 SF DELIVERING Q2 2023!

Master-planned industrial development on
Foster Road in East San Antonio, Texas.



FOSTER
commerce center



PROPERTY HIGHLIGHTS

- » 175 acre, 2.2 MM SF Class A master-planned industrial park
- » Build-to-suit opportunities available
- » Convenient access to IH-10, IH-35, Loop 410 and SH-130



For Information, Contact:

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SURROUNDING TENANTS

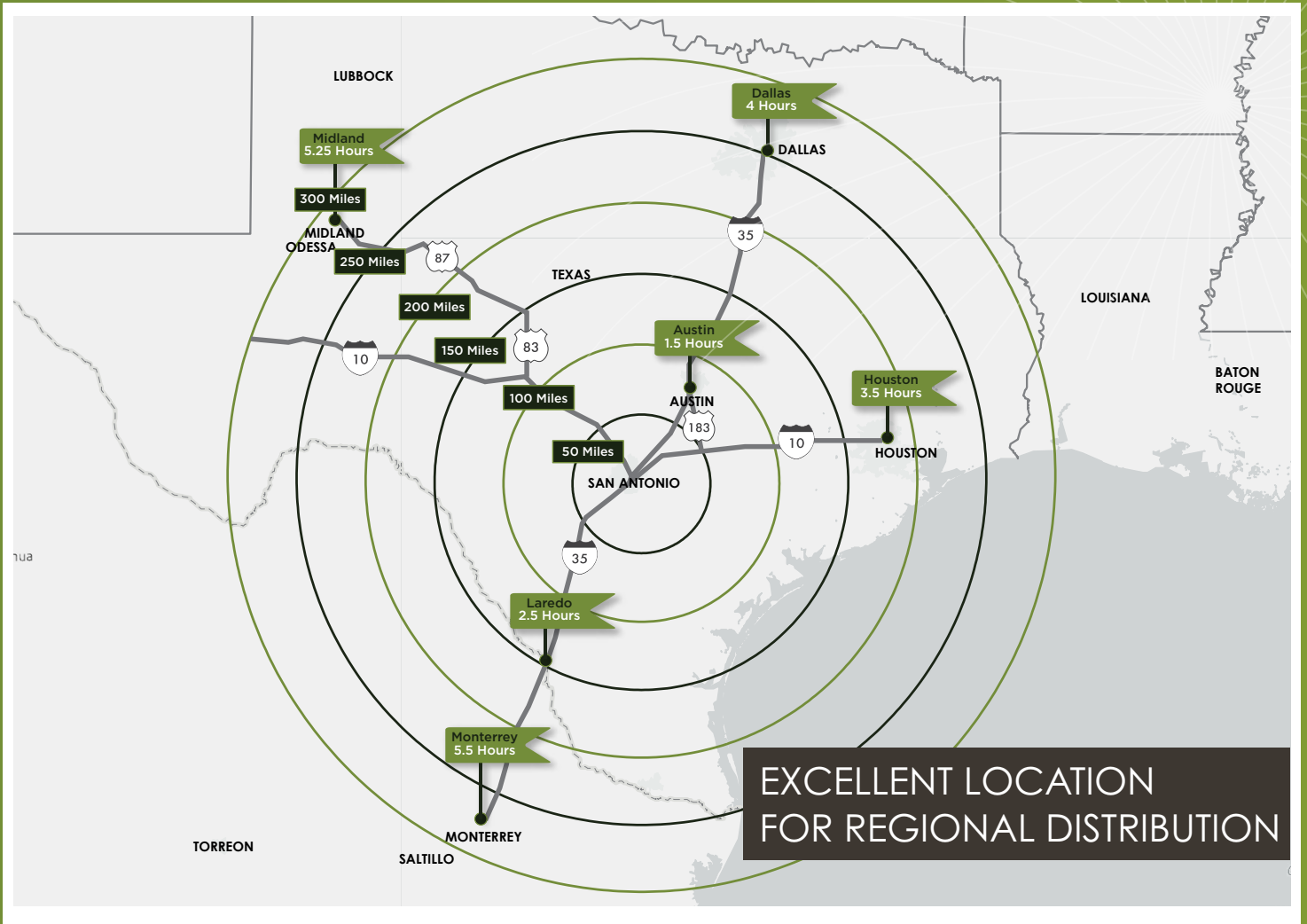
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| 1  | 2  | 3  |
| 4  | 5  | 6  |
| 7  | 8  | 9  |
| 10  | 11  | 12  |
| 13  | 14  | 15  |
| 16  | 17  | 18  |
| 19  | 20  | 21  |
| 22  | 23  | 24  |
| 25  | 26  | 27  |
| 28  | 29  | 30  |
| 31  | 32  | 33  |

DISTANCES FROM SITE

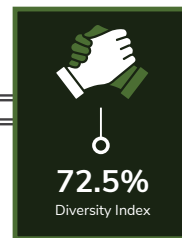
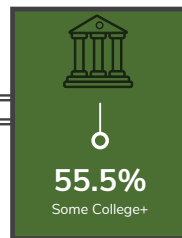
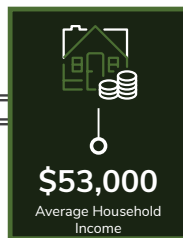
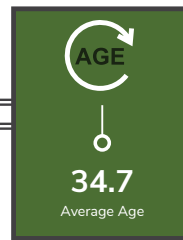
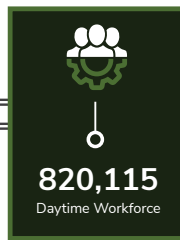
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|--|---|---|
|  3 Minutes |  5 Minutes |  6 Minutes |
|  8 Minutes |  10 Minutes |  11 Minutes |

PROPERTY HIGHLIGHTS

- » Phenomenal interstate access and dense labor force
- » State-of-the-art design with abundant employee parks, trailer stalls, and outside storage capabilities
- » Phase I: 650,000 SF under construction with the ability to accommodate tenant sizes ranging from 55,000 - 406,000 SF
- » Strategic distribution location; less than 25 minutes from Toyota & Navistar plants, 1 hour 15 minutes from Tesla Gigafactory



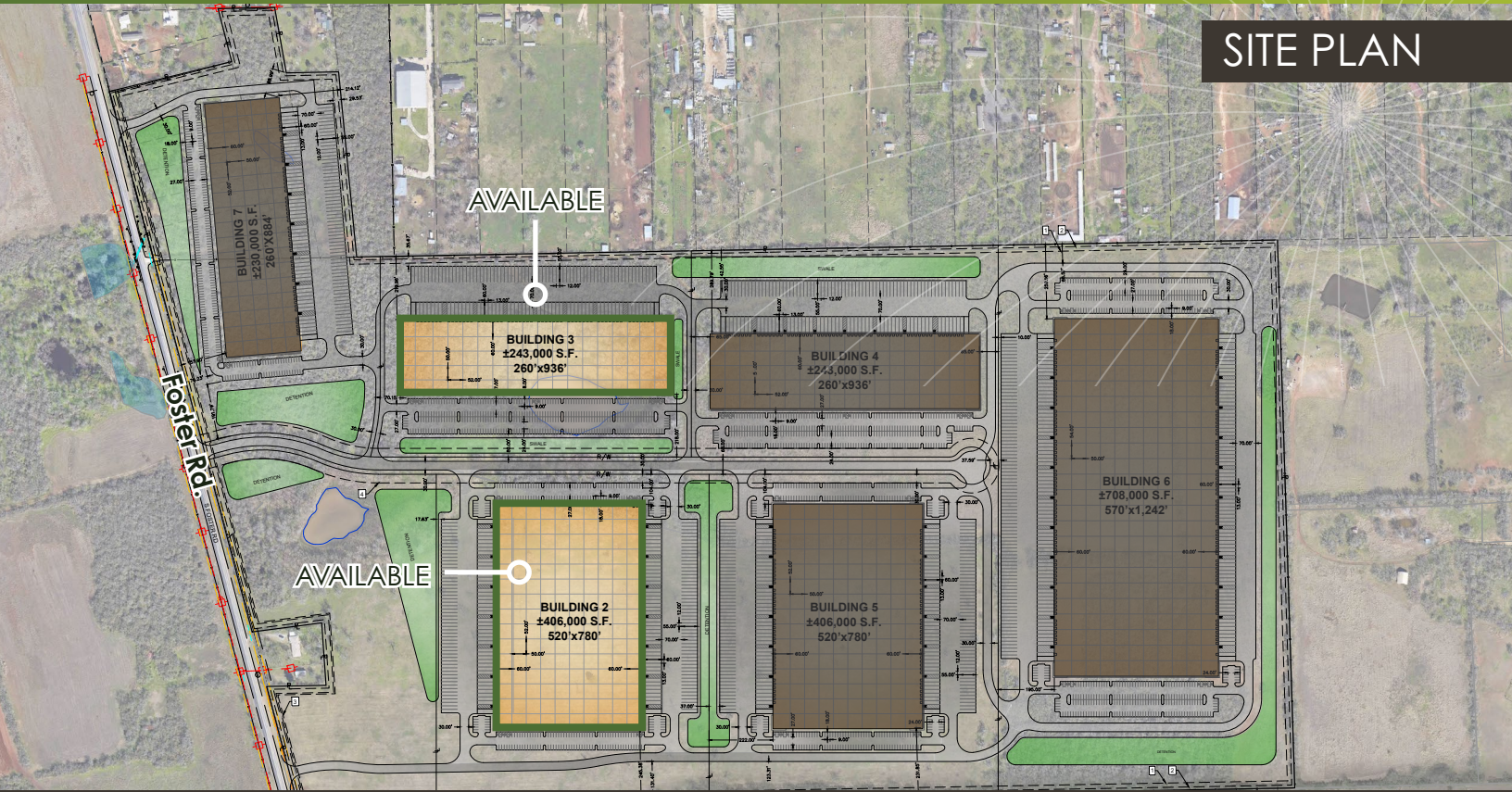
**AMPLE
WORKFORCE
AVAILABLE**
(Within 30 Miles)



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SITE PLAN



PROPERTY SPECIFICATIONS

BUILDING 2

| | |
|---------------------|--------------------------|
| Building Size: | 406,000 SF |
| Dimensions: | 520' x 780' |
| Bay Spacing: | 52' x 50' |
| Clear Height: | 40' |
| Loading: | Cross-dock |
| Truck Courts: | 185' |
| Docks: | 84 |
| Drive-In Doors: | 4 |
| Trailer Parking: | 112 |
| Car Parking: | 222 |
| Construction: | Concrete Tilt-Wall |
| Roof: | 45-mil TPO |
| Sprinkler System: | ESFR |
| Electrical Service: | 3,000 amp, 480V, 3-phase |

BUILDING 3

| | |
|---------------------|--------------------------|
| Building Size: | 224,000 SF |
| Dimensions: | 260' x 936' |
| Bay Spacing: | 50' x 52' |
| Clear Height: | 36' |
| Loading: | Rear-load |
| Truck Court: | 185' |
| Docks: | 56 |
| Drive-In Doors: | 2 |
| Trailer Parking: | 71 |
| Car Parking: | 322 |
| Construction: | Concrete Tilt-Wall |
| Roof: | 45-mil TPO |
| Sprinkler System: | ESFR |
| Electrical Service: | 3,000 amp, 480V, 3-phase |

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