

SMALL BAY SPECULATIVE & BUILD-TO SUIT

SPACES FROM 15,000 - 203,500 SF

FOR LEASE OR SALE

±380,850 SF TOTAL PROJECT

SCHERTZ I-10 INDUSTRIAL PARK

10661 I-10, SCHERTZ, TX 78154



WHERE DEMAND OUTPACES SUPPLY

Schertz I-10 Industrial Park offers small to mid-size users a rare opportunity to secure space in a highly connected industrial market. With frontage along I-10, the park positions service, distribution and last-mile companies along one of Texas' most active growth corridors, delivering the regional reach to move goods faster.

HIGHLIGHTS

- ±380,850 SF multi-product (flex + bulk + yard)
 - Small bay industrial: 15,000 SF - 35,000 SF
 - Rear load: 30,000 SF - 104,000 SF
 - Cross dock: up to ±203,500 SF
- Grade-level & dock-high loading
- 24' to 32' clear height
- 3-phase electrical
- I-10 frontage
- Quick access to loop 1604 & I-35
- Concrete tilt wall - investment grade

UNLOCKING OPPORTUNITY

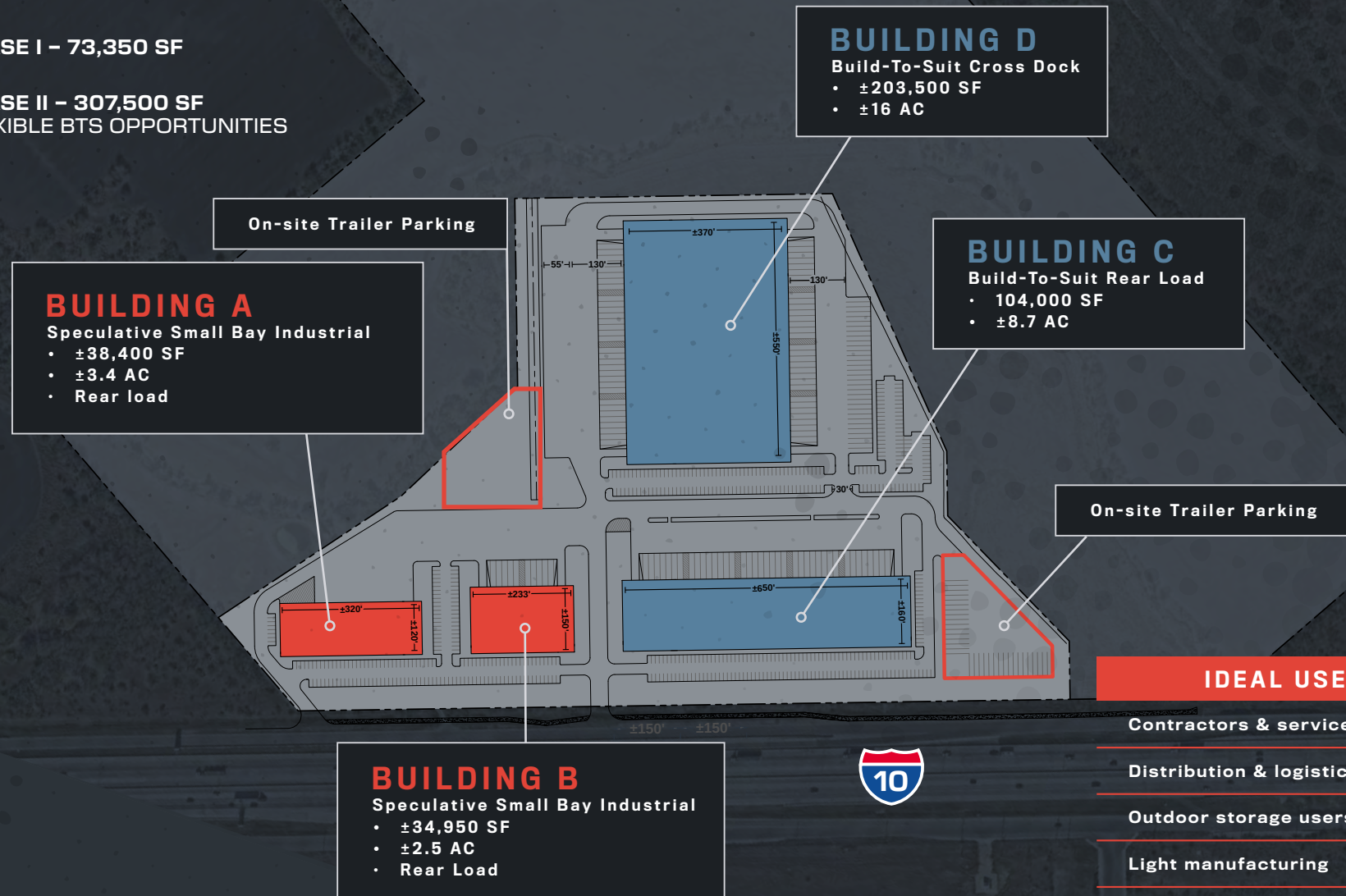
FlexTex operates exclusively in Texas, with a focused presence in the state's most dynamic industrial markets and growth corridors.



MASTER PLAN

● PHASE I – 73,350 SF

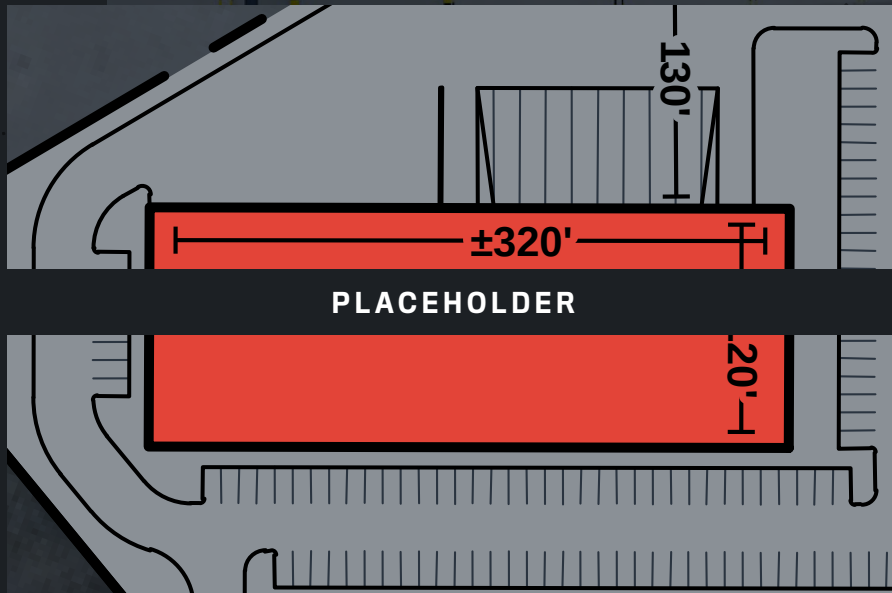
● PHASE II – 307,500 SF
FLEXIBLE BTS OPPORTUNITIES



PHASE I

SPECIFICATIONS

BUILDING A – Flex/Small Bay Industrial

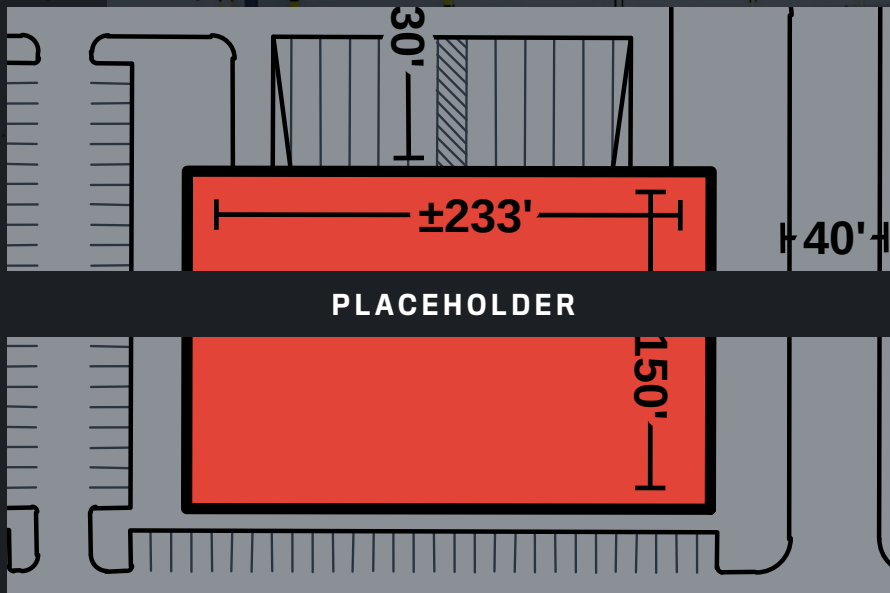


Building Size	38,400 SF
Clear Height	24'
Column Spacing	50' X 60'
Roof	R-25, 60 Mil TPO
Floor Slab	6" thick, 4000 PSI Reinforced Concrete
Loading	Rear Load
Dock Doors	1 with pit leveler installed
Drive In Ramp Doors	10 drive-in doors (9 - 14' x 16' and 1 - 14' x 18')
Fire Protection	ESFR Sprinkler System
Power	3-phase, 1,200 Amps 277/480v (expandable)
Lighting	High-bay LED at 30 FC with motion sensors
Truck Court Depth	130'
Trailer Parking	Available on-site
Car Parking	90
Spec Office	2,000 SF

PHASE I

SPECIFICATIONS

BUILDING B – Flex/Small Bay Industrial

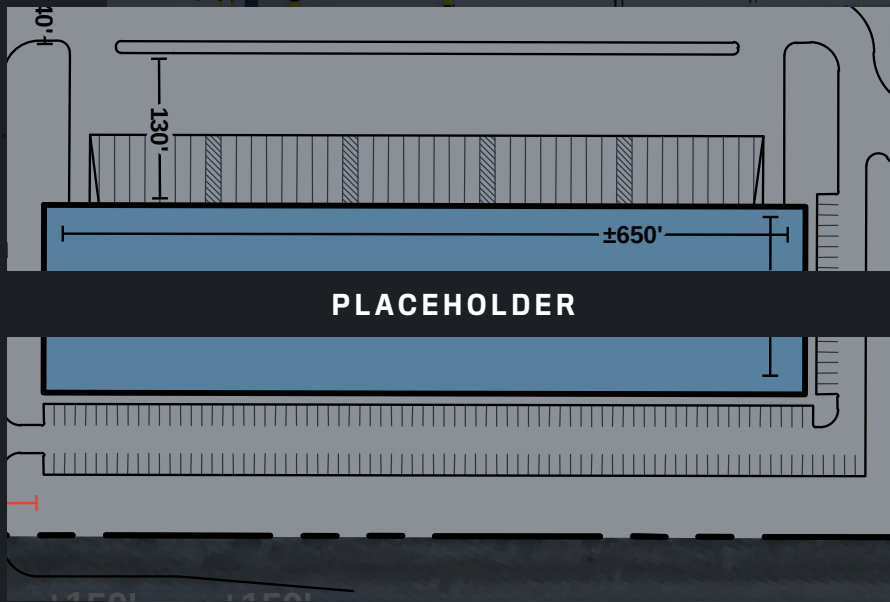


Building Size	34,950 SF
Clear Height	28'
Column Spacing	50' X 50'
Roof	R-25, 60 Mil TPO
Floor Slab	6" thick, 4000 PSI Reinforced Concrete
Loading	Rear Load
Dock Doors	10 with 1 pit leveler installed
Drive In Ramp Doors	2 drive-in ramps
Fire Protection	ESFR Sprinkler System
Power	3-phase, 1,200 Amps 277/480v (expandable)
Lighting	High-bay LED at 30 FC with motion sensors
Truck Court Depth	130'
Trailer Parking	Available on-site
Car Parking	75
Spec Office	2,000 SF

PHASE II

SPECIFICATIONS

BUILDING C

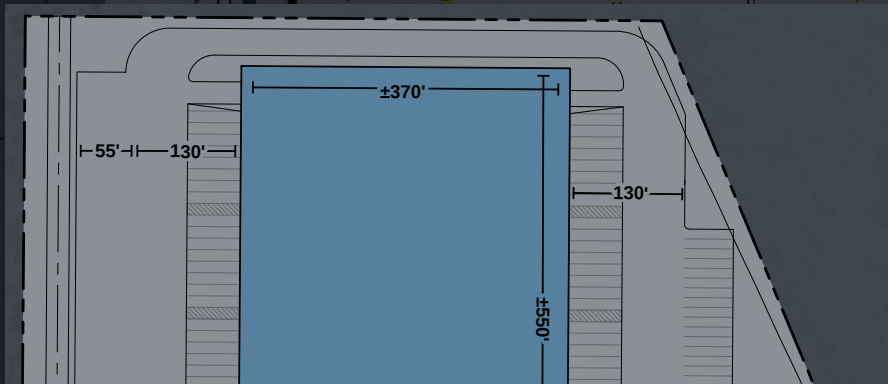


Building Size	104,000 SF
Clear Height	32'
Column Spacing	50' X 50' with 60' speed bays
Roof	R-9, 45 Mil TPO
Floor Slab	6" thick, 4000 PSI Reinforced Concrete
Loading	Rear Load
Dock Doors	39 with 2 pit levelers installed
Drive In Ramp Doors	2 drive-in ramps
Fire Protection	ESFR Sprinkler System
Power	3-phase, 2,500 Amps 277/480v (expandable)
Lighting	High-bay LED at 30 FC with motion sensors
Truck Court Depth	130'
Trailer Parking	32 spaces available on adjacent lot
Auto Parking	150
Spec Office	2,500 SF

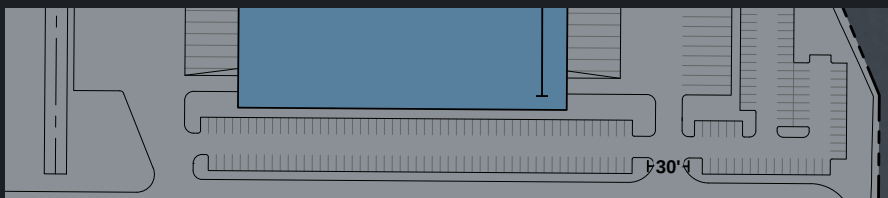
PHASE II

SPECIFICATIONS

BUILDING D



PLACEHOLDER



Building Size	203,500 SF
Clear Height	32'
Column Spacing	50' X 50' with 60' speed bays
Roof	R-9, 45 Mil TPO
Floor Slab	6" thick, 4000 PSI Reinforced Concrete
Loading	Cross-dock
Dock Doors	64 with 4 pit levelers installed
Drive In Ramp Doors	2 drive-in ramps
Fire Protection	ESFR Sprinkler System
Power	3-phase, 3,000 Amps 277/480v (expandable)
Lighting	High-bay LED at 30 FC with motion sensors
Truck Court Depth	130' and 185'
Trailer Parking	Available on-site
Car Parking	200
Spec Office	3,000 SF

HIGH-DEMAND CORRIDOR

Schertz I-10 Industrial Park places users in one of South Texas' most strategic industrial corridors. With direct I-10 frontage and efficient access to Loop 410 and I-35, the park offers strong connectivity across San Antonio.

LOCATION	MILES	TIME
I-35	7 Miles	17 Min
Loop 410	8 Miles	10 Min
Downtown San Antonio	15 Miles	20 Min
San Antonio Airport	19.1 Miles	23 Min
Seguin	23.5 Miles	27 Min
TX Toll-130	27 Miles	32 Min
Austin	73 Miles	1 Hr 21 Min
Austin Airport	75.3 Miles	1 Hr 20 Min
Mexico	163 Miles	2 Hr 20 Min
Houston	180 Miles	2 Hr 46 Min
Dallas	277 Miles	4 Hr 7 Min

DEMOGRAPHICS within 20 mins

POPULATION - 425,590

TOTAL WORKFORCE - 275,219

BLUE COLLAR - 66,612



PROVEN LOCATION

Backed by Texas' continued population growth and sustained logistics demand, Schertz I-10 Industrial Park places companies in a proven industrial market strengthened by major corporate investment. Surrounded by industrial powerhouses including Amazon, FedEx, UPS and Sysco, the park delivers the location and infrastructure to support the region's next wave of growth.



1604

Schertz

SCHERTZ
I-10 INDUSTRIAL PARK

Converse

Core5 Logistics Center



#1 State for Business Relocations - Forbes

2T+ State GDP - Bureau of Economic Analysis

1,000+ New Residents/Day - US Census Estimate

10661 I-10, SCHERTZ, TX 78154

SCHERTZ I-10 **INDUSTRIAL PARK**

For More Information, Please Contact:

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