

**Move In Ready
Space Available**

**5 Buildings Totaling 689,215 SF
in North Central San Antonio.**

New Class A Industrial Development Located at the Intersection of West Avenue and Wurzbach Parkway in San Antonio, TX



InterparkSA.com



Get On The Inside Track



**Interpark
Logistics Center**

118 Interpark Blvd. | San Antonio, Texas 78216

STREAM

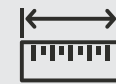
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Quick Facts



5
Buildings

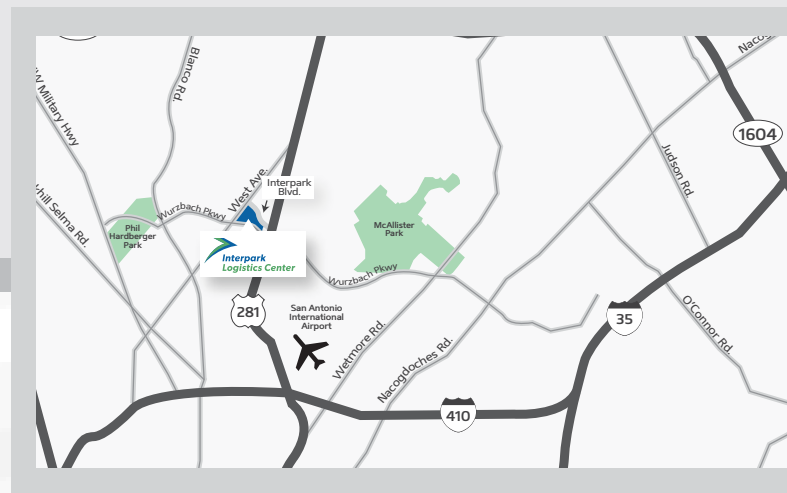


367,774
Square Feet Available



45
Acres

**Interpark
Logistics Center**



About

Interpark Logistics Center sets the standard for Class A warehouse development in San Antonio. Ideally designed for showrooms and distribution companies, each building includes move-in ready office buildouts. Interpark has the ability to accommodate heavy car parking with up to 1.57/1,000 parking ratios and a total of 125 trailer park stalls.

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
BUILDING SIZE	119,600 SF	155,475 SF	131,290 SF	131,290 SF	151,560 SF
DIMENSIONS	210' x 540'	225' x 691'	190' x 691'	190' x 691'	230' x 672'
RAMPS (12' x 14')	2	2	2	2	2
DOCKS (9' x 10')	24	40	40	40	32

HIGHLIGHTS

- 5 buildings on 45 acres
- Immediate access to Loop 410 and US-281
- Eight points of entry to the property
- One of San Antonio's last true infill sites
- 4 miles to the San Antonio International Airport
- Abundant trailer parking
- 32' Clear heights
- 130' Truck courts
- Access to dense labor pool

**Building 1:
119,600 SF**

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BUILDING 1 - AVAILABLE STATS

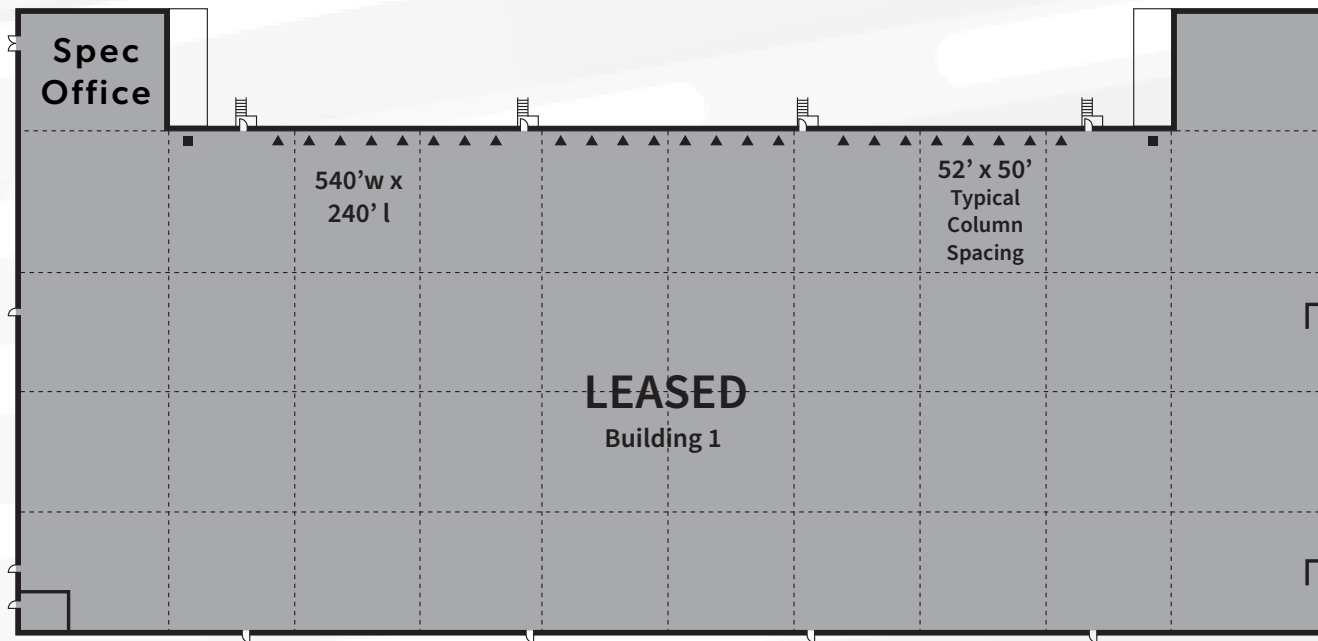
- 540' w x 210' l
- 24 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 50' typical column spacing
- 60' staging bay
- 130' truck court depth
- 49 trailer parks
- .71/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:
Building 1

Spec Office:
3,082 SF

100% Leased



**Building 2:
155,475 SF**

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BUILDING 2 - AVAILABLE STATS

- 46,800 square feet
- 208' w x 225' l
- 14 dock doors
- 32' clear height
- 52' x 55" typical column spacing
- 60' staging bay
- 130' truck court depth
- 28 trailer parks
- 1.44/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:
Building 2



**Building 3:
131,290 SF**

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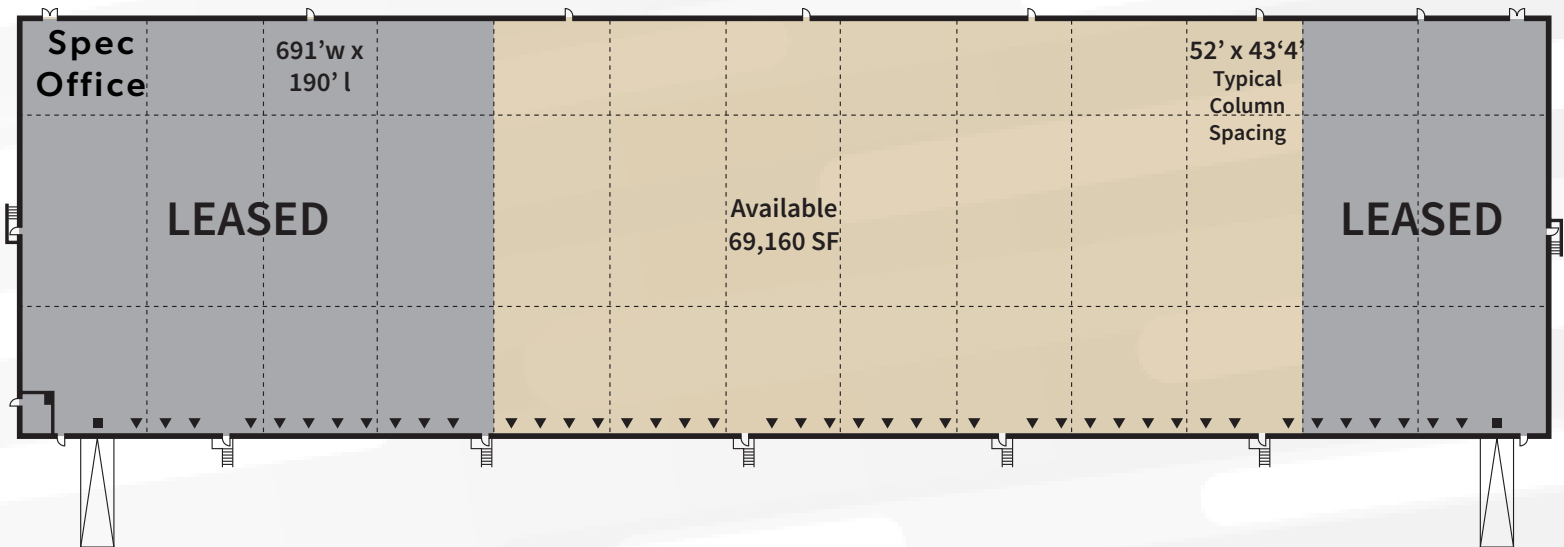


BUILDING 3 - AVAILABLE STATS

- 69,160 square feet
- Divisible to 19,760 square feet
- 691' w x 190' l
- 25 dock doors
- 32' clear height
- 1 drive-in ramps
- 52' x 43'4" typical column spacing
- 60' staging bay
- 130' truck court depth
- 1.33/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:
Building 3



**Building 4:
131,290 SF**

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BUILDING 4 - AVAILABLE STATS

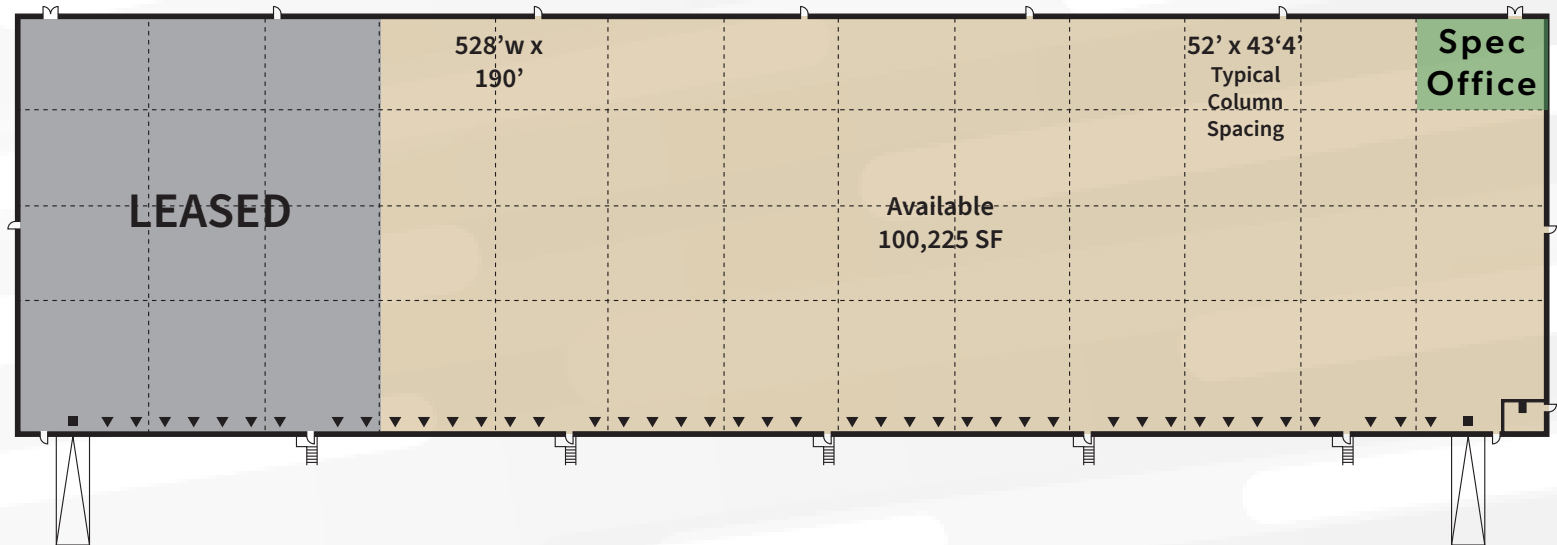
- 100,225 square feet
- Divisible to 24,700 square feet
- 528' w x 190'
- 33 dock doors
- 32' clear height
- 1 drive-in ramps
- 52' x 43'4" typical column spacing
- 60' staging bay
- 130' truck court depth
- 6 trailer parks
- 1.57/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:
Building 4

Spec Office:
2,858 SF

Click [Here](#)
to View
Spec Office
Plan



**Building 5:
151,560 SF**

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BUILDING 5 - AVAILABLE STATS

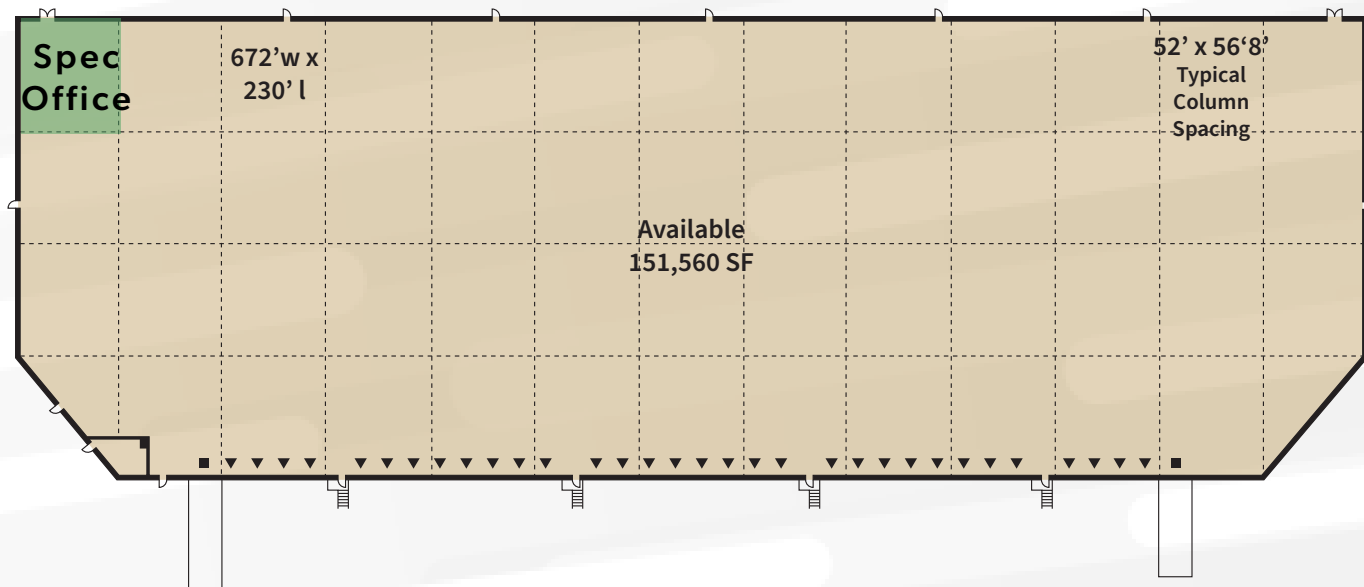
- 151,560 square feet
- Divisible to 33,920 square feet
- 672' w x 230' l
- 32 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 56'8" typical column spacing
- 60' staging bay
- 130' truck court depth
- 19 trailer parks
- .87/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,500 Amp Power
- 60 Mil TPO roof membrane
- R9 roof insulation

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Floorplan:
Building 5

Spec Office:
2,933 SF

Click [Here](#)
to View
Spec Office
Plan



Location Is Everything

As one of the last true infill sites in San Antonio, Interpark provides access to a large population base, convenient transit, and a strong labor force. More than 2.1 million people live within a 30-minute drive of the property.

AREA DEMOGRAPHICS



Strong Labor Force
Withing a 30-Minute
Drive

1,070,748
Daytime Workforce

\$41,780
Average
Annual Income

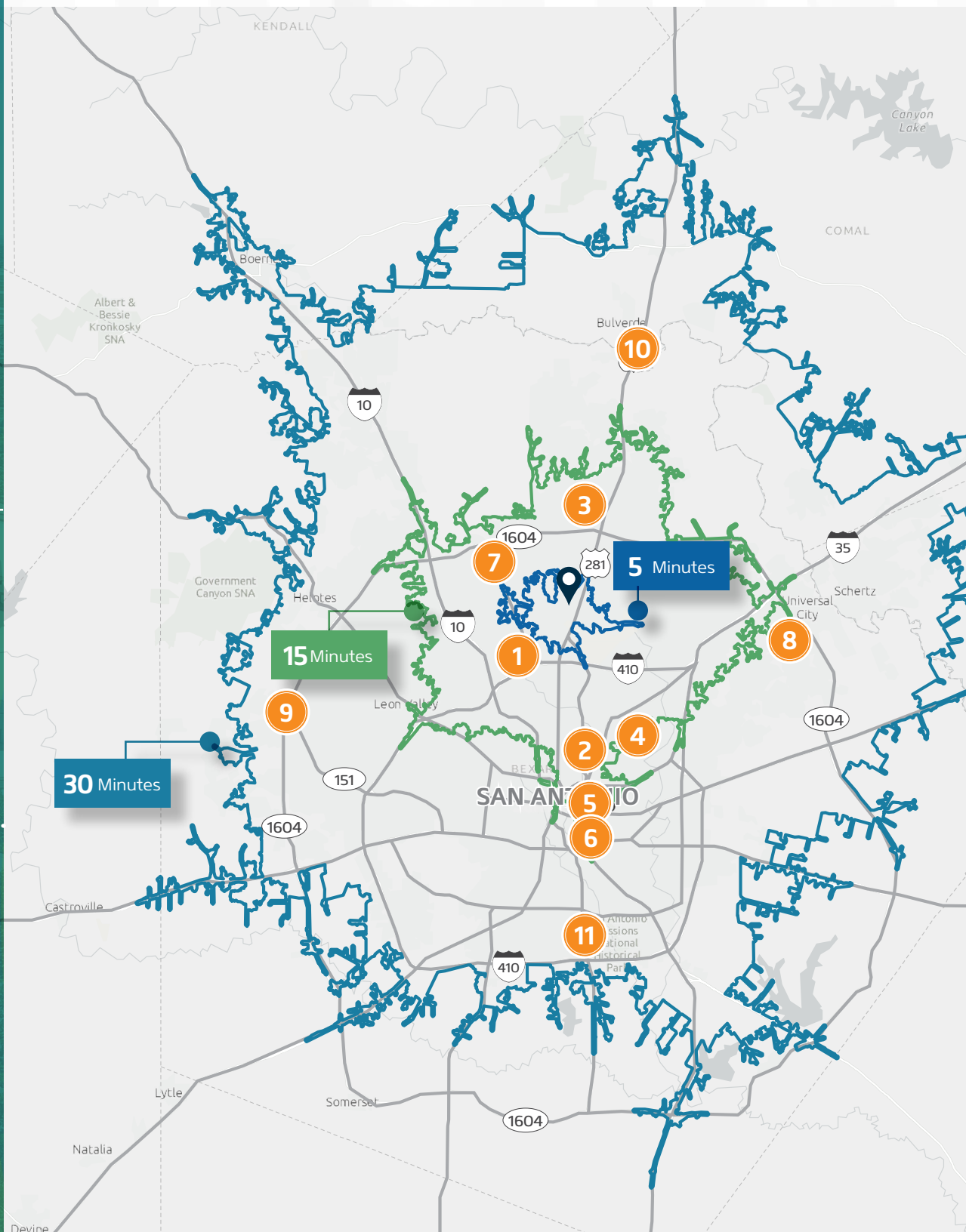


Warehousing
and Distribution
Workforce

69,541
Skilled and Unskilled
Warehouse Labor Force

5%
Projected
Growth (2025)

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HIGHWAY DRIVE TIMES



Immediate



5 Minutes



6 Minutes



12 Minutes

DRIVE TIMES

1
CASTLE HILLS
8
Minutes

2
THE PEARL
12
Minutes

3
STONE OAK
12
Minutes

4
ALAMO HEIGHTS
12
Minutes

5
DOWNTOWN SAN ANTONIO
12
Minutes

6
SOUTHTOWN KING WILLIAMS
12
Minutes

7
SHAVANO PARK
13
Minutes

8
CONVERSE
16
Minutes

9
FAR WEST
20
Minutes

10
BULVERDE
22
Minutes

11
SOUTH SIDE
20
Minutes



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STREAM

A Vibrant, Thriving Community

Whether attracting clients to showroom space or distributing goods to the greater San Antonio area, Interpark gets you on the inside track.



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2,121,477
Population

35.1
Median Age

\$91,892
Average HH Income

62%
Some College+





33.1% **Sprouting Explorers**

- Young homeowners with families
- Neighborhoods feature single-family, owner-occupied homes built after 1980
- Hardworking and optimistic, most residents aged 25 years or older, have a high school diploma or some college education
- Shopping and leisure also focus on their children
- Many households have dogs for domestic pets



13.5% **Affluent Estates**

- Established wealth—educated, well-traveled married couples
- Less than 10% of all households, with 20% of household income
- Homeowners (almost 90%), with mortgages (65.2%)
- Married-couple families with children from grade school to college
- Expect quality; invest in time-saving services
- Participate actively in their communities



11.7% **Midtown Singles**

- Millennials on the move—single, urban
- Millennials seeking affordable rents in apartment buildings
- Work in service and unskilled positions, close to home or public transportation
- Single parents with very young children
- Brand-savvy shoppers select budget-friendly stores

Residential



West Avenue

Wurzbach Pkwy

West Ave. Exit Ramp

281

Residential

Bitters Rd.

Residential

LEGEND

- Shopping
- Restaurants
- Banks
- Gas
- Hotels
- Residential

Jones Maltsberger Rd.

Blossom Stadium

Wurzbach Pkwy

San Antonio Int'l Airport

Nakoma Dr.



28
Restaurants

21
Retailers

8
Services



InterparkSA.com

In Good Company

Area amenities, state-of-the-art design, and unrivaled access will provide Interpark tenants' competitive advantage and a position of strength in the market. Combined with a robust and diverse mix of corporate neighbors, occupancy at Interpark places tenants in good company, and ahead of the competition.



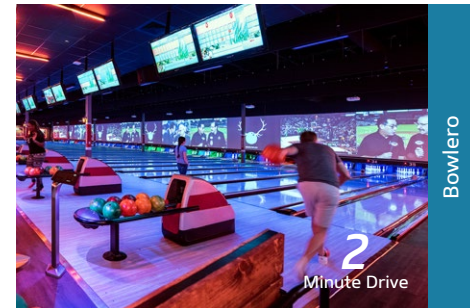
Weathered Souls Brewing



Black Rifle Coffee



Max and Louie's Diner

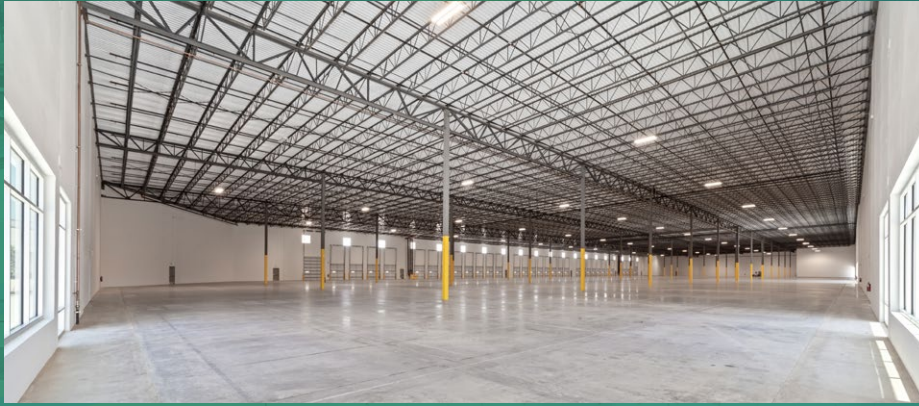


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Leased and Owned by


STREAM

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