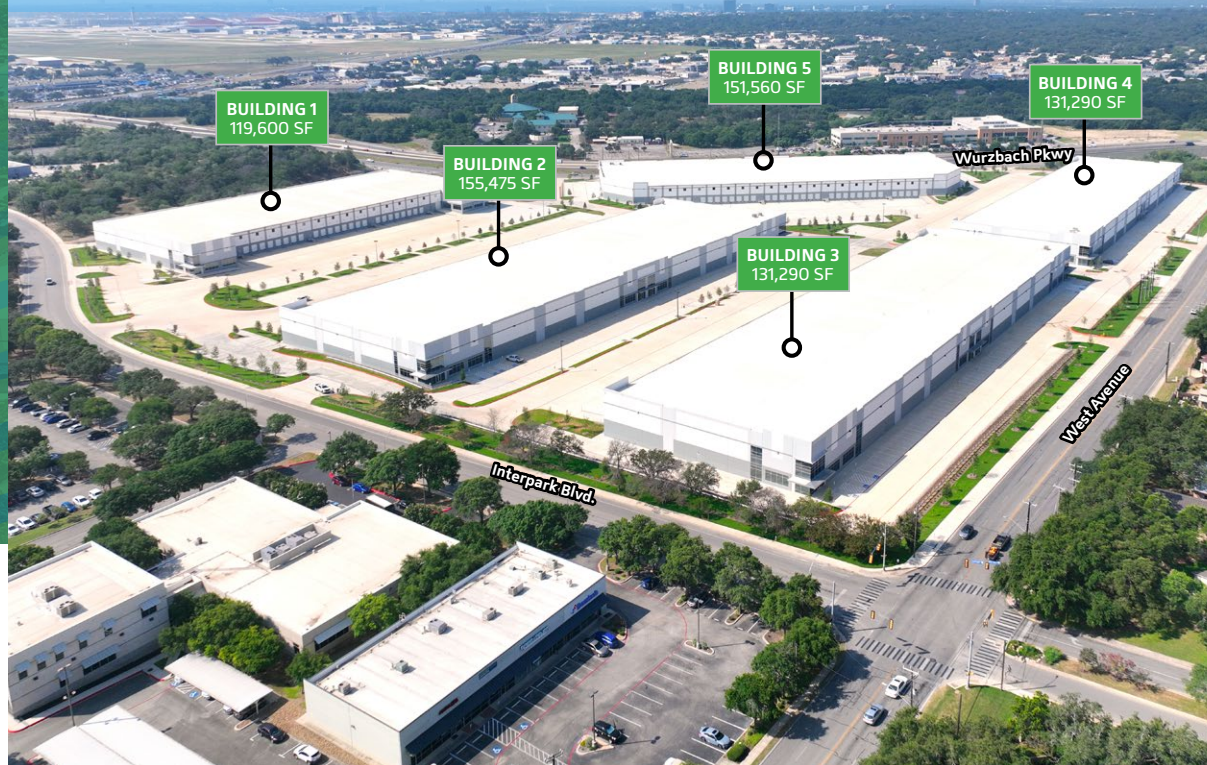


**Move In Ready
Space Available**

**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

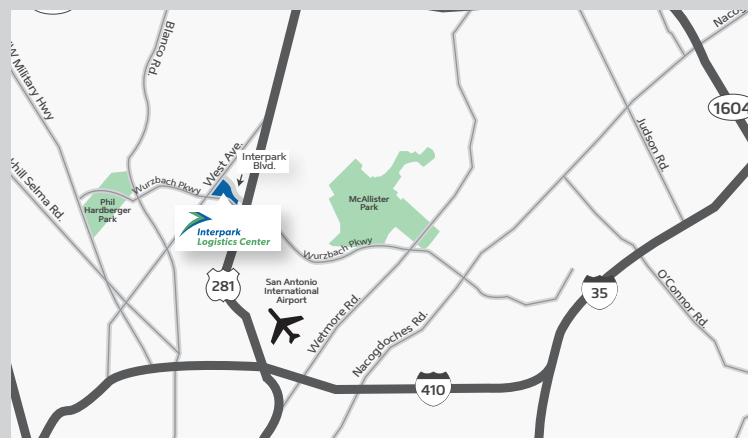


309,934
Square Feet Available



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

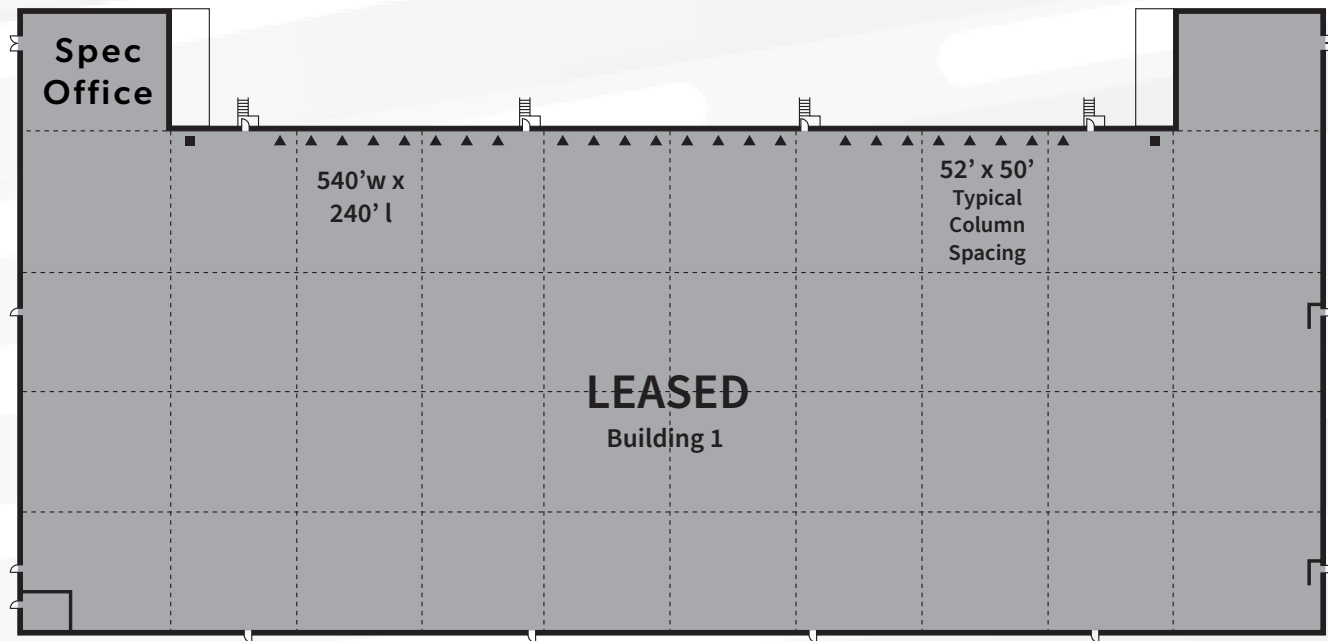
- 540' w x 210' l
- 24 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 50' typical column spacing
- 60' staging bay
- 130' truck court depth
- 49 trailer parks
- .71/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / floor levelness
- 480V 3 Phase 2,000 Amp Power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

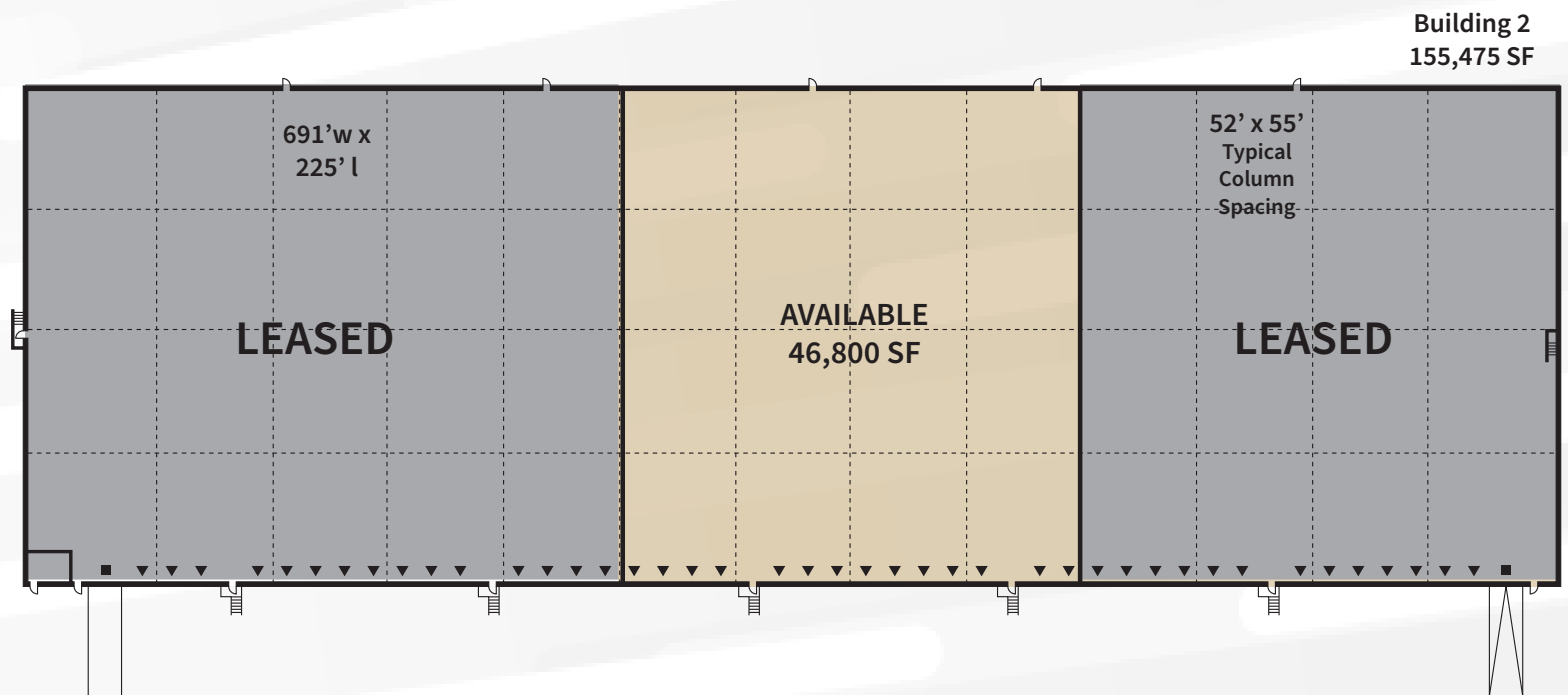


BUILDING 2 - AVAILABLE STATS

- 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

Get On The Inside Track

Floorplan:
Building 2



Building 3:
131,290 SF

**Get On The
Inside Track**

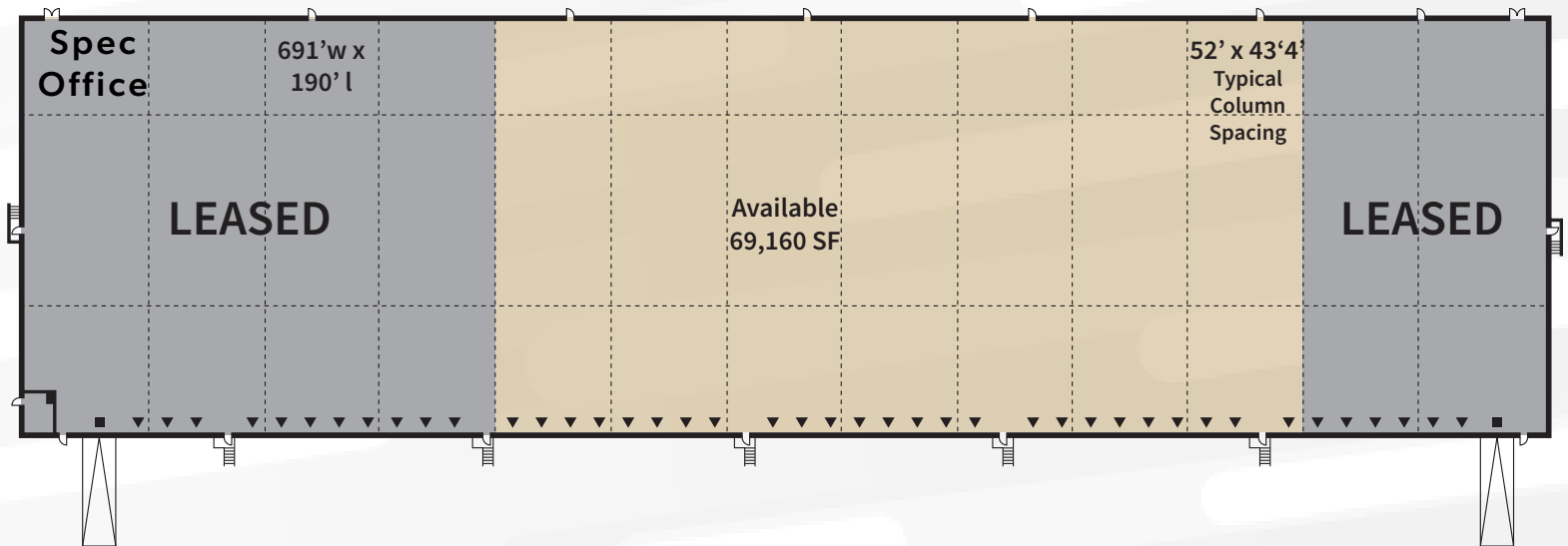


BUILDING 3 - AVAILABLE STATS

- 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

Get On The Inside Track

Floorplan:
Building 3



Building 4:
131,290 SF

**Get On The
Inside Track**



BUILDING 4 - AVAILABLE STATS

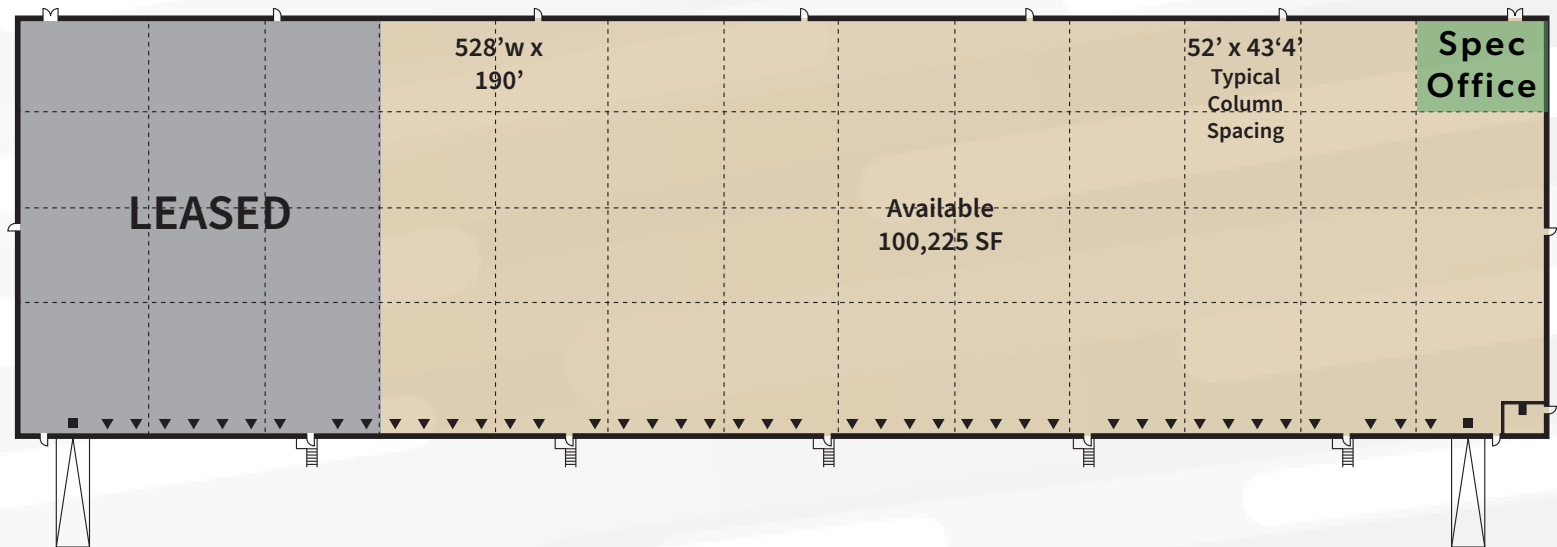
- 100,225 square feet
- Divisible to 24,700 square feet
- 528' w x 190'
- 33 dock doors
- 32' clear height
- 1 drive-in ramps
- 52' x 43'4" typical column spacing
- 60' staging bay
- 130' truck court depth
- 6 trailer parks
- 1.57/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor flatness / 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*

*Get On The
Inside Track*



BUILDING 5 - AVAILABLE STATS

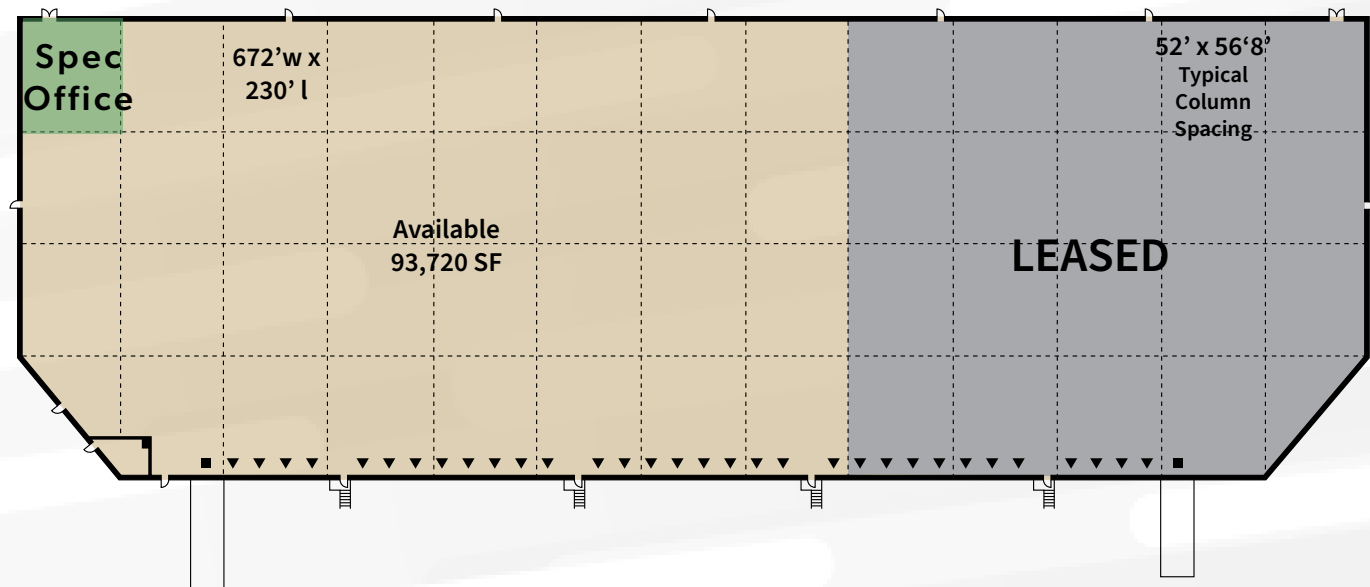
- 151,560 square feet
- Divisible to 33,920 square feet
- 672' w x 230' l
- 32 dock doors
- 32' clear height
- 2 drive-in ramps
- 52' x 56'8" typical column spacing
- 60' staging bay
- 130' truck court depth
- 19 trailer parks
- .87/1,000
- ESFR sprinkler system
- 6" slab thickness
- 35/25 slab floor 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

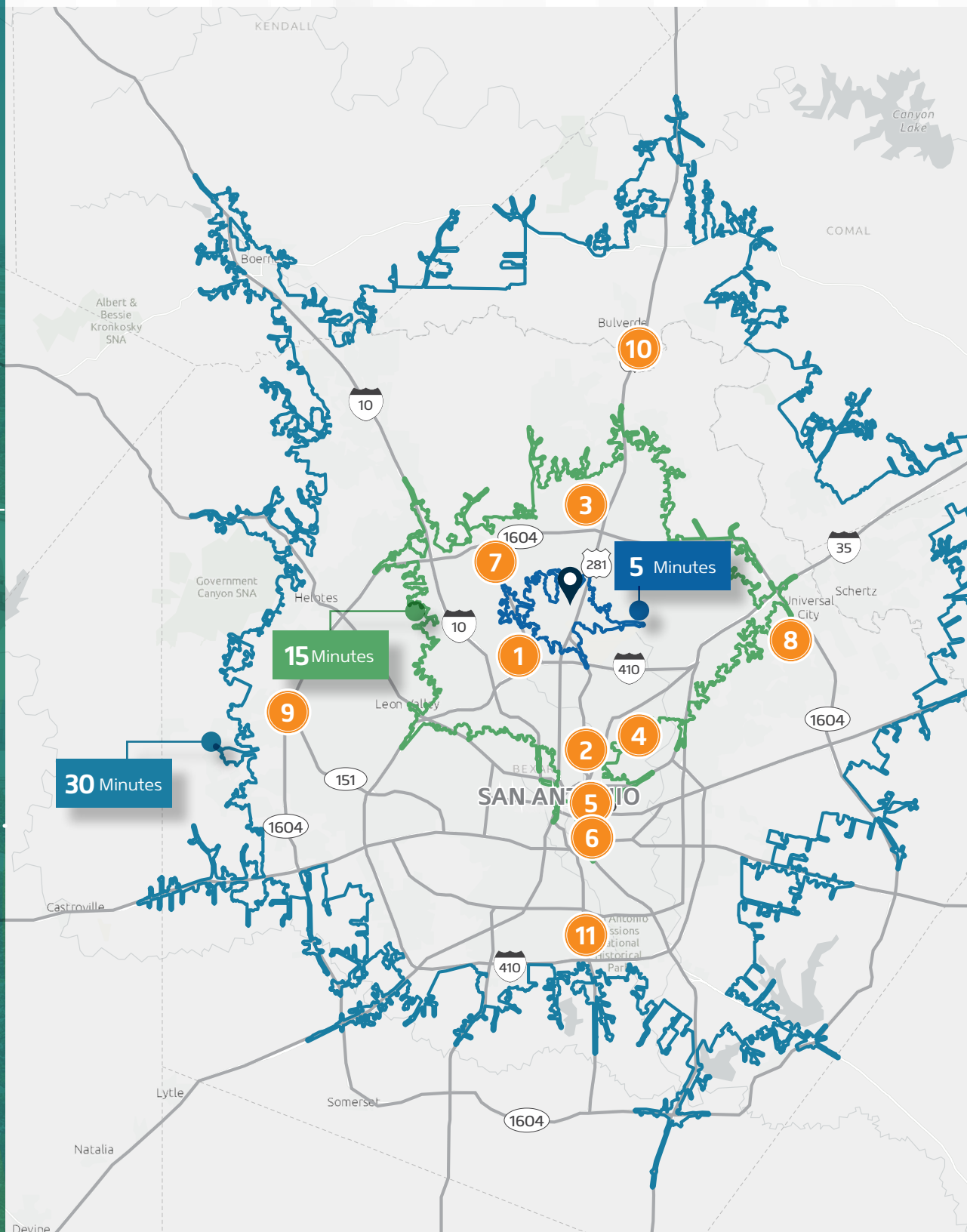
69,541

Skilled and Unskilled
Warehouse Labor Force

5%

Projected
Growth (2025)

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Inside Track**



HIGHWAY DRIVE TIMES



Immediate



5 Minutes

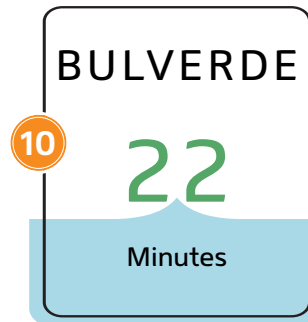
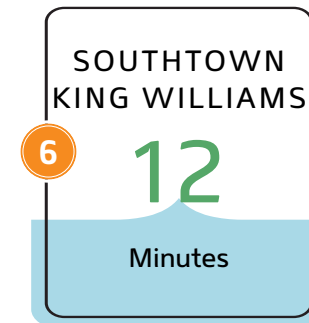
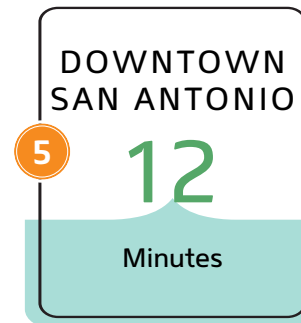
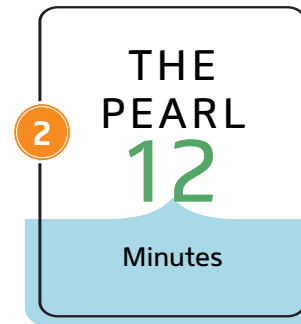


6 Minutes



12 Minutes

DRIVE TIMES



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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



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28
Restaurants

21
Retailers

8
Services



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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

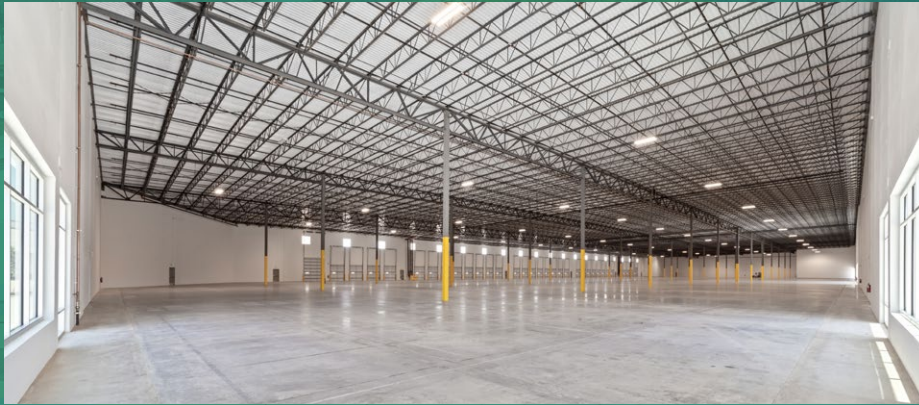


Bowlero



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Leased and Owned by


STREAM

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