



For Sale, Lease or BTS

214,660 SF Proposed

BREAKING GROUND SOON!



THE GROVE COMMERCE CENTER

1938 S Foster Rd | China Grove, TX

ROGER C. HILL III

210 876 2236

roger.hill@partnersrealestate.com

JOHN COLGLAZIER, JR.

210 996 2934

john.colglazier@partnersrealestate.com

KYLE KENNAN

210 714 2196

kyle.kennan@partnersrealestate.com

1938 S FOSTER RD | CHINA GROVE, TX

Property Overview

BUILDING SIZE: 214,660 SF Proposed (Also available for BTS)

LOADING CONFIGURATION: Front Load

CLEAR HEIGHT: 32' Clear Height

SPRINKLERS: ESFR Sprinklers

RAMPED DOORS: 2 Oversized (12' x 14')

DOCK DOORS: 46 Dock High Doors

CAR PARKING: 110 Spaces

TRAILER PARKING: 46 Spaces

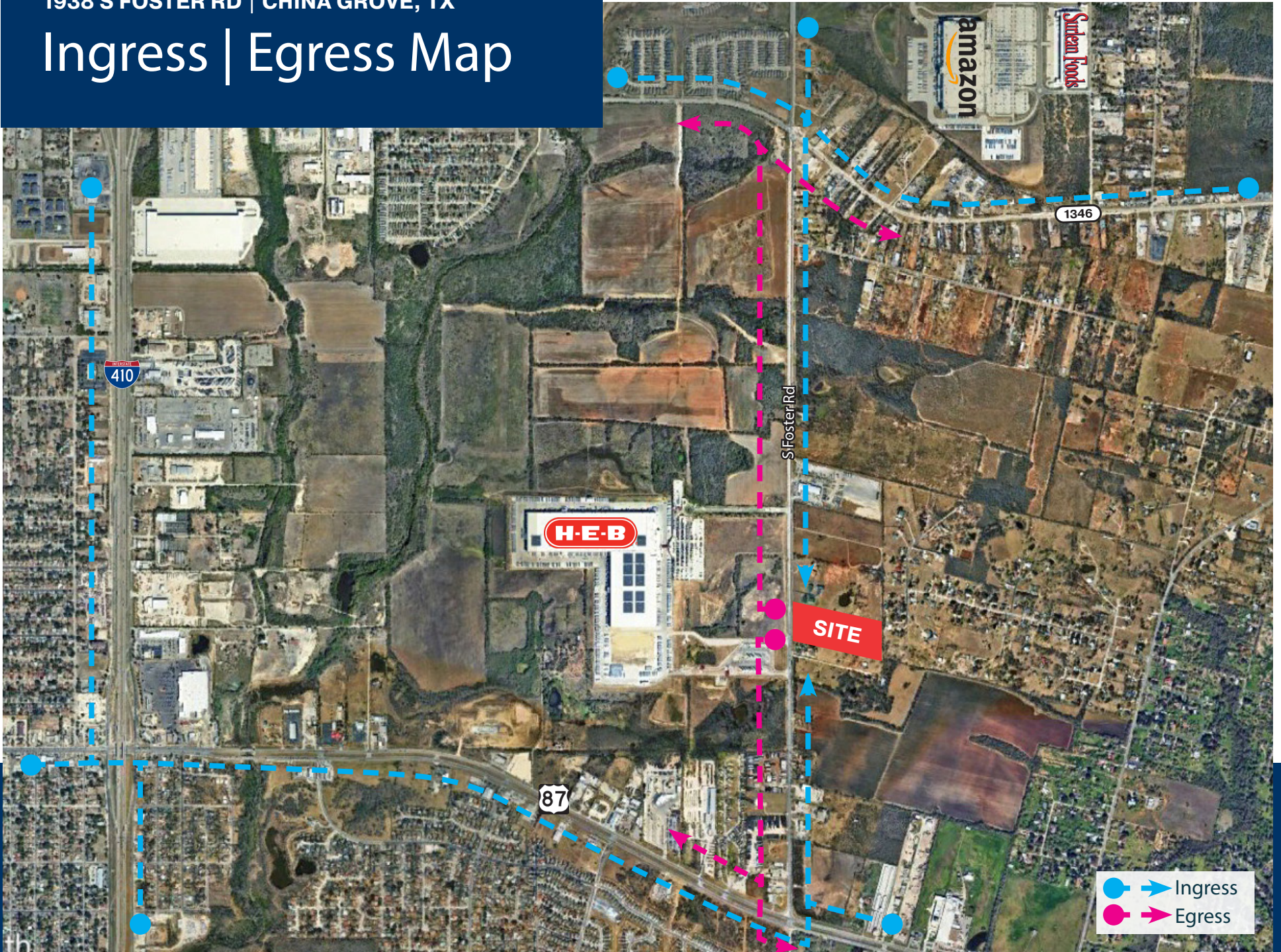
SPEED BAY DEPTH: 60' Speed Bays

SPEC OFFICE: ~2,100 SF



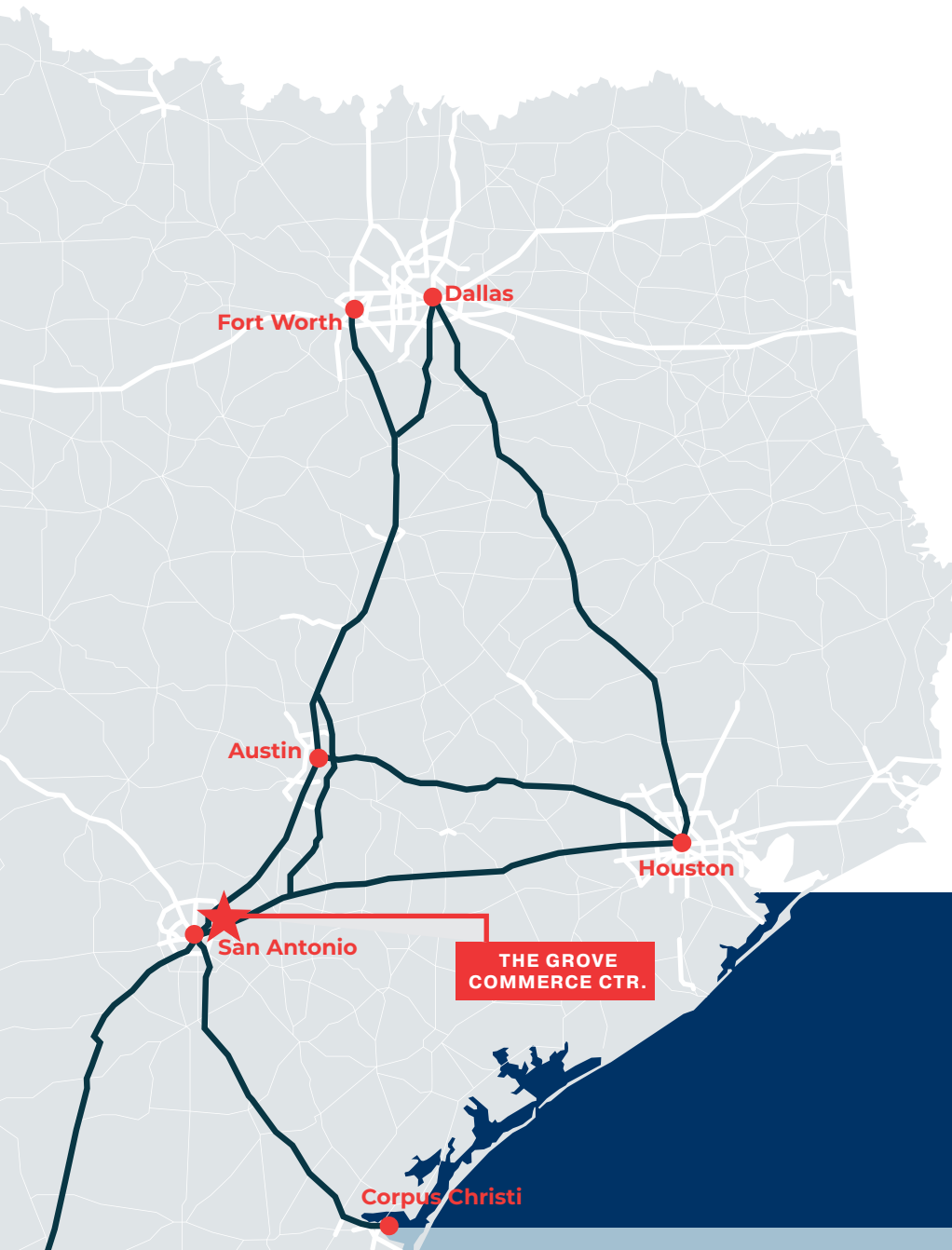
1938 S FOSTER RD | CHINA GROVE, TX

Ingress | Egress Map



1938 S FOSTER RD | CHINA GROVE, TX

Location Overview



LOCATION

- Located in China Gove across from HEB
- Along Foster Rd in NE Submarket
- Established Industrial Park location
- Easy access to Hwy 87, Loop 410 & I-10

DRIVE TIMES

- SA International Airport: 16 miles (27 minutes)
- San Antonio Downtown: 12 miles (22 minutes)
- Austin: 93 miles (1 hour 33 minutes)
- Laredo: 165 miles (2 hours 31 minutes)
- Houston: 190 miles (3 hours 3 minutes)



partners



THE GROVE COMMERCE CENTER

1938 S Foster Rd | China Grove, TX

ROGER C. HILL III
210 876 2236
roger.hill@partnersrealestate.com

JOHN COLGLAZIER, JR.
210 996 2934
john.colglazier@partnersrealestate.com

KYLE KENNAN
210 714 2196
kyle.kennan@partnersrealestate.com