

JACKSONSHAW



CENTERPOINT

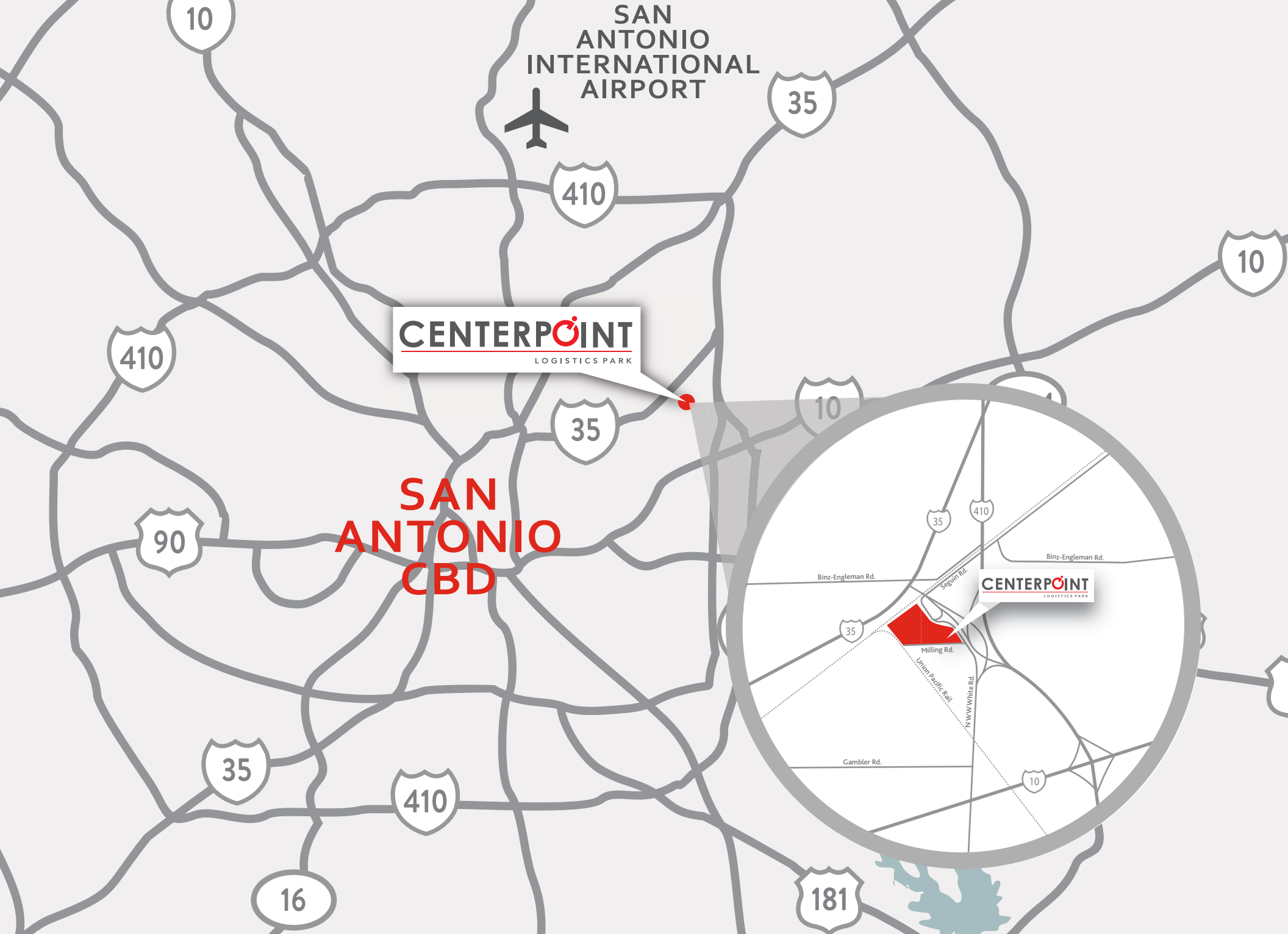
LOGISTICS PARK

Phase II // 38 Acres // 2 Buildings // 416,707 SF
4235 Milling Rd. // San Antonio, Texas



JACKSONSHAW

ESTABLISHED 1972



SAN ANTONIO INTERNATIONAL AIRPORT

CENTERPOINT
LOGISTICS PARK

**SAN ANTONIO
CBD**

CENTERPOINT
LOGISTICS PARK

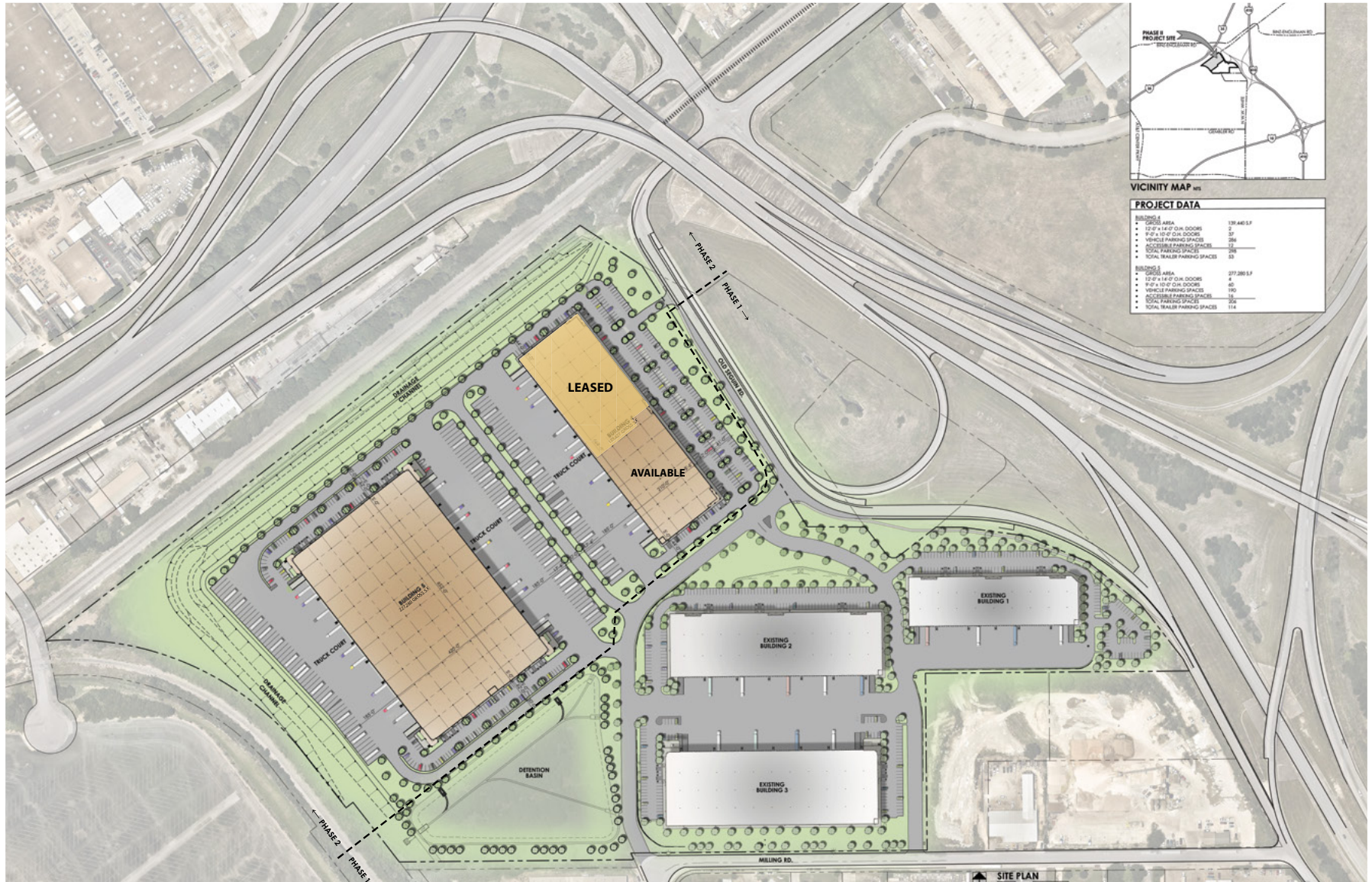


OVERVIEW

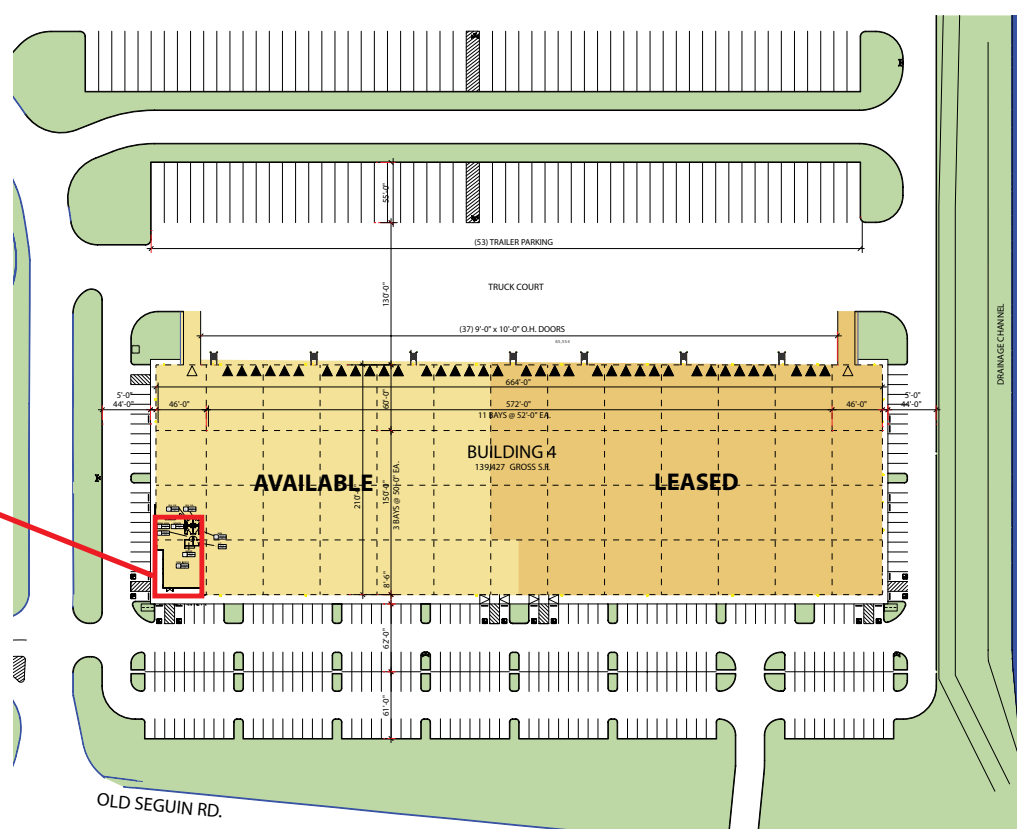
CenterPoint Logistics Park Phase II is a 2-Building, 416,707-square-foot Class A industrial development strategically located in San Antonio, a vibrant and diversified business community. These best-of-class assets will be developed to meet the demand of today's tenants with unparalleled accessibility via direct access to I-35/Loop 410. Specifically designed to cater to a wide variety of users ranging in size from 31,500 SF to 416,707 square feet.

MASTER PLAN

TOTAL SF: 416,707 SF
 ACRES: 38 Acres
 BUILDINGS: 2



SPEC OFFICE



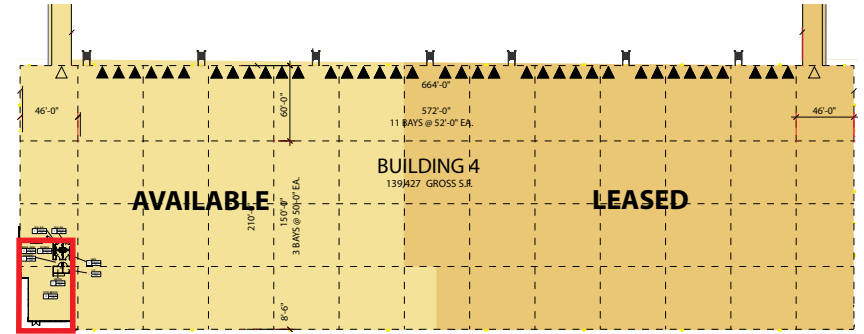
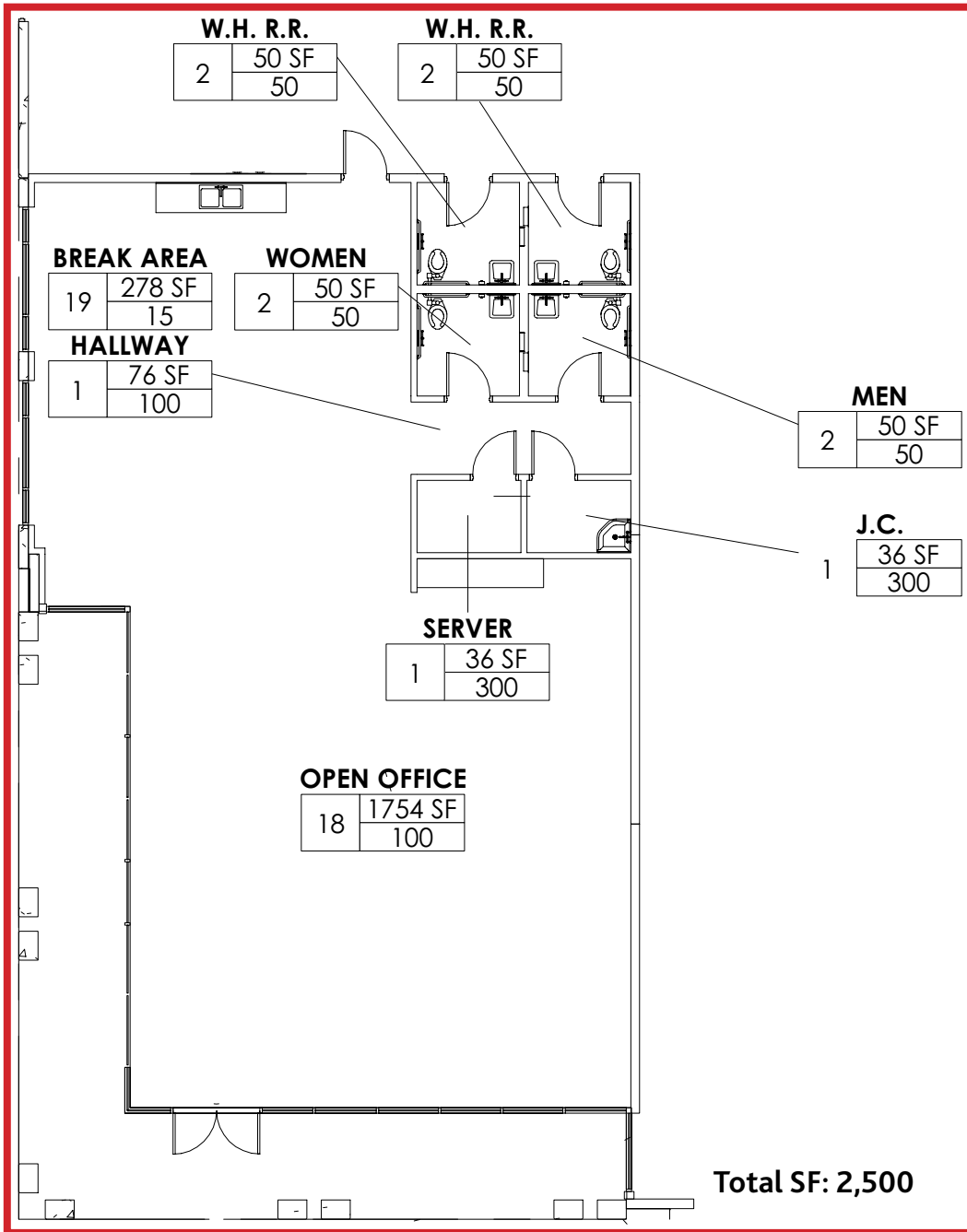
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BLDG. 4

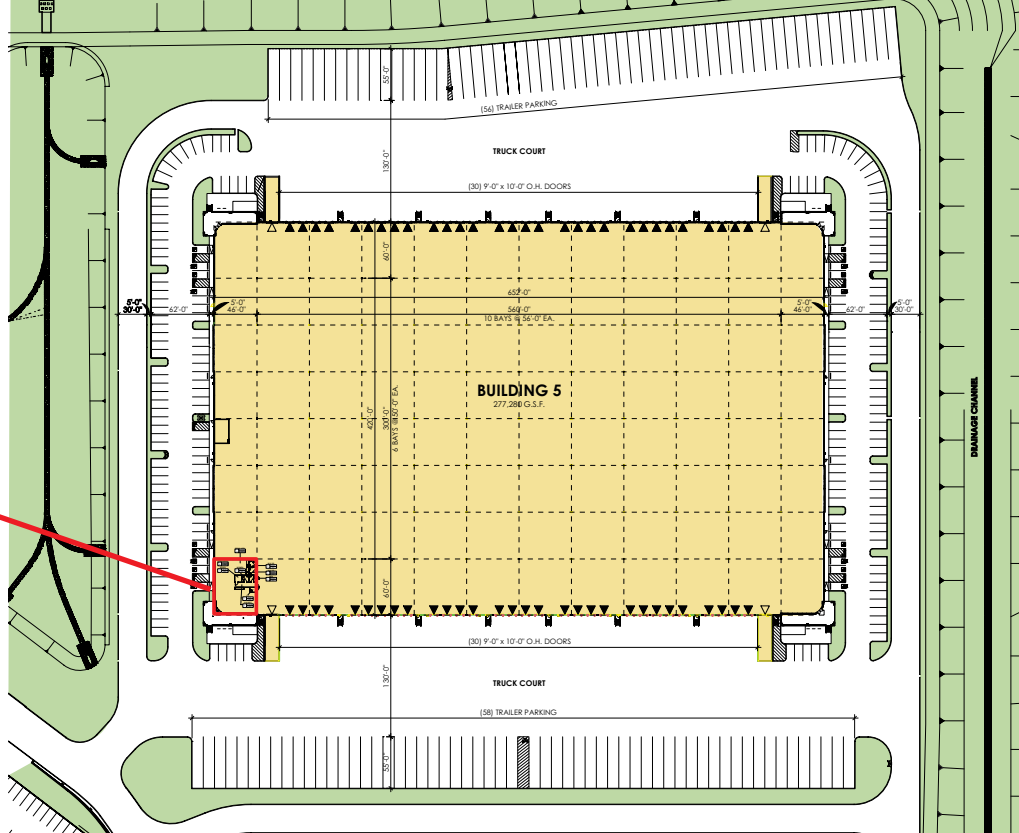
| | | | |
|------------------------------------|------------|---------------------|-----------------------------------------------------------------------------------------------------------|
| BUILDING SIZE: | 139,427 SF | WAREHOUSE LIGHTING: | LED with Motion Sensors |
| AVAILABLE SF: | 65,554 SF | WAREHOUSE INTERIOR: | Whitebox with Yellow Columns to 10' AFF |
| SPEC OFFICE: | 2,500 SF | PIT LEVELERS: | (4) 40,000 lb |
| MINIMUM DIVISIBLE: | 22,000 SF | PIPE GATES: | At All Vehicular Entry Points |
| BUILDING CONFIG: | Rear Load | POWER: | 2,000-amp, 277 / 480 volt, 3-phase, 4-wire electrical service Will be updated to 3,000-amp summer 2024 |
| BUILDING DEPTH: | 210' | | |
| MIN. CLEAR HEIGHT: | 32' | | |
| TYPICAL BAY: | 52' x 50' | | |
| FIRE PROTECTION: | ESFR | | |
| TRUCK COURT: | 185' | | |
| DOCK DOORS: | 17 | | |
| DRIVE-IN DOORS: | 1 | | |
| REMAINING APPROX. PARKING SPACES: | 158 | | |
| REMAINING APPROX. TRAILER PARKING: | 25 | | |



BUILDING 4 // SPEC OFFICE



SPEC OFFICE



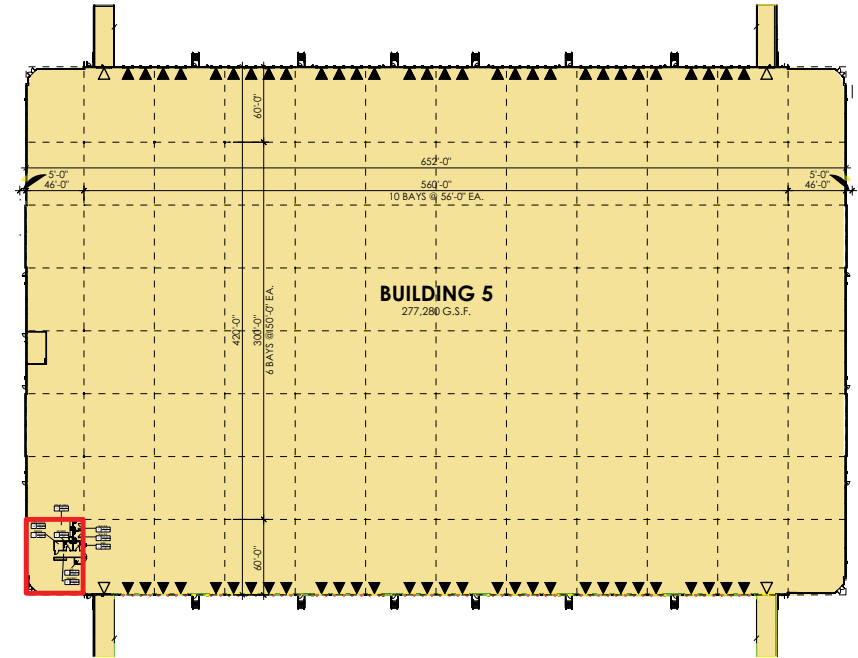
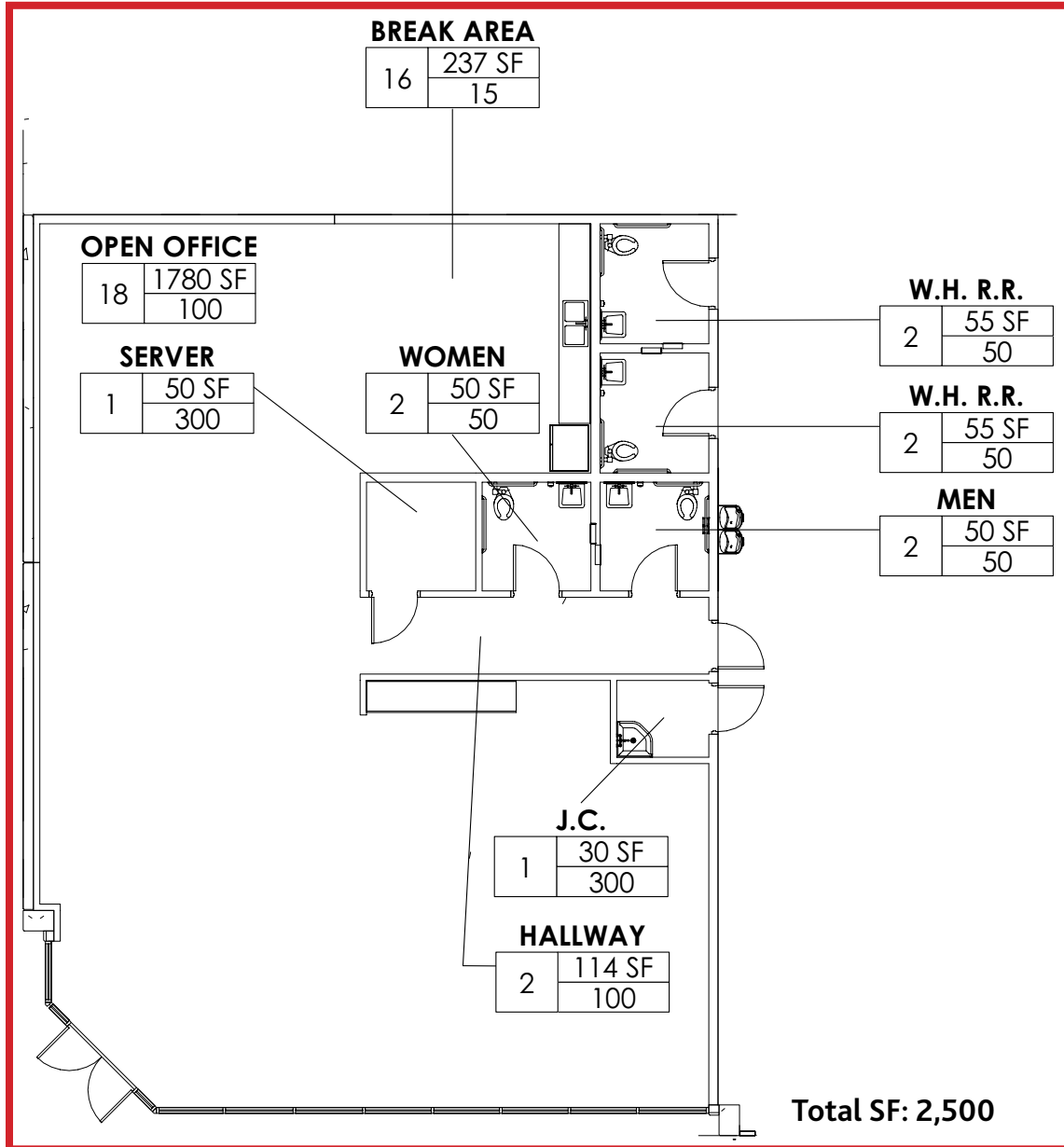
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BLDG. 5

| | | | |
|------------------------------------|-------------|---------------------|-------------------------------------------------------------|
| BUILDING SIZE: | 277,280 SF | WAREHOUSE LIGHTING: | LED with Motion Sensors |
| AVAILABLE SF: | 277,280 SF | WAREHOUSE INTERIOR: | Whitebox with Yellow Columns to 10' AFF |
| SPEC OFFICE: | 2,500 SF | PIT LEVELERS: | (10) 40,000 lb |
| MINIMUM DIVISIBLE: | 65,000 SF | PIPE GATES: | At All Vehicular Entry Points |
| BUILDING CONFIG: | Cross Dock | POWER: | 4,000-amp, 277/480 volt, 3-phase, 4-wire electrical service |
| BUILDING DEPTH: | 420' X 652' | | |
| MIN. CLEAR HEIGHT: | 36' | | |
| TYPICAL BAY: | 56' x 50' | | |
| FIRE PROTECTION: | ESFR | | |
| TRUCK COURT: | 185' | | |
| DOCK DOORS: | 60 | | |
| DRIVE-IN DOORS: | 4 | | |
| REMAINING APPROX. PARKING SPACES: | 206 | | |
| REMAINING APPROX. TRAILER PARKING: | 110 | | |



BUILDING 5 // SPEC OFFICE



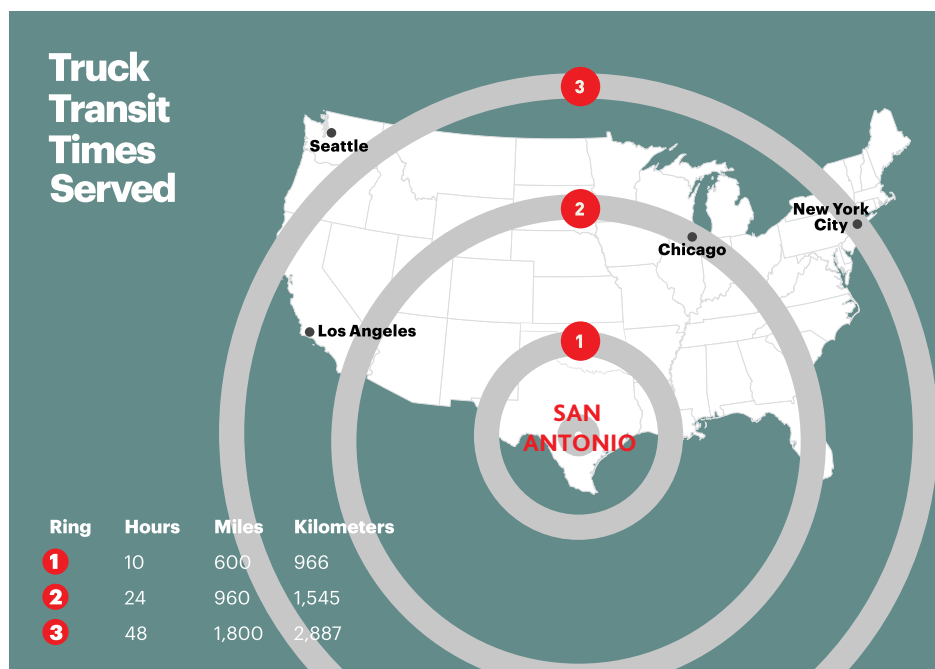
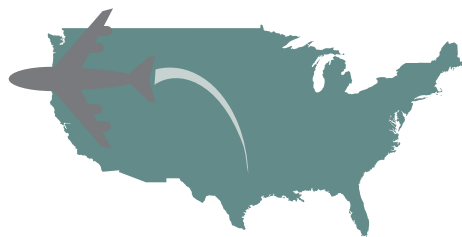
SAN ANTONIO MARKET OVERVIEW

Home of the historic Alamo and rich Texas history, San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and a business-friendly climate.

As the seventh-largest city in the United States, San Antonio's booming business climate is led by a few main industries including Healthcare and Bioscience, Aerospace, Information Technology and Cybersecurity, and New Energy. Not to mention, the city's prime location near the Gulf of Mexico and between the east and west coasts make it great for international trade, especially thanks to Port San Antonio.

- Biotech companies and healthcare systems in San Antonio contribute billions to the local economy.
- The Aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands.
- The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.
- San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries.

SAN ANTONIO INTERNATIONAL AIRPORT
any major city in the continental United States in
<4 hours



- #2** Most Populous City in Texas and #7 in the U.S.
U.S. Census Bureau – 2022
- #5** Top City for Solar Power in the U.S.
Environment Texas – 2022
- 50%** of companies recruited to San Antonio in 2020 were from California
San Antonio EDC



9.5% Job Growth vs 6.2% U.S. Average (2015-2020)

Greater SATX Regional Economic Partnership



2,000 San Antonio Veterans transition out of the military annually 25% Stay in San Antonio

San Antonio Economic Development

Best State for Business

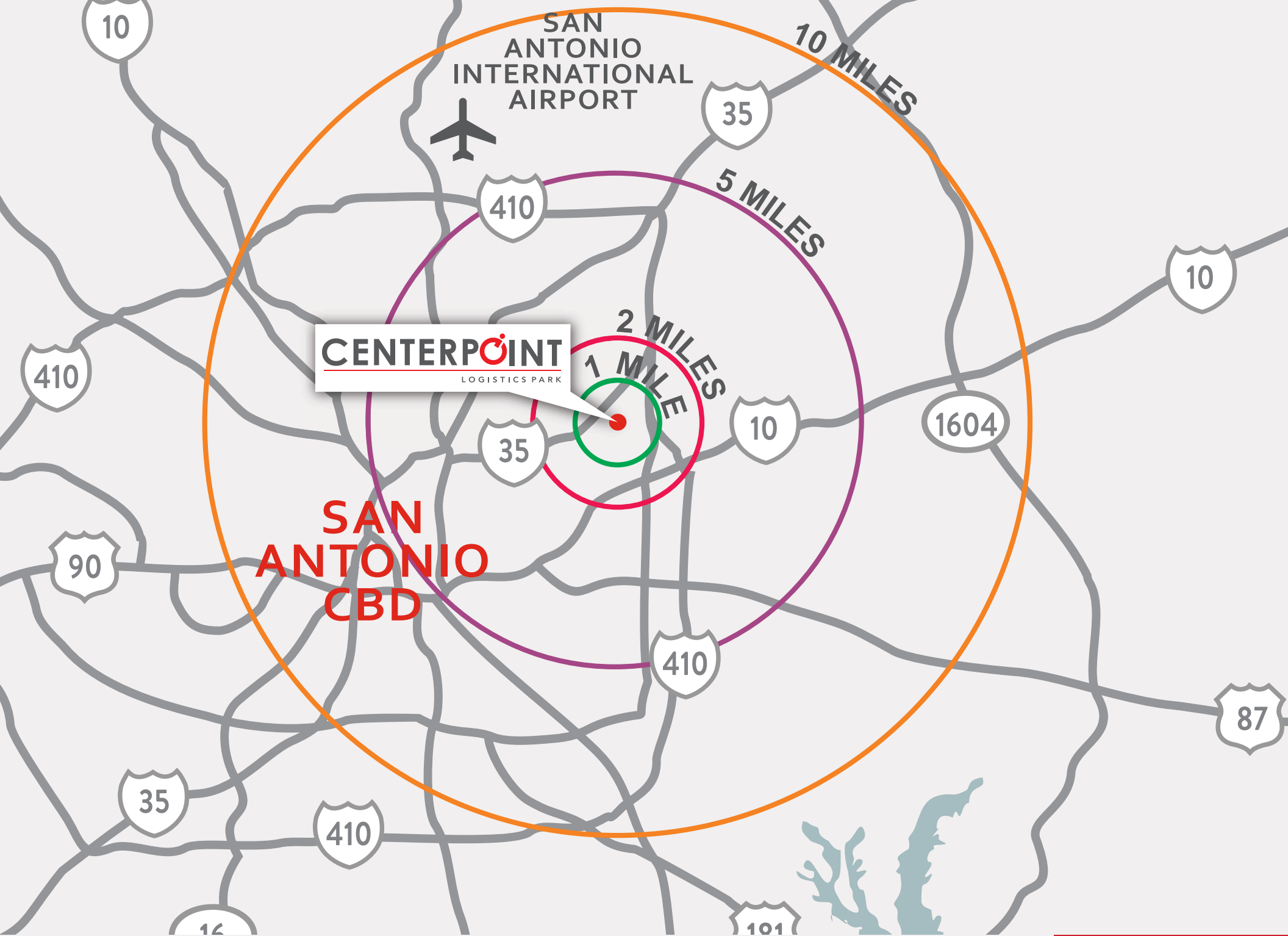
Chief Executive Magazine



17 Consecutive Years

MAJOR SAN ANTONIO EMPLOYERS

H-E-B | USAA | RACKSPACE | WHATABURGER | RUSH ENTERPRISES | FROST BANK | TASKUS | BILL MILLER BAR-B-Q | TOYOTA | TX SOUTHWEST RESEARCH INSTITUTE | SWBC | IHEARTMEDIA | ACCENTURE



AMENITIES





DINING

- 1 Crazy J Sports Bar
 - 2 McDonalds
 - 3 Wendy's
 - 4 Taco Bell
 - 5 Burger King
 - 6 Big Papas Tacos
 - 7 Sonic Drive-In
 - 8 Bill Miller BBQ
 - 9 Taqueria Chapala Jalisco
 - 10 Ma Harper's Creole Kitchen
 - 11 San Antonio Pig Stand
 - 12 Earl Abel's
 - 13 Bakery Lorraine
 - 14 Bottling Dept Food Hall
 - 15 Botika
 - 16 Southerleigh Fine Food & Brewery
- Supper

- 18 Down on Grayson
- 19 Josephine Street
- 20 Sam's Burger Joint
- 21 Good Time Charlie's Bar & Café
- 22 Whataburger
- 23 Hung Fong Chinese
- 24 Smoke Shack BBQ + Southern Kitchen
- 25 Chipotle
- 26 Koi Kawa Japanese
- 27 Jim's
- 28 Cheesy Jane's
- 29 Little Taco Factory
- 30 Dairy Queen
- 31 Church's Chicken
- 32 Bob's Smokehouse
- 33 Panda Express



HOTELS

- 34 Quality Inn and Suites
- 35 Holiday Inn Express
- 36 America's Best Value Inn
- 37 Day's Inn
- 38 Candlewood Suites
- 39 Best Western



ENTERTAINMENT

- 40 San Antonio Botanical Garden
- 41 San Antonio Country Club
- 42 San Antonio Zoo
- 43 Breckinridge Park Golf Course



SERVICES

- 44 Valero
- 45 FedEx Shipping Center
- 46 Shell
- 47 Chevron
- 48 Bank of America
- 49 Circle K
- 50 Texaco
- 51 Valero
- 52 QuickTrip
- 53 Wells Fargo Bank
- 54 UPS





→ Ingress
← Egress

EXIT
I-35 - Exit 161

EXIT
I-410N - Exit Kirby 78

EXIT
I-35N / 410 - Exit 31A

ON RAMP
I-410 N & I-35 N

ON RAMP
I-35 S

ON RAMP
410-S & I-10

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LOGISTICS PARK

PHASE 1

CAPABILITIES

51

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

3.6

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

63

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS



NATIONAL PLATFORM - EXAMPLE PROJECTS



// NEXUS PARK
HOUSTON, TEXAS



// PARC SOUTHWEST
IRVING, TEXAS



// PARC NORTHEAST
RICHARDSON, TEXAS



// PARC SANTA FE
LITTLETON, COLORADO



// PARC AIR 59
HOUSTON, TEXAS



// 46 RANCH
FORT WORTH, TEXAS



// PARC ROYAL
IRVING, TEXAS



// PARC 59
HUMBLE, TEXAS



JACKSONSHAW

ESTABLISHED 1972

LEASED BY

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