



C5LC AT I-10

Schertz, Texas

Building A: 536,824 SF Available for Lease Q4 2024

Building B: 468,280 SF Available for Lease Q4 2024

10260 & 10264 Viewpoint Ridge | Schertz, TX 78154



DEVELOPERS

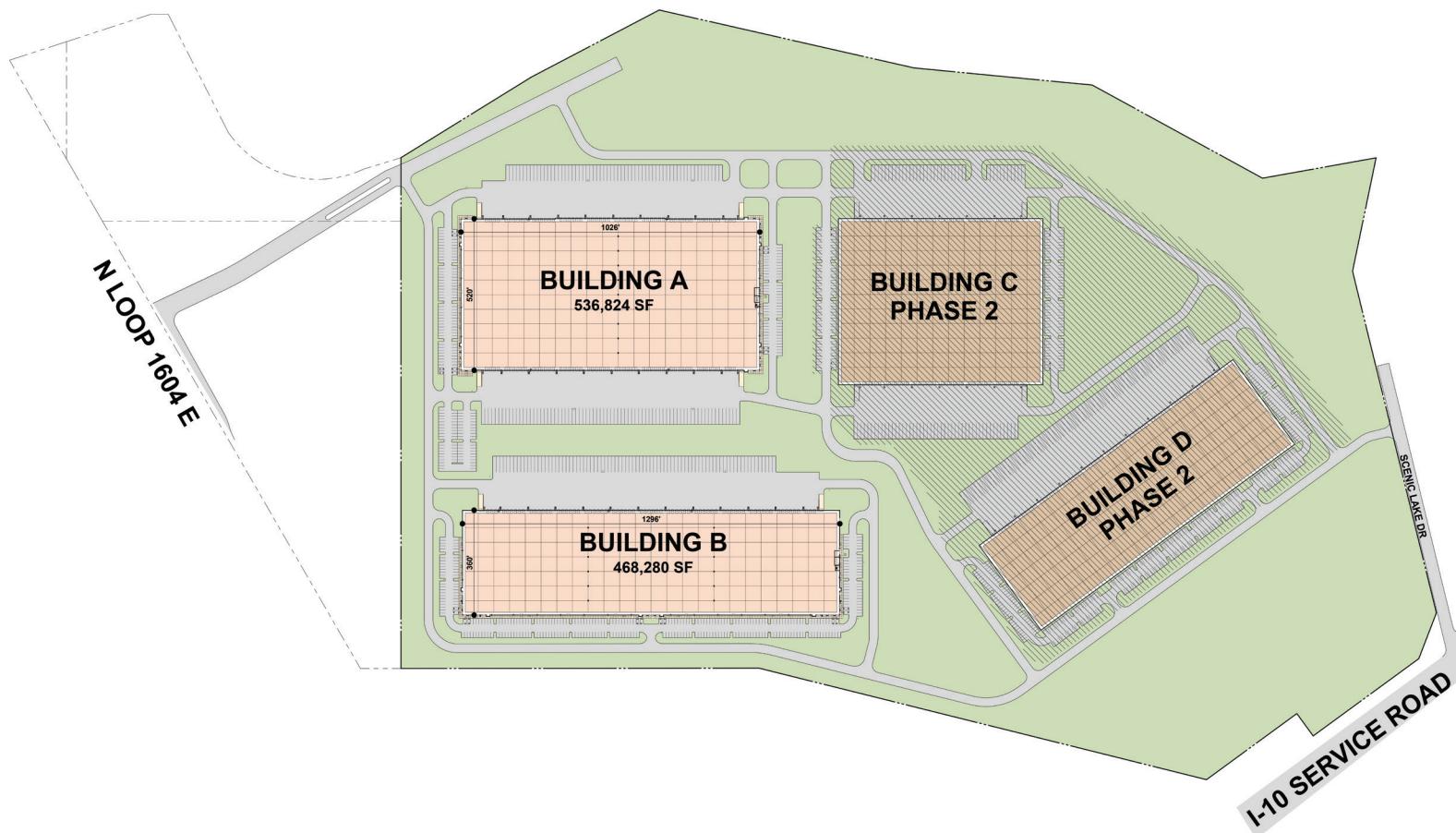
partners

LEASING AGENT

C5LC AT I-10

Schertz, Texas

C5LC at Interstate 10 is located in Schertz, Texas at I-10 and N Loop 1604 E along the transportation corridor in northeast San Antonio. The property represents a unique opportunity to lease a Class A building in close proximity to major thoroughfares of I-10 and I-35. The property is ideally suited to service Greater San Antonio's most active submarket and offers optimum functionality for local, regional and national distribution tenants. With a strong labor force in the area, C5LC at Interstate 10 offers outstanding building features like cross-dock capability and single-loaded space, 596 car parks and 221 trailer spots, along with a 36-foot clear height for maximum storage capability in Phase I of the project.



BUILDING A

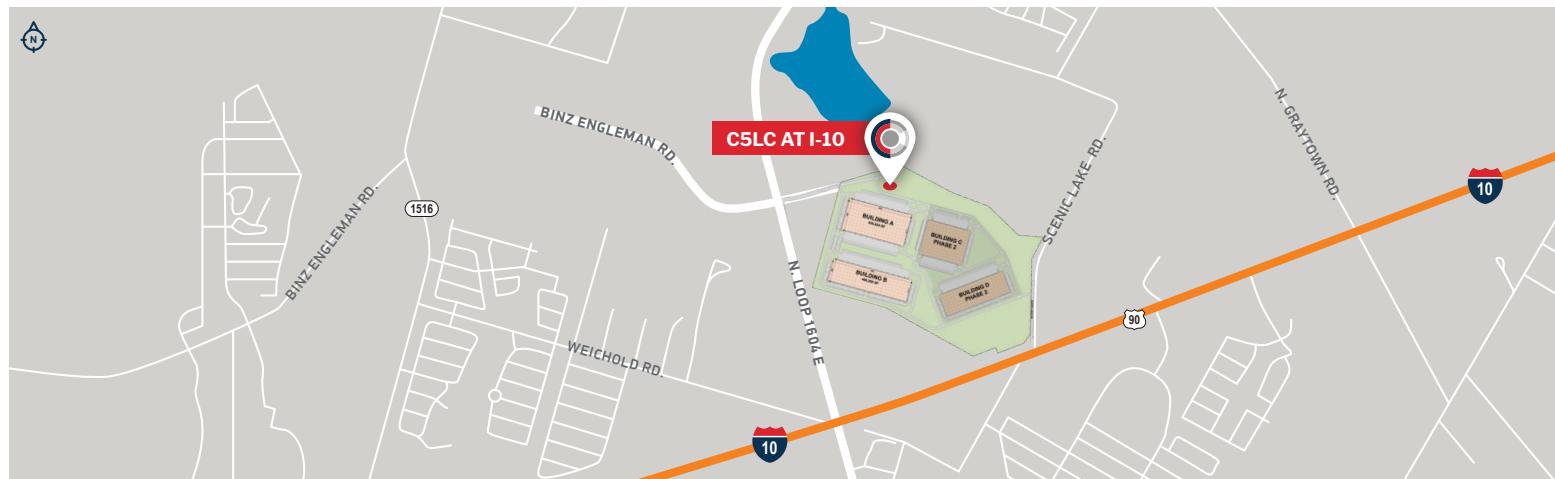
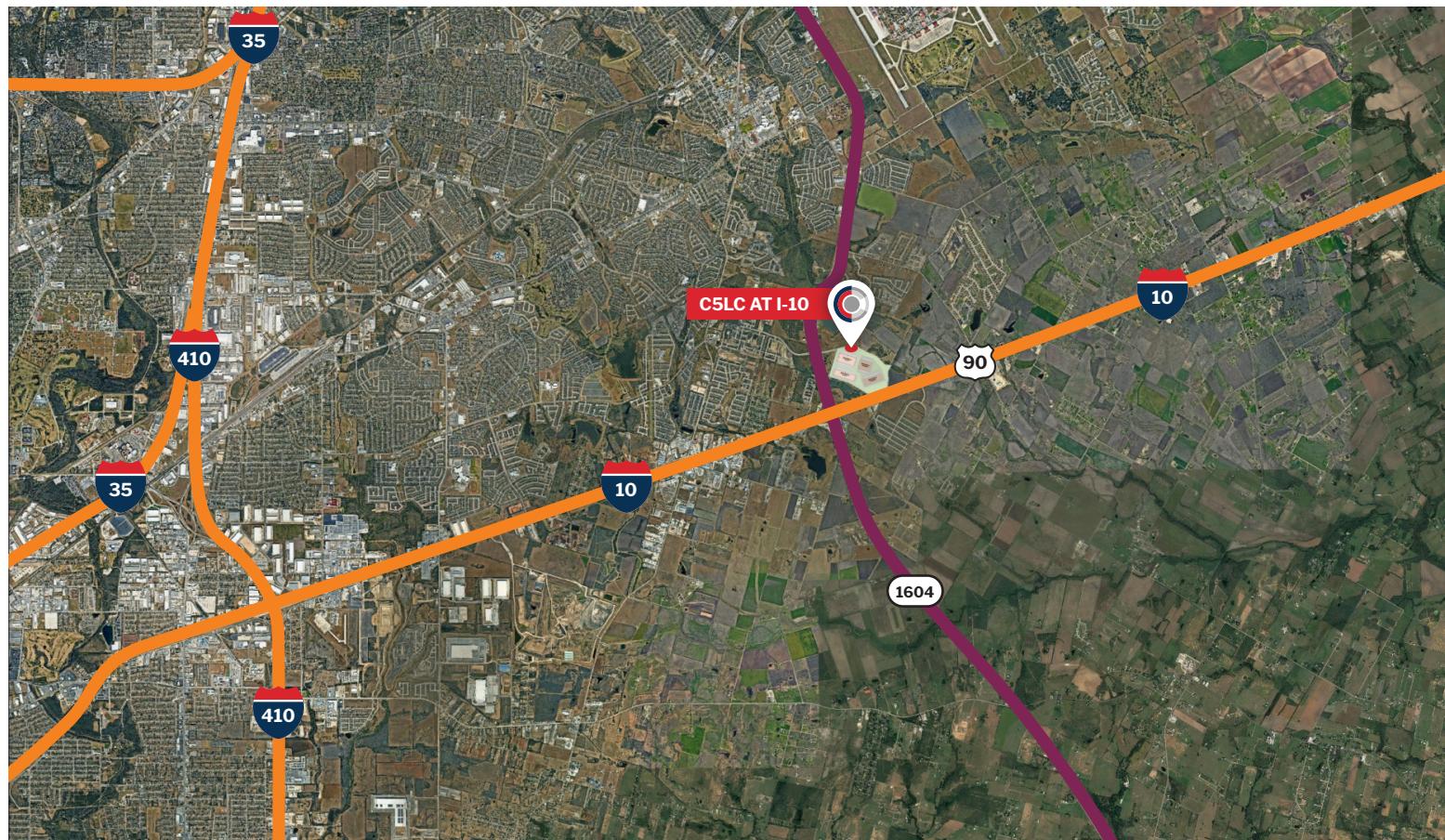
AVAILABLE Q4 2024

Square Footage	536,824 SF
Site Area	27.83 acres
Configuration	Cross-dock
Column Spacing	54' W x 50' D (Typical); 54' W x 60' D (Loading bays)
Slab Thickness	7" thick, 4,000psi, steel-reinforced slab
Clear Height	36' clear minimum
Dock High Doors	110 – 9' x 10' non-insulated
Drive-In Doors	4 – 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	255 auto spaces
Trailer Parking	137 trailer storage space
Sprinkler System	ESFR sprinkler system
Roof	60-mil white TPO with R-30 rigid insulation

BUILDING B

AVAILABLE Q4 2024

Square Footage	468,280 SF
Site Area	37.82 acres
Configuration	Rear-load
Column Spacing	54' W x 50' D (Typical); 54' W x 60' D (Loading bays)
Slab Thickness	7" thick, 4,000psi steel- reinforced concrete
Clear Height	36' clear minimum
Dock High Doors	72 – 9' x 10' non-insulated
Drive-In Doors	2 – 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	341 auto spaces
Trailer Parking	84 trailer storage space
Sprinkler System	ESFR sprinkler system
Roof	60-mil white TPO with R-30 rigid insulation



partners

John Leinbaugh
Vice President Investments
O 972.362.8730
jleinbaugh@c5ip.com

Liam Logan
Director of Investments
O 972.362.8727
llogan@c5ip.com

Carlos Marquez
O 210.896.2525
carlos.marquez@partnersrealestate.com

Brett Lum
O 210.563.5773
brett.lum@partnersrealestate.com