



# 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



AN MBK REAL ESTATE COMPANY

**partners**

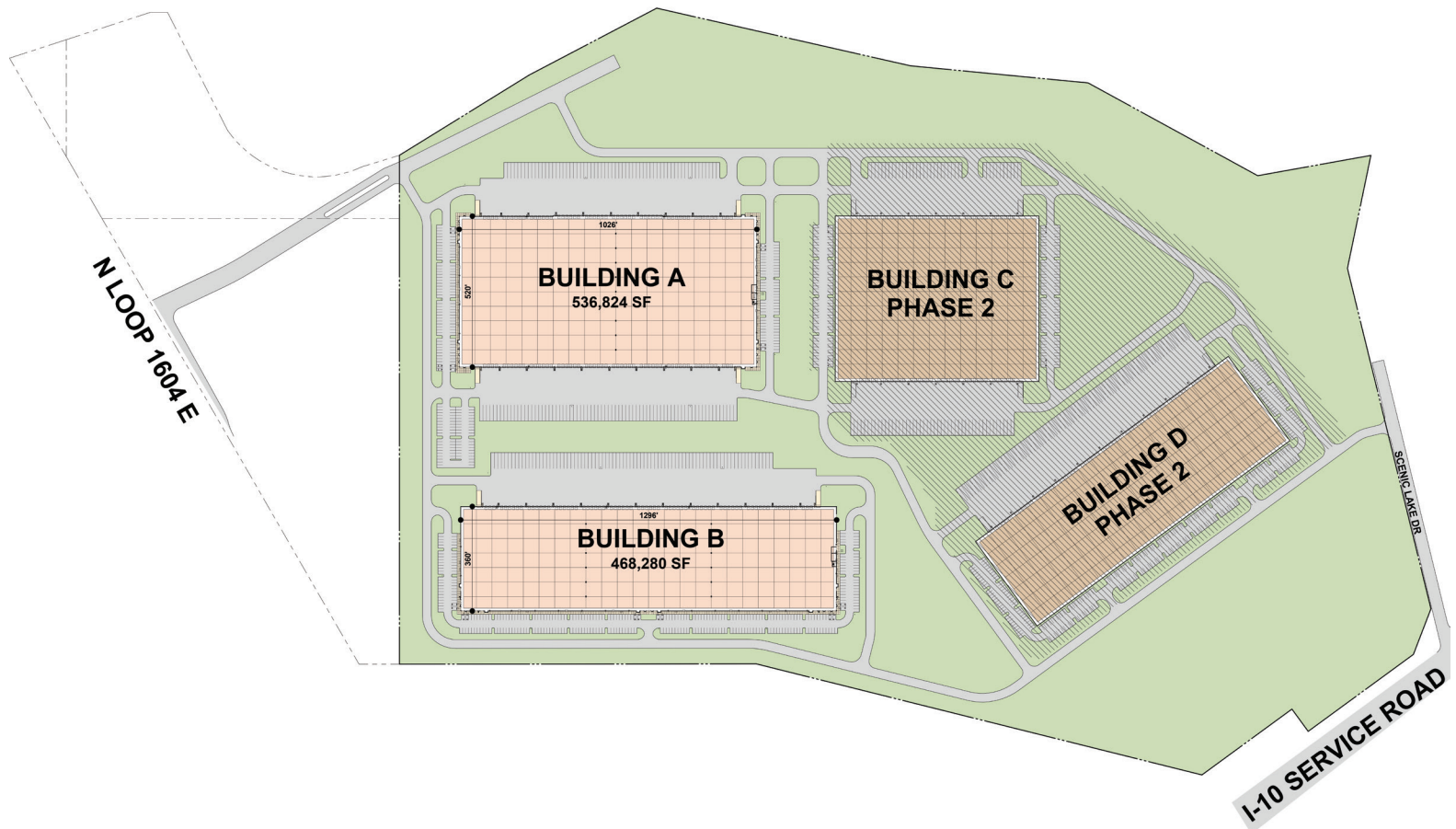
DEVELOPERS

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.



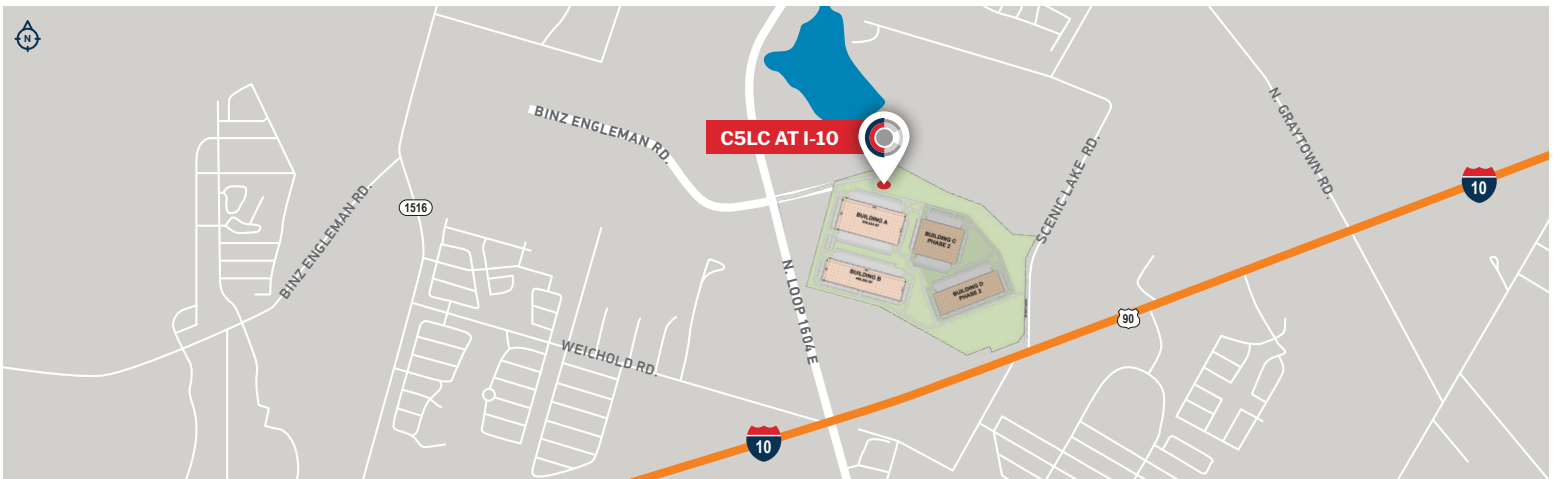
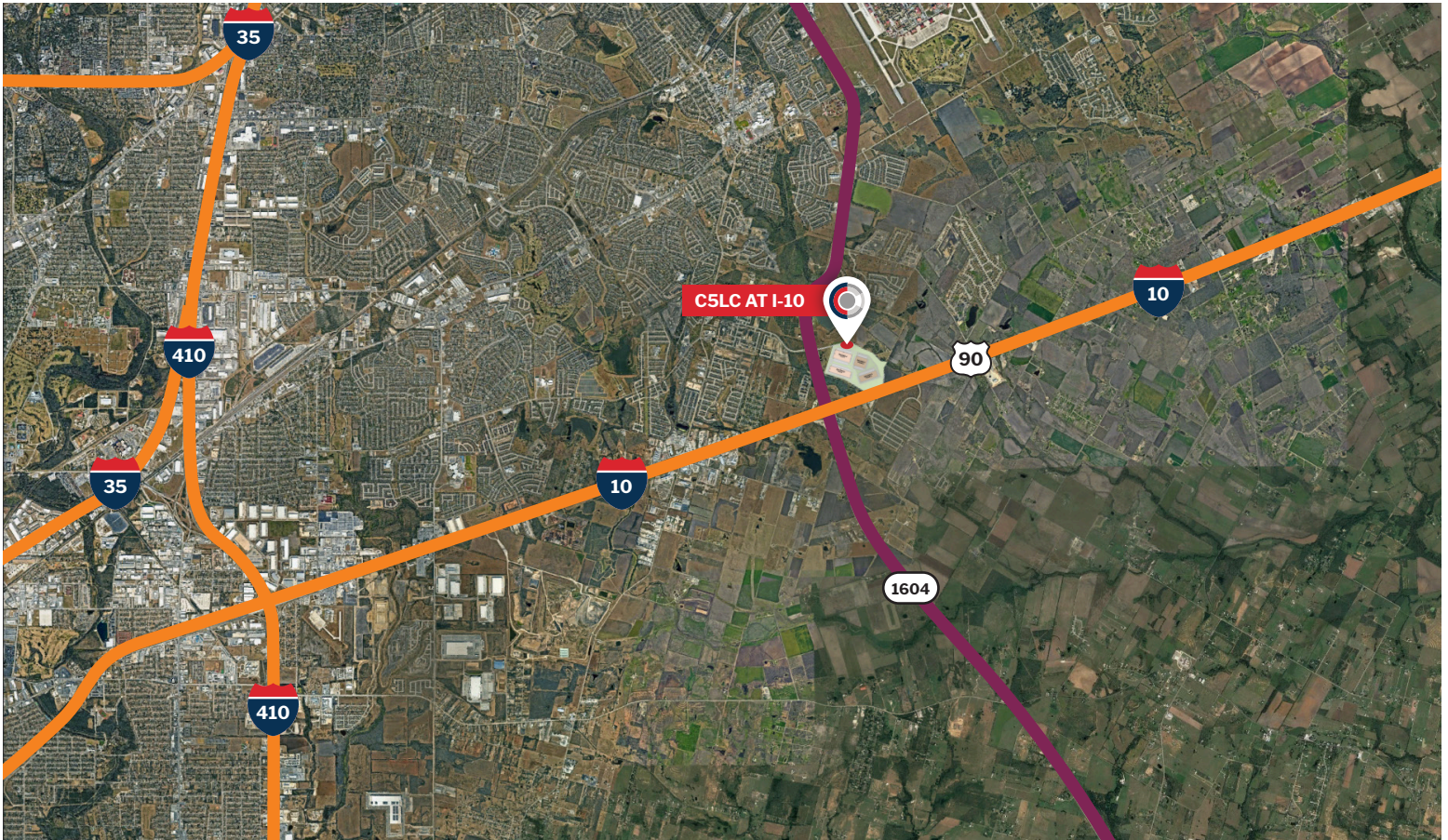
## **BUILDING A**

AVAILABLE Q4 2024

## **BUILDING B**

AVAILABLE Q4 2024

<b>Square Footage</b>	536,824 SF	468,280 SF
<b>Site Area</b>	27.83 acres	37.82 acres
<b>Configuration</b>	Cross-dock	Rear-load
<b>Column Spacing</b>	54' W x 50' D (Typical); 54' W x 60' D (Loading bays)	54' W x 50' D (Typical); 54' W x 60' D (Loading bays)
<b>Slab Thickness</b>	7" thick, 4,000psi, steel-reinforced slab	7" thick, 4,000psi steel- reinforced concrete
<b>Clear Height</b>	36' clear minimum	36' clear minimum
<b>Dock High Doors</b>	110 – 9' x 10' non-insulated	72 – 9' x 10' non-insulated
<b>Drive-In Doors</b>	4 – 14' x 16' ramped	2 – 14' x 16' ramped
<b>Truck Court Depth</b>	185'	185'
<b>Auto Parking</b>	255 auto spaces	341 auto spaces
<b>Trailer Parking</b>	137 trailer storage space	84 trailer storage space
<b>Sprinkler System</b>	ESFR sprinkler system	ESFR sprinkler system
<b>Roof</b>	60-mil white TPO with R-30 rigid insulation	60-mil white TPO with R-30 rigid insulation



**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