

+ 175,492 SF

**ENTERPRISE INDUSTRIAL
PARK BUILDING VII**

17745 Lookout Road | Schertz, TX 78154

FOR LEASE

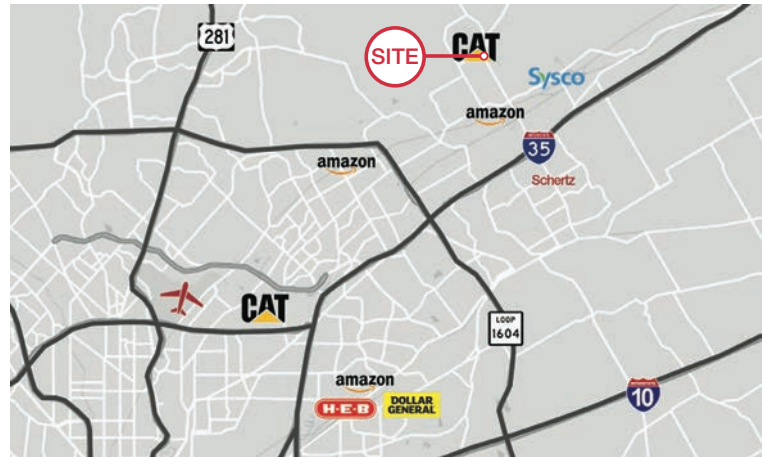


UNDER CONSTRUCTION

Property Highlights

- Front access Office and rear loading Warehouse / Distribution space within a Master Planned Business Park
- Available area: 175,492 SF rentable
- Office finished to suit
- 32' Clear height warehouse with clerestory glazing
- 52'-6"x 52' typical column spacing, with 60' deep staging bays on each side
- Thirty-six dock positions with 9' x 10' overhead doors
- ESFR fire protection sprinkler system with K-17 Heads and Fire pump
- Two ramp positions with 12'- x 16' overhead doors
- 185' depth, all concrete rear truck court
- 176 auto parking spaces
- 31 Future remote trailer parking spaces

- Concrete tilt up construction on a 6" reinforced concrete slab rated to 4,000 psi
- 10 mil vapor barrier under entire slab
- 45 mil TPO roof system with R-10 polyisocyanurate insulation



Lease Rate:
Contact Broker



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BUILDING VII SITE PLAN

