

+ 305,760 SF

Selma Industrial Park

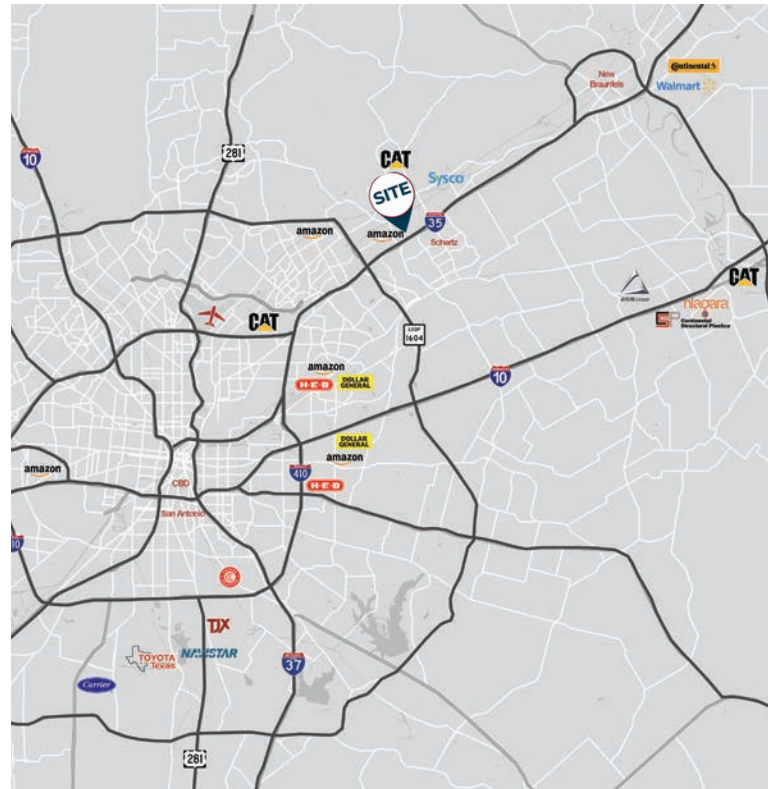
Alamo Parkway & Lookout Road Selma, Texas 78154

FOR LEASE



Under Construction | Selma II

- Cross docked Warehouse / Distribution space within a Master Planned Business Park
- Available area: 305,760 SF rentable
- Corner and center located offices, finished to suit
- 36' Clear height warehouse with clerestory glazing
- 54' x 50' typical column spacing, with 60' deep staging bays on each side
- 74 Overhead doors with additional knockouts
- ESFR fire protection sprinkler system
- Four dock ramps with oversized 12'-0" x 14'-0" overhead doors
- 185' and 135' depth truck courts
- 329 auto parking spaces with trailer /flex storage area
- Concrete tilt up construction on a 6" with TPO roof system
- 10 mil vapor barrier under entire slab



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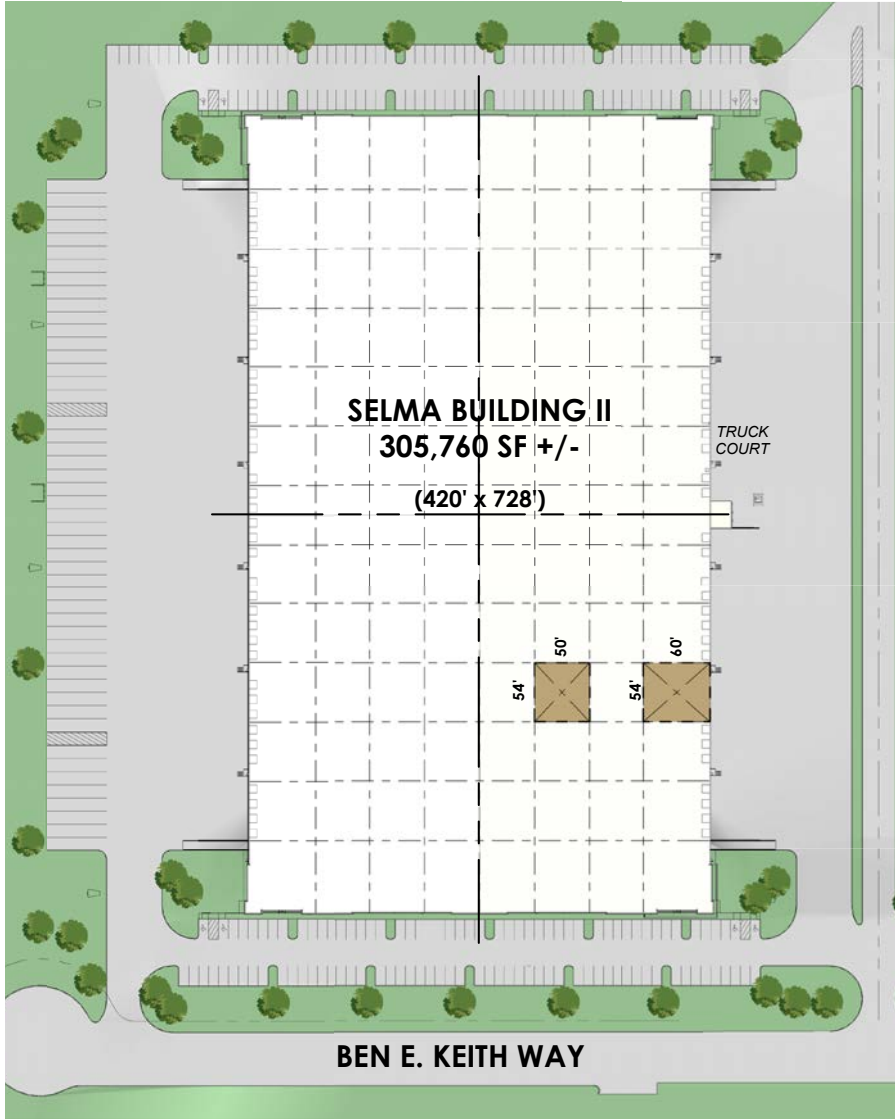
1020 NE Interstate Loop 410, Suite 810
San Antonio, TX 78209
210 446 3655
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Selma Industrial Park

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FOR LEASE



SELMA BUILDING II

PHYSICAL ADDRESS: 17654 BEN E. KEITH WAY
SELMA, TEXAS

ZONING: LIGHT INDUSTRIAL

PROJECT DATA

SITE AREA (GROSS): 20.16 AC

BUILDING FOOTPRINT: 305,760 SF
COVERAGE: 34.77%

BUILDING DIMENSIONS: (NOMINAL) 420' X 728' X 38'H
TYPICAL BAY SIZE: 54' x 50'-0"
SPEED BAY SIZE: 54' x 60'

TRUCK DOCKS:
DOCK HIGH DOORS (9'x10' MANUAL O.H.): 74
DRIVE-UP DOORS (12'x16' CHAIN HOIST O.H.): 4

CLEAR HEIGHT (1ST GRID IN @ SPEED BAY): 36'-0"

SLAB THICKNESS: 6" SLAB ON GRADE

ELECTRICAL SERVICE: 3000A, 480V, 3P

A DEVELOPMENT BY:

ROBINSON | WEEKS
PARTNERS



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Park Access

- IH-35 exit 174B for Schertz Pkwy, 3/4 mile north to Selma Industrial Distribution Center
- Provides convenient access to IH-35, Loop 1604, and IH-10
- Central entry drive off of Lookout Road
- Additional points of access from FM 3009, Schertz Parkway & Tri County Parkway

Driving Distance

Miles

IH-35 exit 174B for Schertz Pkwy to Site	0.90 miles
FedEx Freight	1.45 miles
Union Pacific Kirby Rail Yard	10 miles
San Antonio International Airport	11.3 miles
Austin	57.15 miles
Port Corpus Christi	135 miles
Laredo International Trade Bridge	158 miles



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date