

**+ 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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PARK BUILDING VII**

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**BUILDING VII SITE PLAN**

