



# C5LC AT I-10

Schertz, Texas

**Building A: 536,824 SF Available for Lease Q1 2024**

**Building B: 468,280 SF Available for Lease Q1 2024**



**partners**

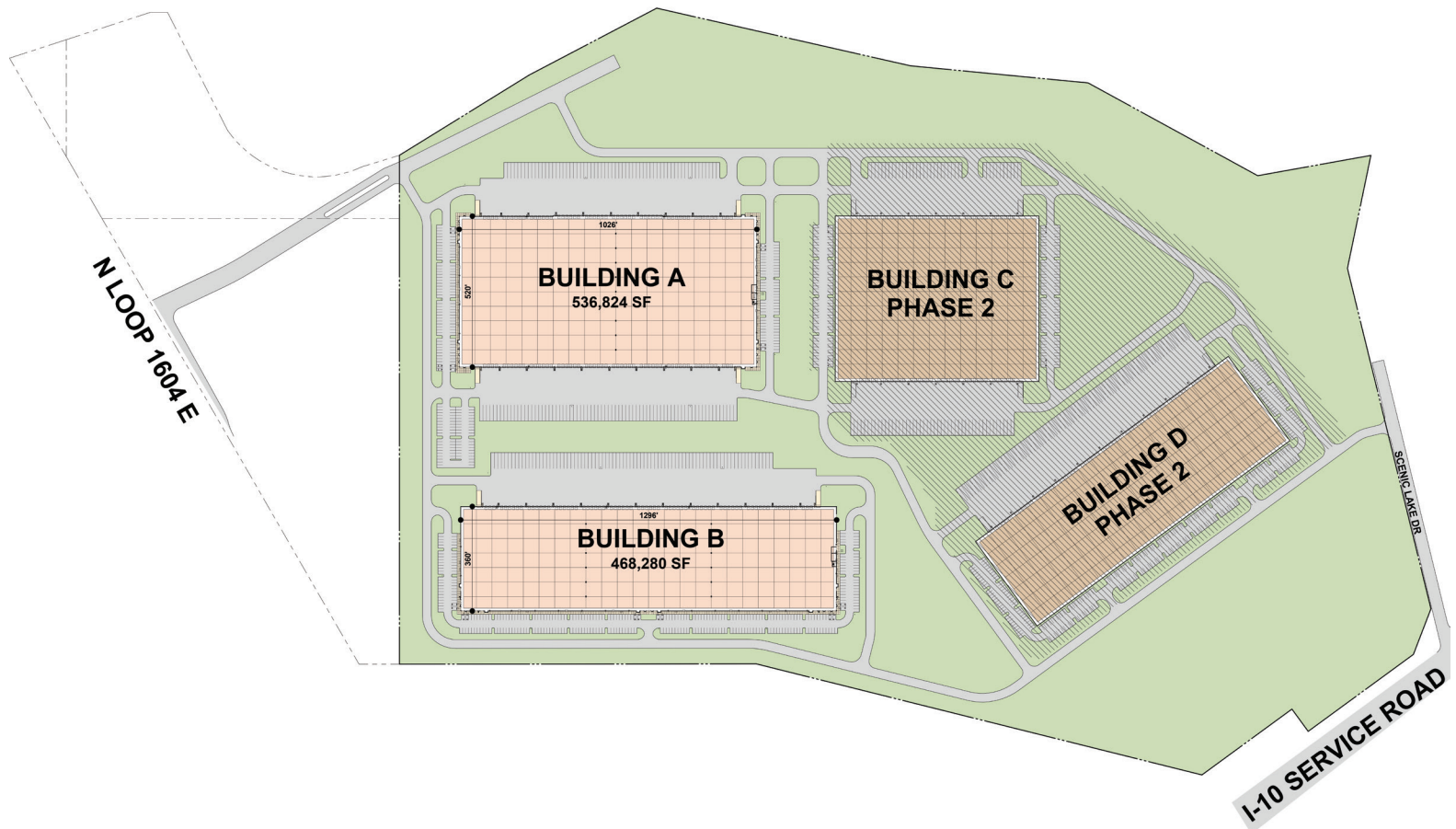
DEVELOPERS

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 Q1 2024

## **BUILDING B**

AVAILABLE Q1 2024

**Square Footage**

536,824 SF

468,280 SF

**Site Area**

27.83 acres

37.82 acres

**Configuration**

Cross-dock

Rear-load

**Column Spacing**

54' W x 50' D (Typical);  
54' W x 60' D (Loading bays)

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**Slab Thickness**

7" thick, 4,000psi,  
steel-reinforced slab

7" thick, 4,000psi steel-  
reinforced concrete

**Clear Height**

36' clear minimum

36' clear minimum

**Dock High Doors**

110 – 9' x 10' non-insulated

72 – 9' x 10' non-insulated

**Drive-In Doors**

4 – 14' x 16' ramped

2 – 14' x 16' ramped

**Truck Court Depth**

185'

185'

**Auto Parking**

255 auto spaces

341 auto spaces

**Trailer Parking**

137 trailer storage space

84 trailer storage space

**Sprinkler System**

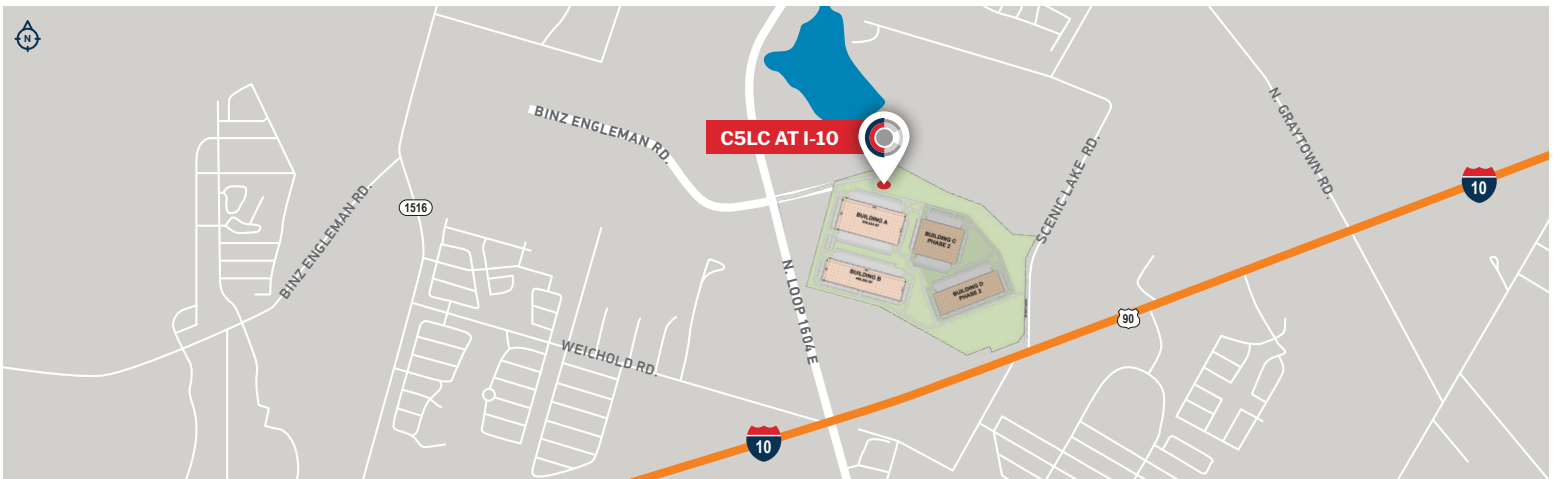
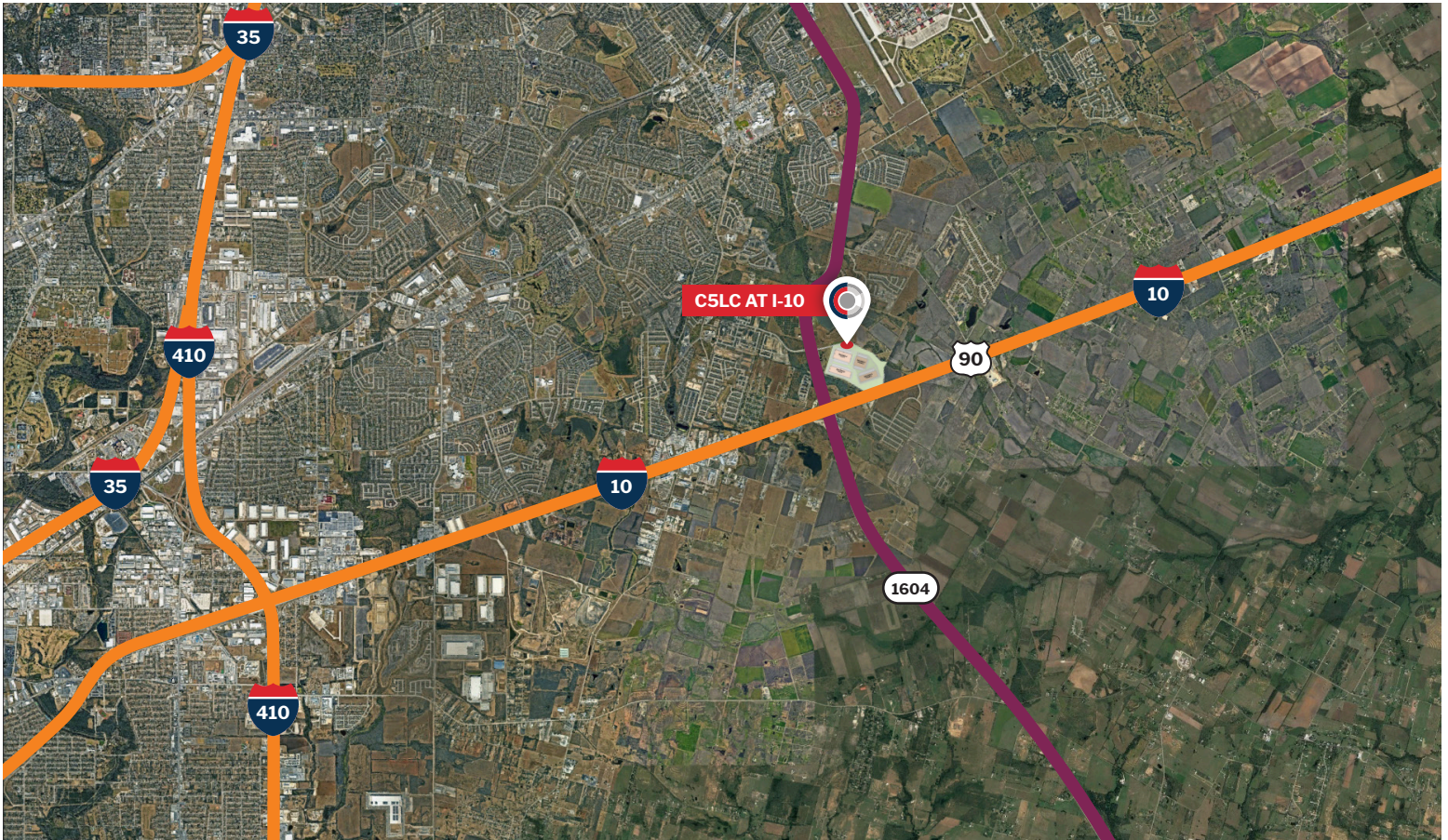
ESFR sprinkler system

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**Roof**

60-mil white TPO with R-30  
rigid insulation

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rigid insulation



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