

Windcrest

INTERNATIONAL BUSINESS PARK



NEAR EVERYTHING. PROVEN LOCATION.

WINDCREST INTERNATIONAL

BUSINESS PARK is an adaptive reuse industrial business park situated in the heart of the Northeast San Antonio Industrial Market at the

intersection of IH-35 and Walzem Road. Perfectly located to serve industrial needs of the greater Central Texas region.

WHY SAN ANTONIO?

#1
state for
doing business

2nd
largest growth in
millennial population

0%
state and local
income tax

3rd
fastest growing
economy in the U.S.

#1
friendliest city
in the U.S.

5th
best city for
young graduates

5th
best city to retire
in the country



NEW LIFE. NEW STORY.

 **3,030**
employee parking/Abundant
trailer parking capabilities

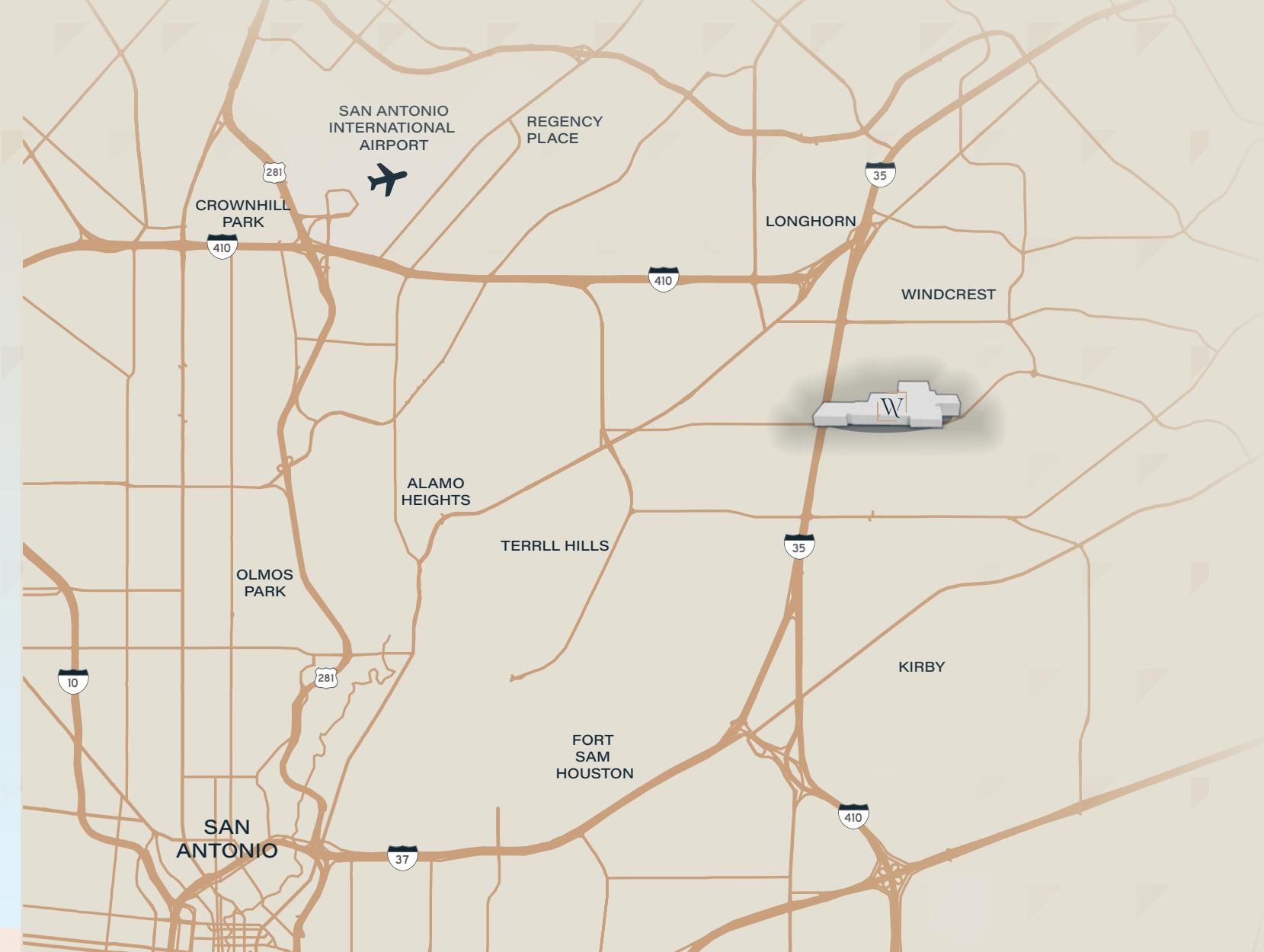
 **16,500 kVA**
available power

 **639,627 SF**
first floor industrial space

 **Build-to-Suit**
second floor office/warehouse/retail



Infill Industrial | Last Mile Logistics | Unmatched location | Unparalleled access | Great visibility



**IMMEDIATE PROXIMITY TO
WHAT MATTERS MOST.**

To Dallas: 4 hours | 250 miles
To Houston: 3 hours | 200 miles
To Laredo: 2.5 hours | 170 miles
To Austin: 1 hour | 70 miles

SITE PLAN

167,215 SF

Leasable configuration

UNIT A

128,858 SF

UNIT B

85,664 SF

UNIT C

53,165 SF

UNIT D

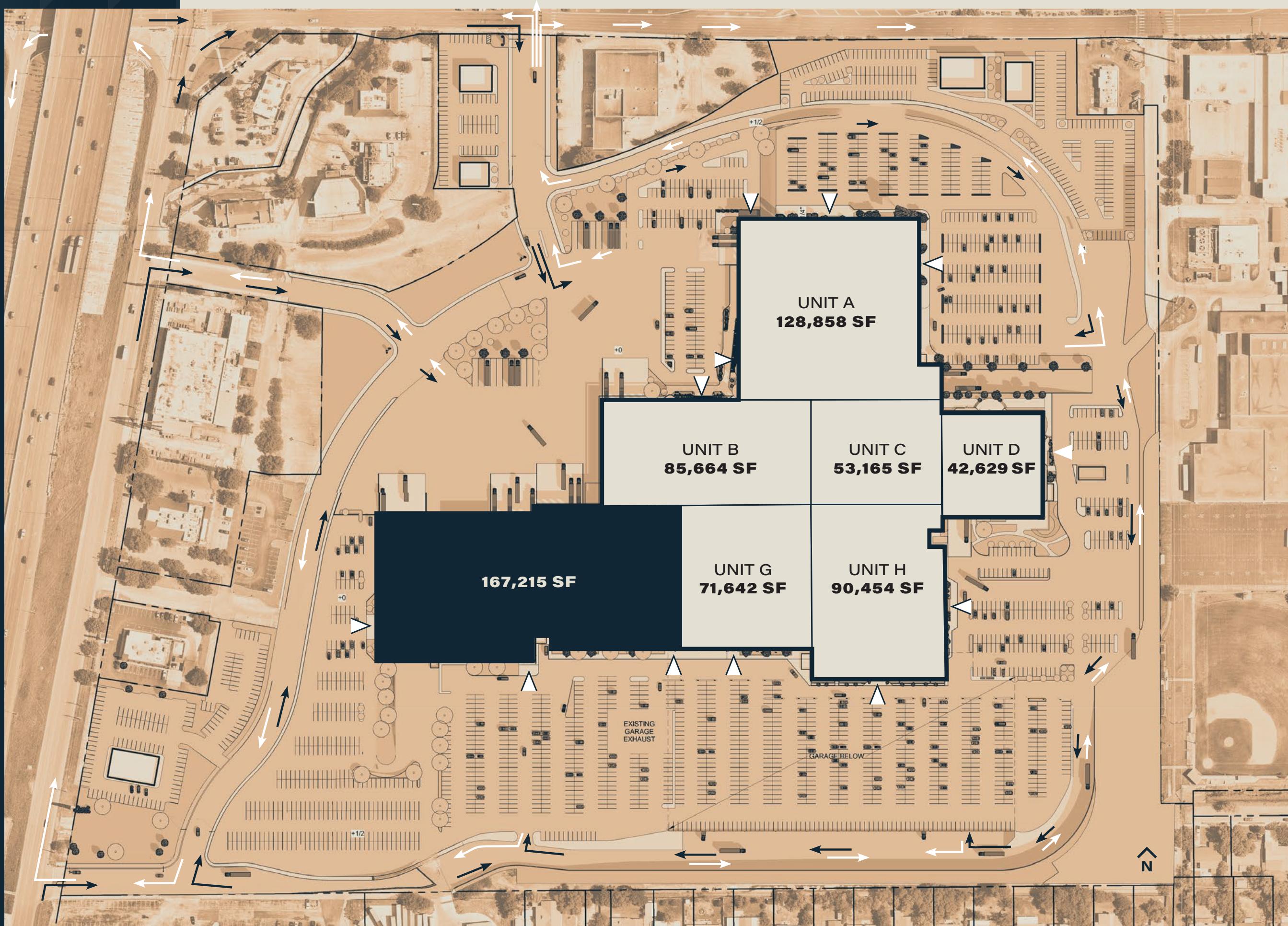
42,629 SF

UNIT G

71,642 SF

UNIT H

90,454 SF



SITE PLAN

238,857 SF

Leasable configuration

UNIT A

128,858 SF

UNIT B

85,664 SF

UNIT C

53,165 SF

UNIT D

42,629 SF

UNIT H

90,454 SF



SITE PLAN

267,687 SF

Leasable configuration

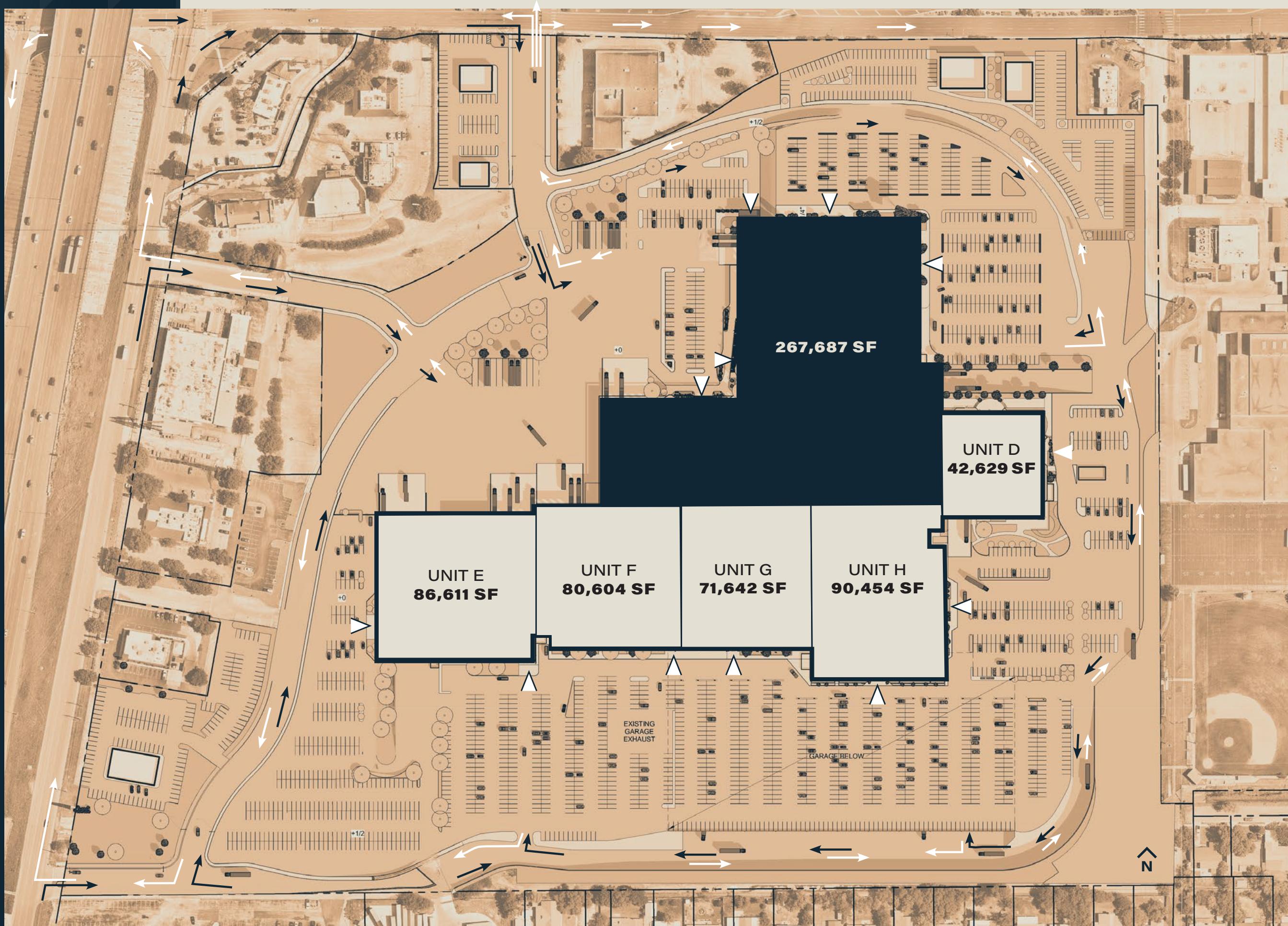
UNIT D
42,629 SF

UNIT E
86,611 SF

UNIT F
80,604 SF

UNIT G
71,642 SF

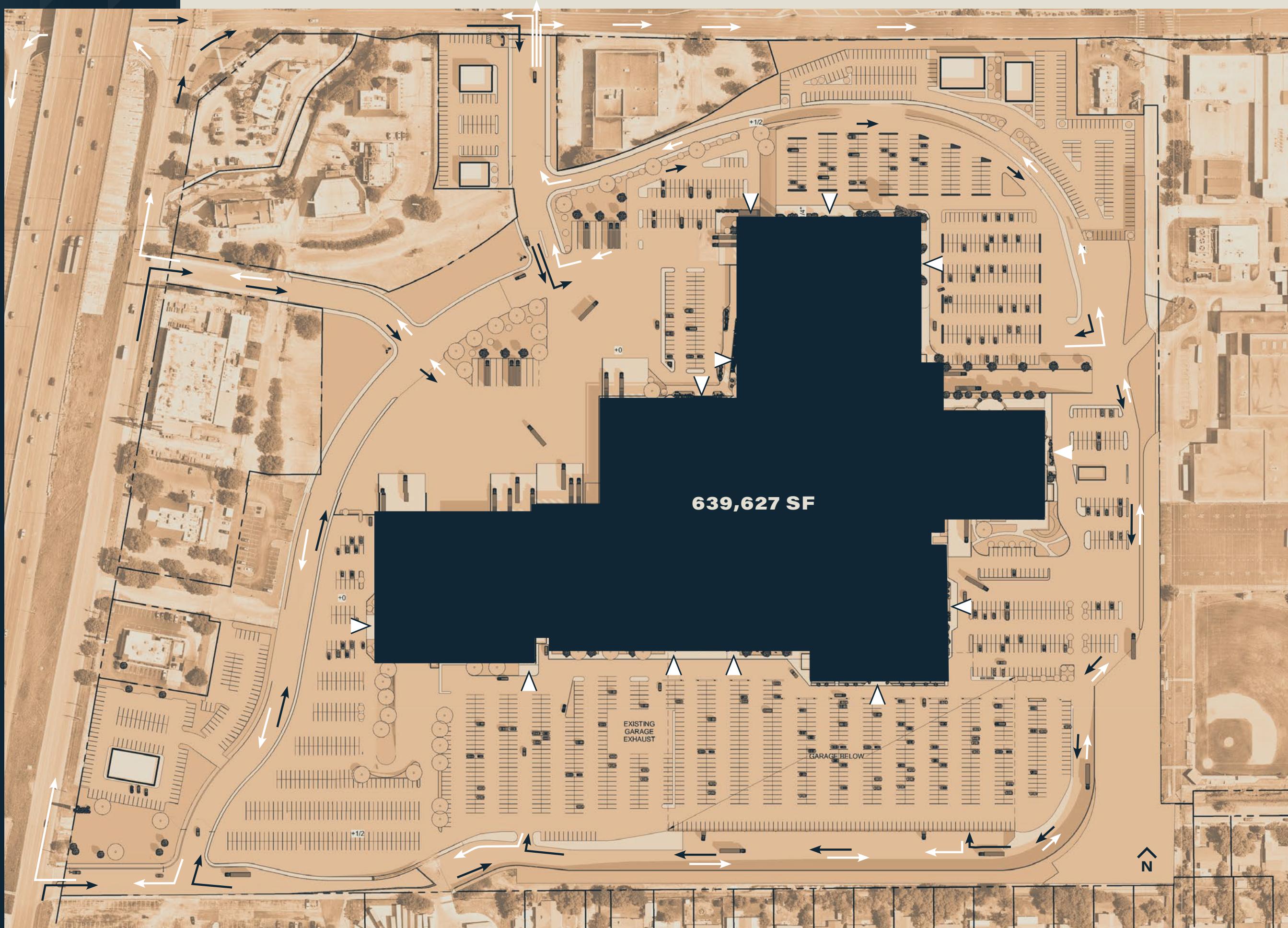
UNIT H
90,454 SF



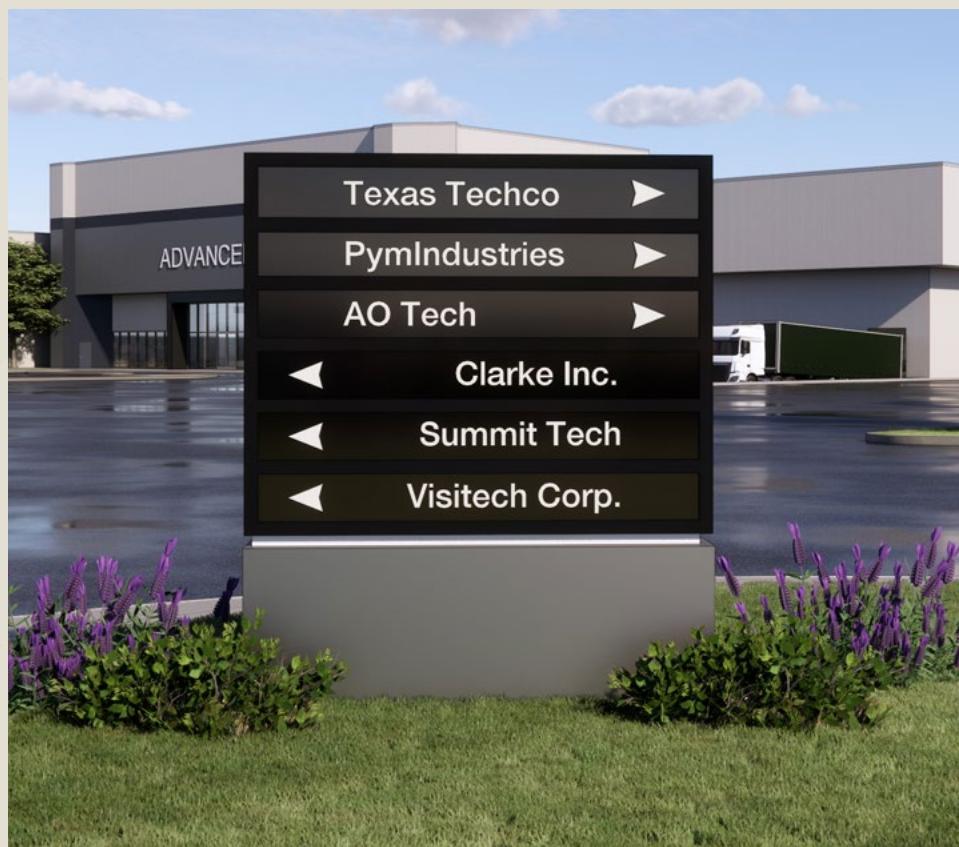
SITE PLAN

639,627 SF

Leasable configuration



RENDERINGS







KEY PORTFOLIO FACTS

150+

properties

315+

tenants

46.5MM

square feet

1,100

developable acres



Proven track record



Adaptive Reuse



Creative deal makers



Industrial Restoration

NATIONAL TENANT NETWORK TOP 3

amazon WM

LOCKHEED MARTIN

Industrial Commercial Properties LLC (ICP) operates one of the largest privately-held commercial real estate portfolios in the United States.

EXAMPLES OF TRANSFORMATIVE PROJECTS

Former Randall Park Mall,
North Randall, OH

Former Chapel Hill Mall,
Akron, OH

Highland Park,
Garfield Heights, OH

Former American Greetings HQ,
Brooklyn, OH

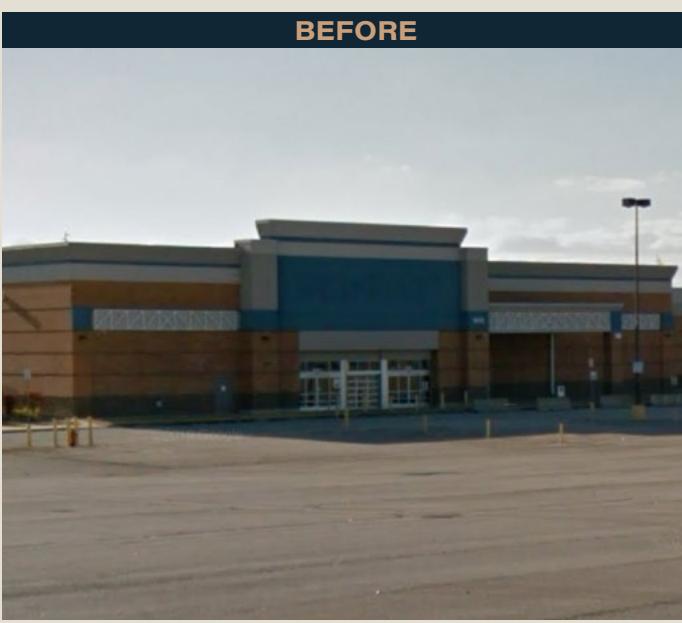
Former Ford Ohio Assembly Plant,
Lorain, OH



HIGHLAND PARK

Garfield Heights, OH

Highland Park is a new business park redevelopment of the former City View Center property in Garfield Heights, Ohio. The project includes 500,000 SF of a combination of light industrial, office and retail/restaurant uses. Located on 60 acres, centrally located in Cuyahoga County and offers immediate access to I-480 and I-77.



ABOUT ICP.





EXPLORE WHAT'S COMING

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