

# 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

**2<sup>nd</sup>**

largest growth in  
millennial population

**0%**

state and local  
income tax

**3<sup>rd</sup>**

fastest growing  
economy in the U.S.

**#1**

friendliest city  
in the U.S.

**5<sup>th</sup>**

best city for  
young graduates


**5<sup>th</sup>**

best city to retire  
in the country






# NEW LIFE. NEW STORY.

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

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

 **16,500 kVA**  
available power

 **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**

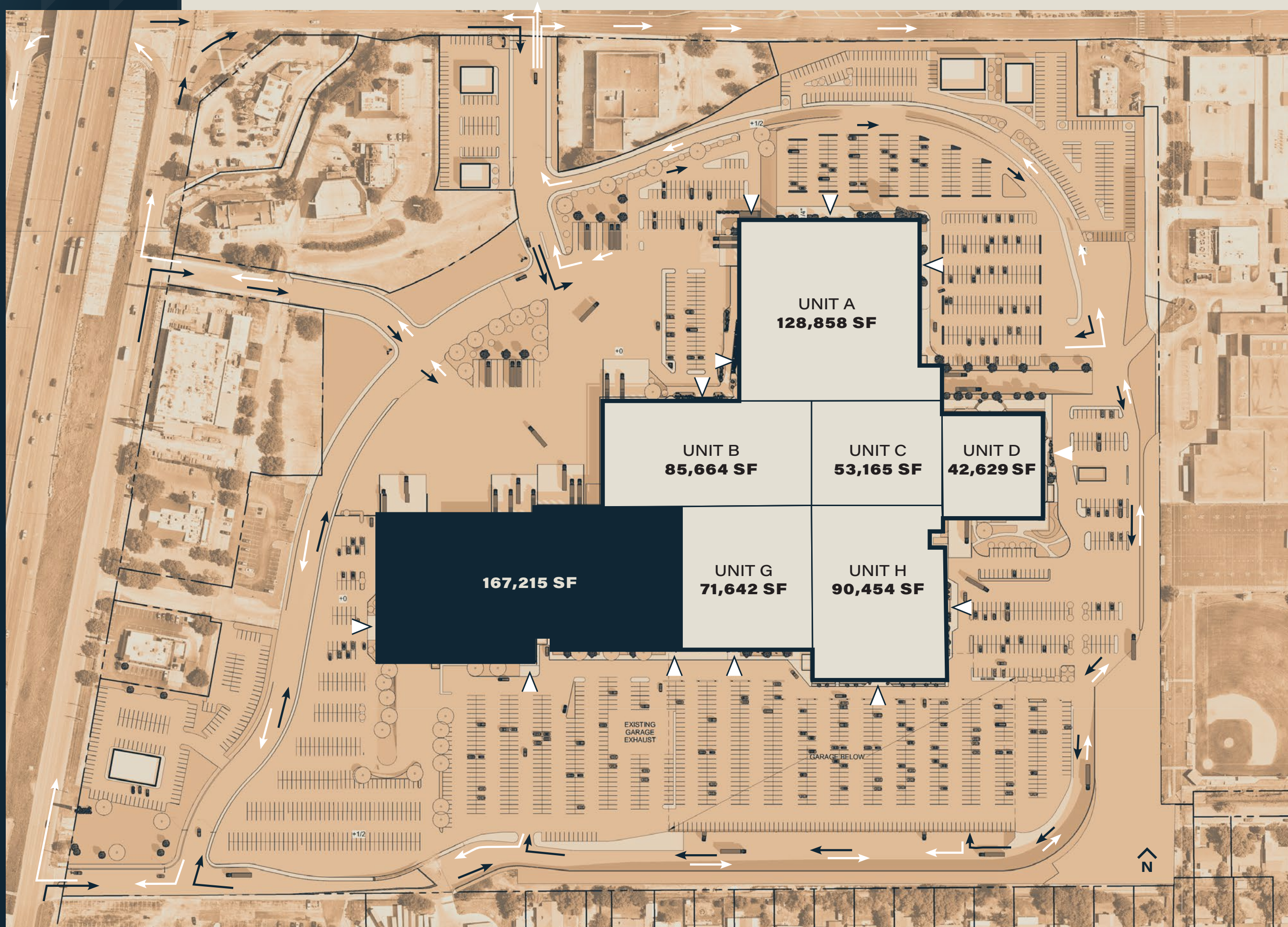
UNIT B  
**85,664 SF**

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

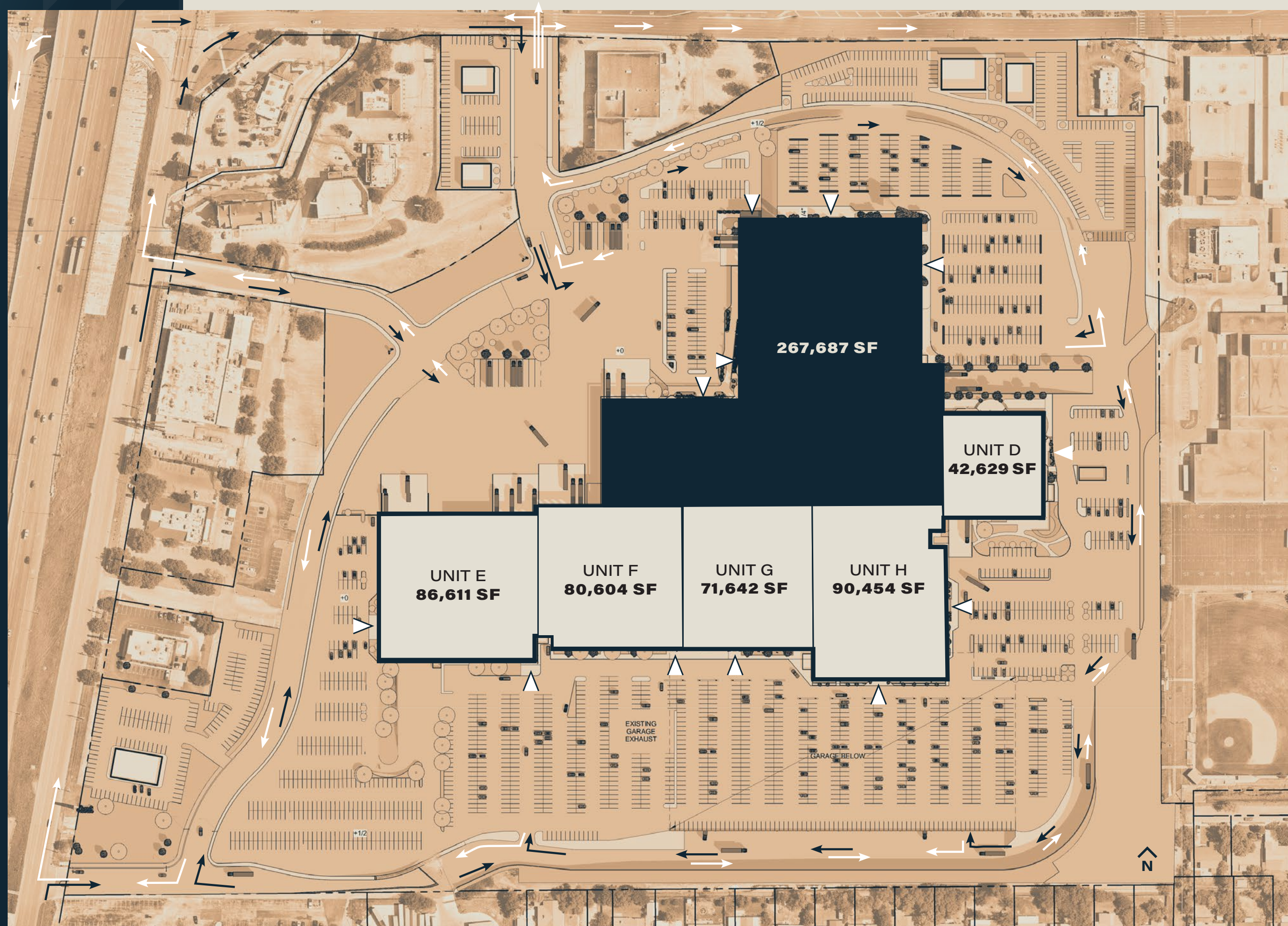
UNIT D  
**42,629 SF**

UNIT E  
**86,611 SF**

UNIT F  
**80,604 SF**

UNIT G  
**71,642 SF**

UNIT H  
**90,454 SF**

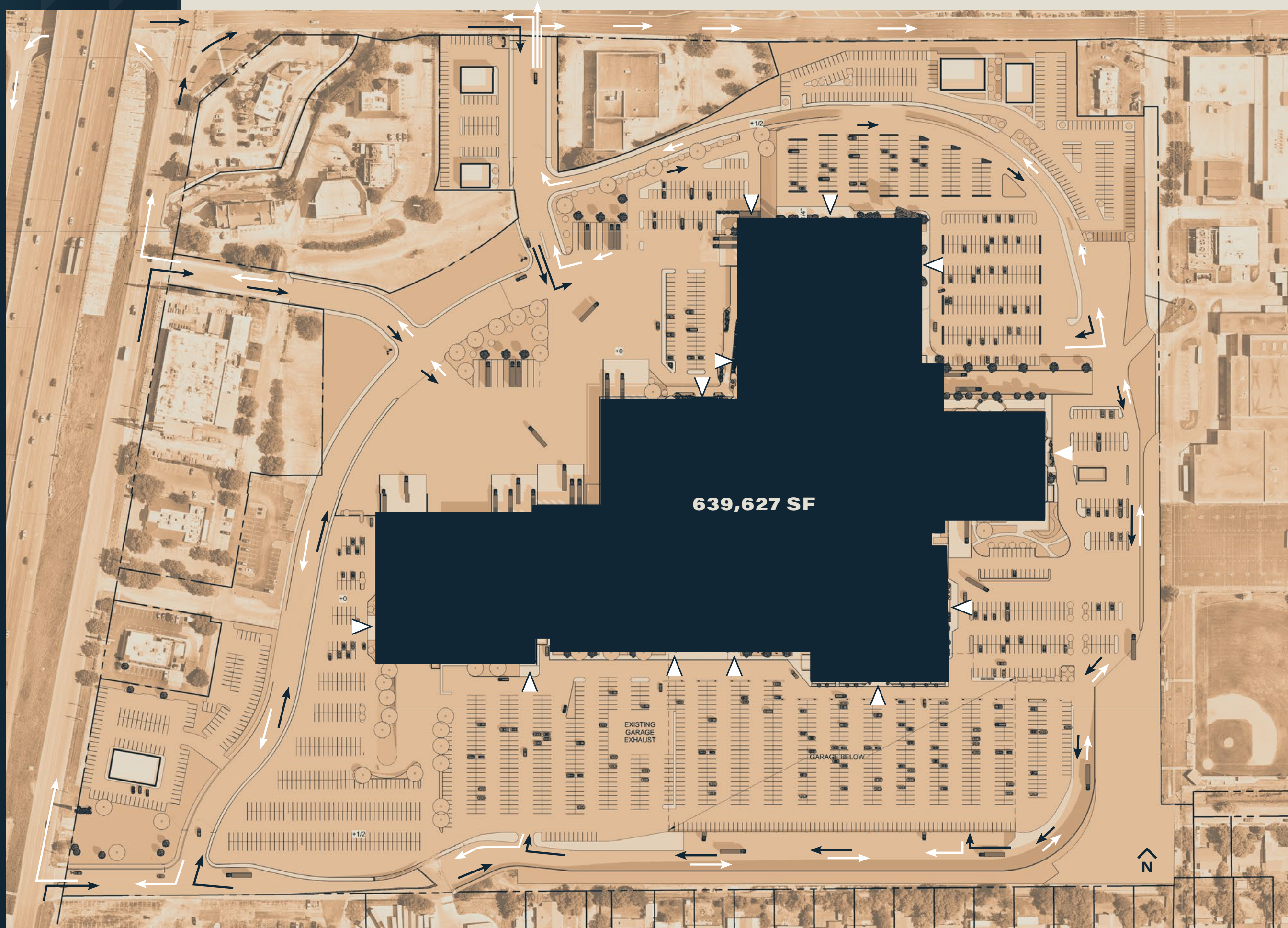




# SITE PLAN

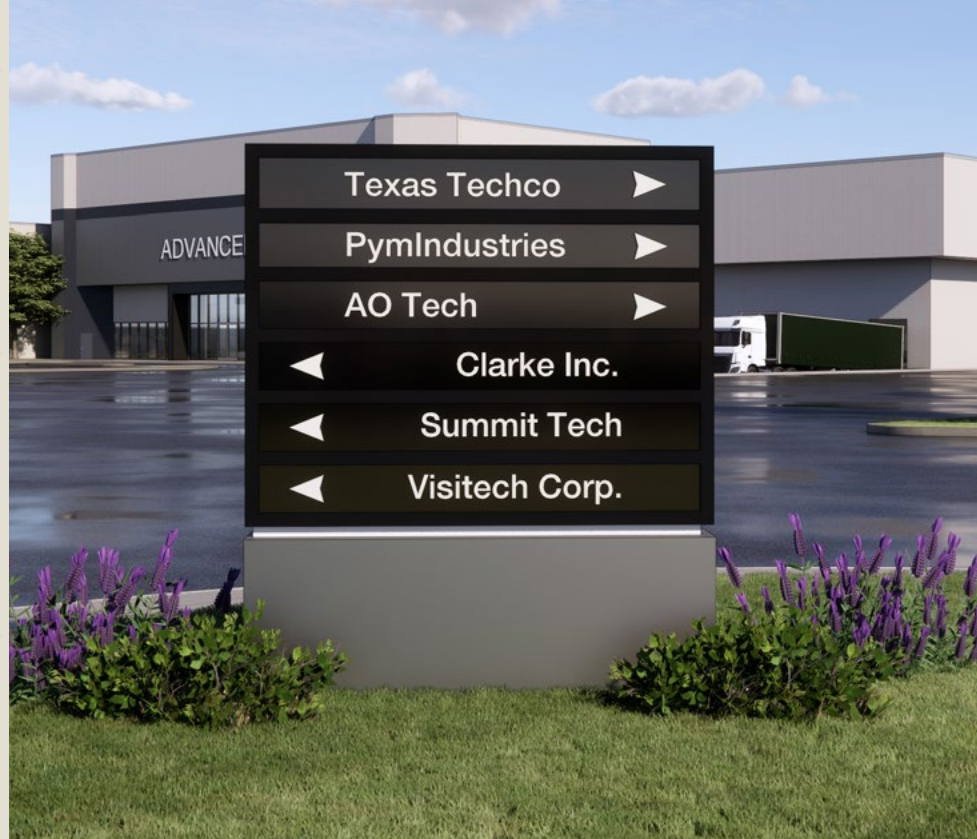
**639,627 SF**

Leasable configuration





# RENDERINGS











## KEY PORTFOLIO FACTS

150+

properties



Proven track record

315+

tenants



Adaptive Reuse

46.5MM

square feet



Creative deal makers

1,100

developable acres



Industrial Restoration

## NATIONAL TENANT NETWORK TOP 3



**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*

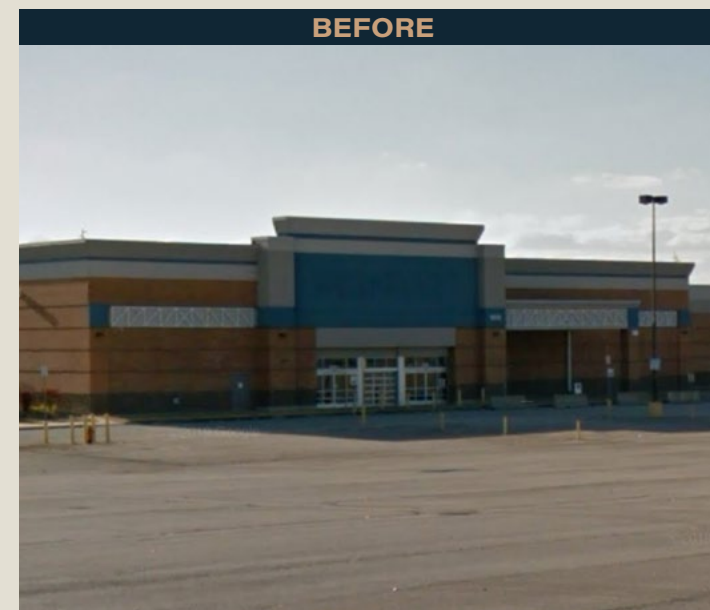
Former Ford Ohio Assembly Plant,  
*Lorain, OH*



## 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.







- SRS Building Supply
- Caterpillar
- Mattress Firm
- Reynolds Company
- Samuels Glass
- Hill County Electric
- Frozen Beverage (FBD)
- Fidelity Information Services
- Windcrest
- McCarty Equipment
- NTW
- Builders First Source
- Amazon
- Halfen
- Stanley Steamer
- Daikin
- Trane Supply
- US Auto Force
- Ferguson HVAC
- Wayfair
- Maverick Beverage
- Wesco Distribution
- Hjoca
- Berger Allied
- Dixie Carpet
- Dakota Premium Hardwoods



CLOSE  
TO IT ALL.



# Windcrest

INTERNATIONAL BUSINESS PARK



## EXPLORE WHAT'S COMING

**Kyle Mueller**

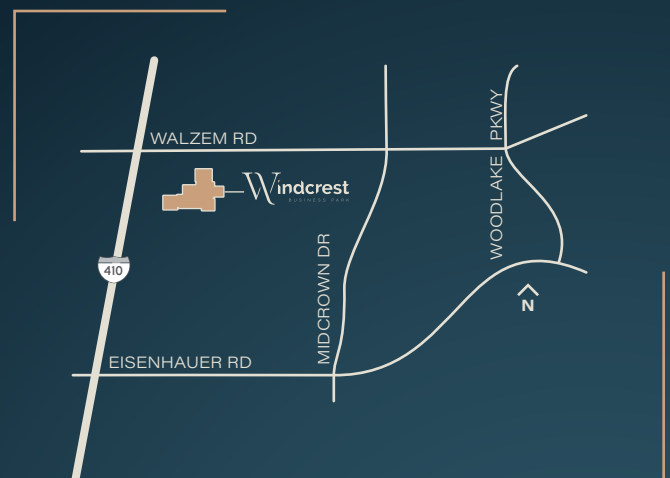
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