

# 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**

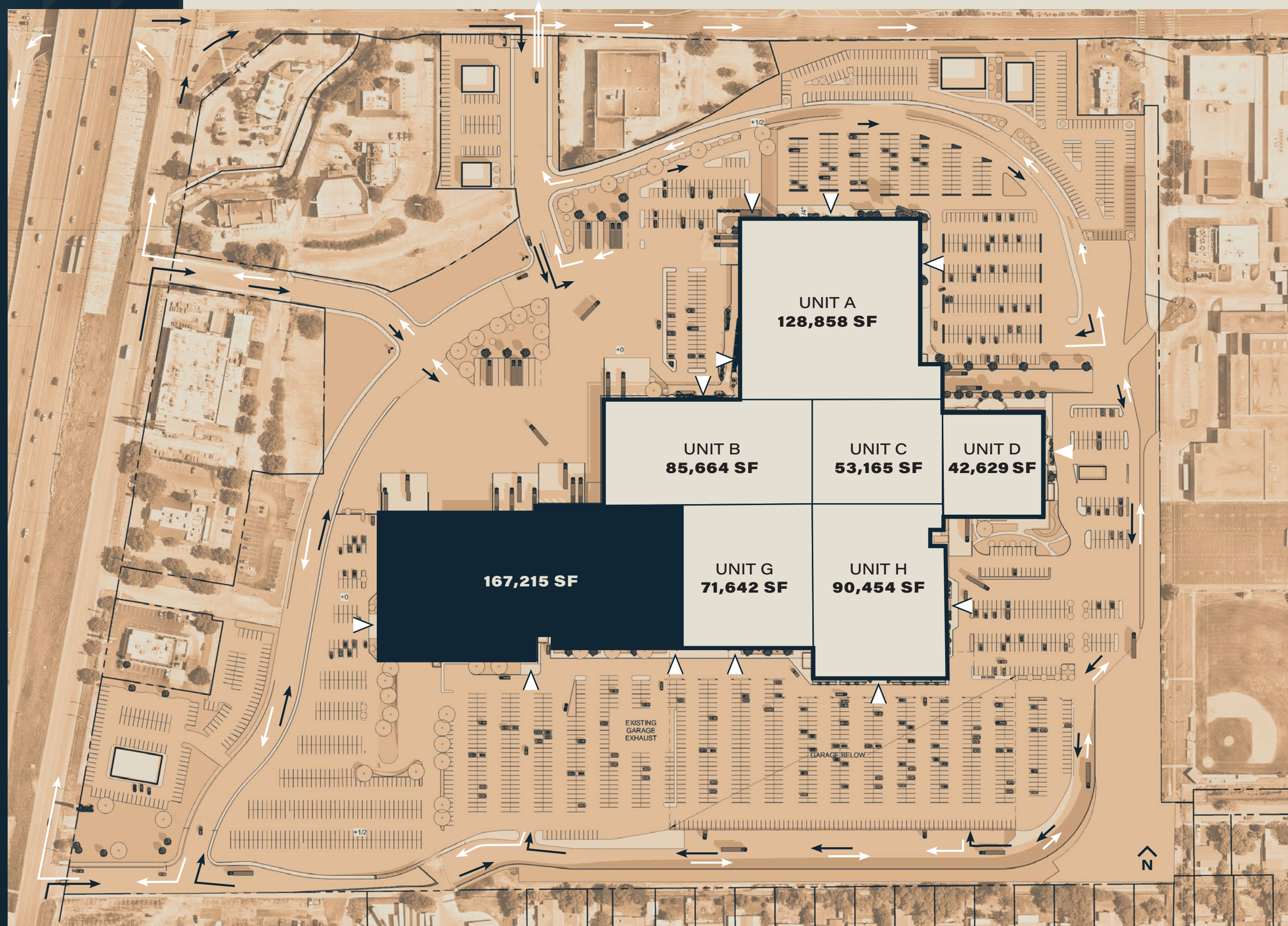
UNIT B  
**85,664 SF**

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**

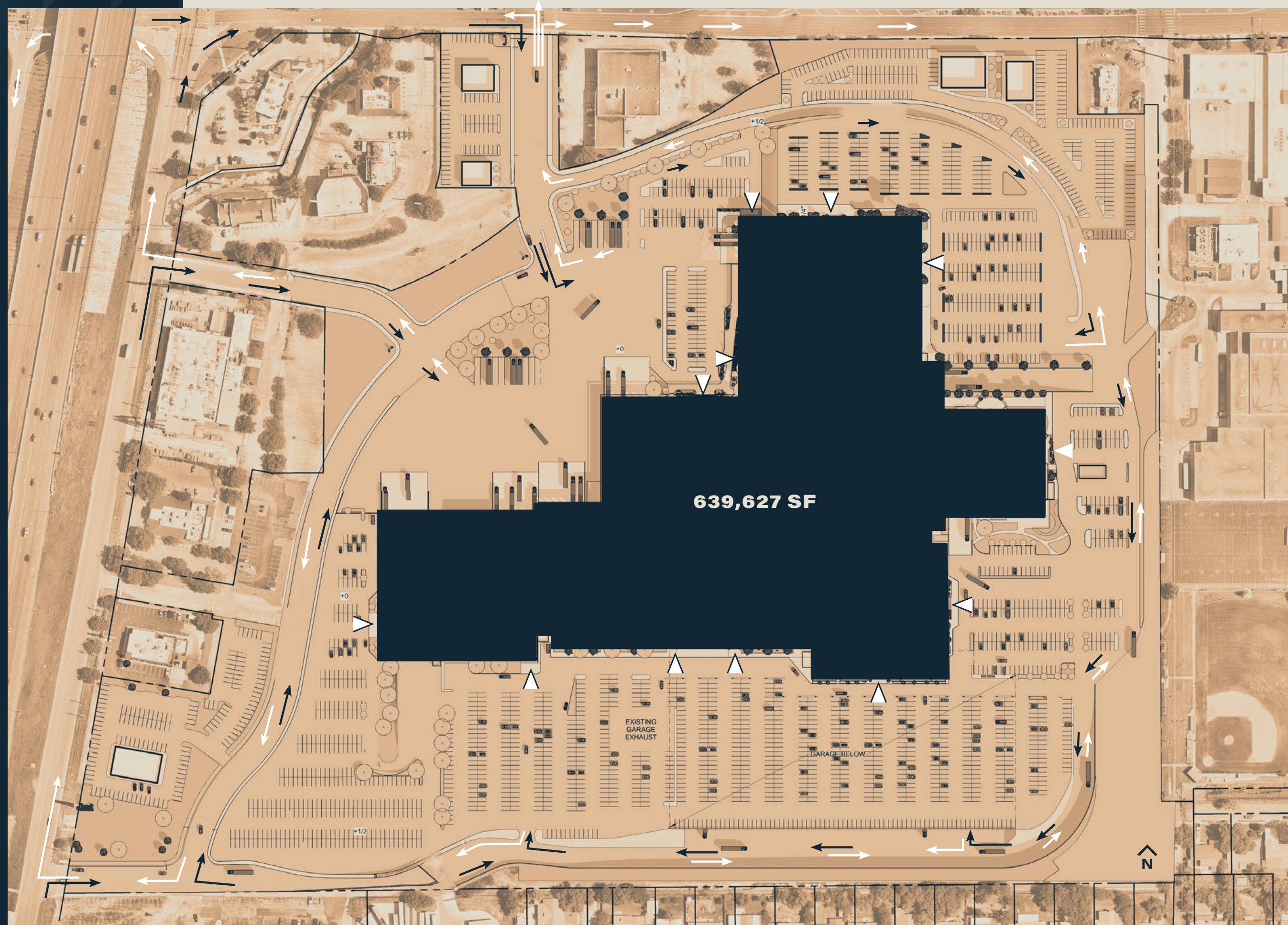
UNIT H  
**90,454 SF**



# 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*

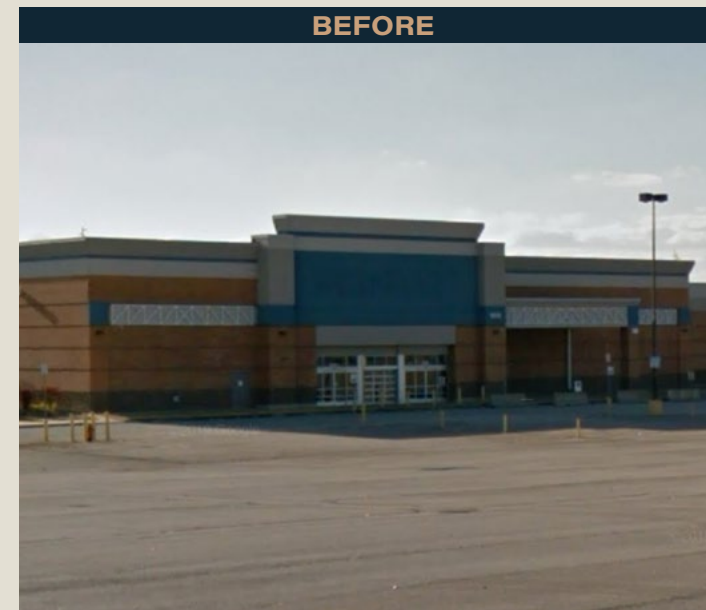
Former Ford Ohio Assembly Plant,  
*Lorain, OH*



### 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.



## ABOUT ICP.



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  
Stanley Steamer

Halfen  
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.



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INTERNATIONAL BUSINESS PARK



## EXPLORE WHAT'S COMING

**Kyle Mueller**

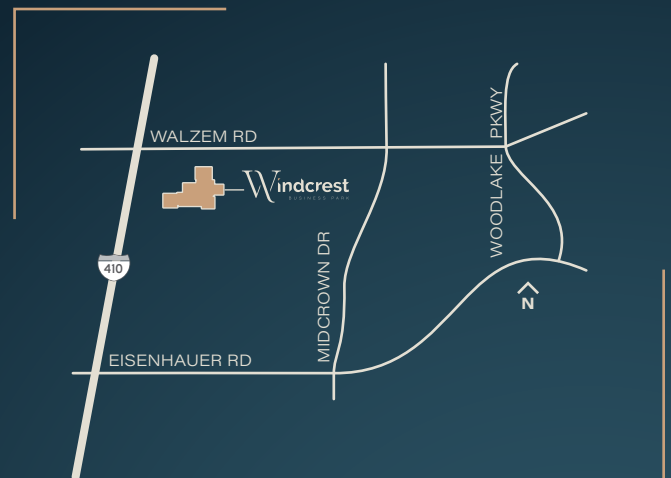
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