

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

 **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

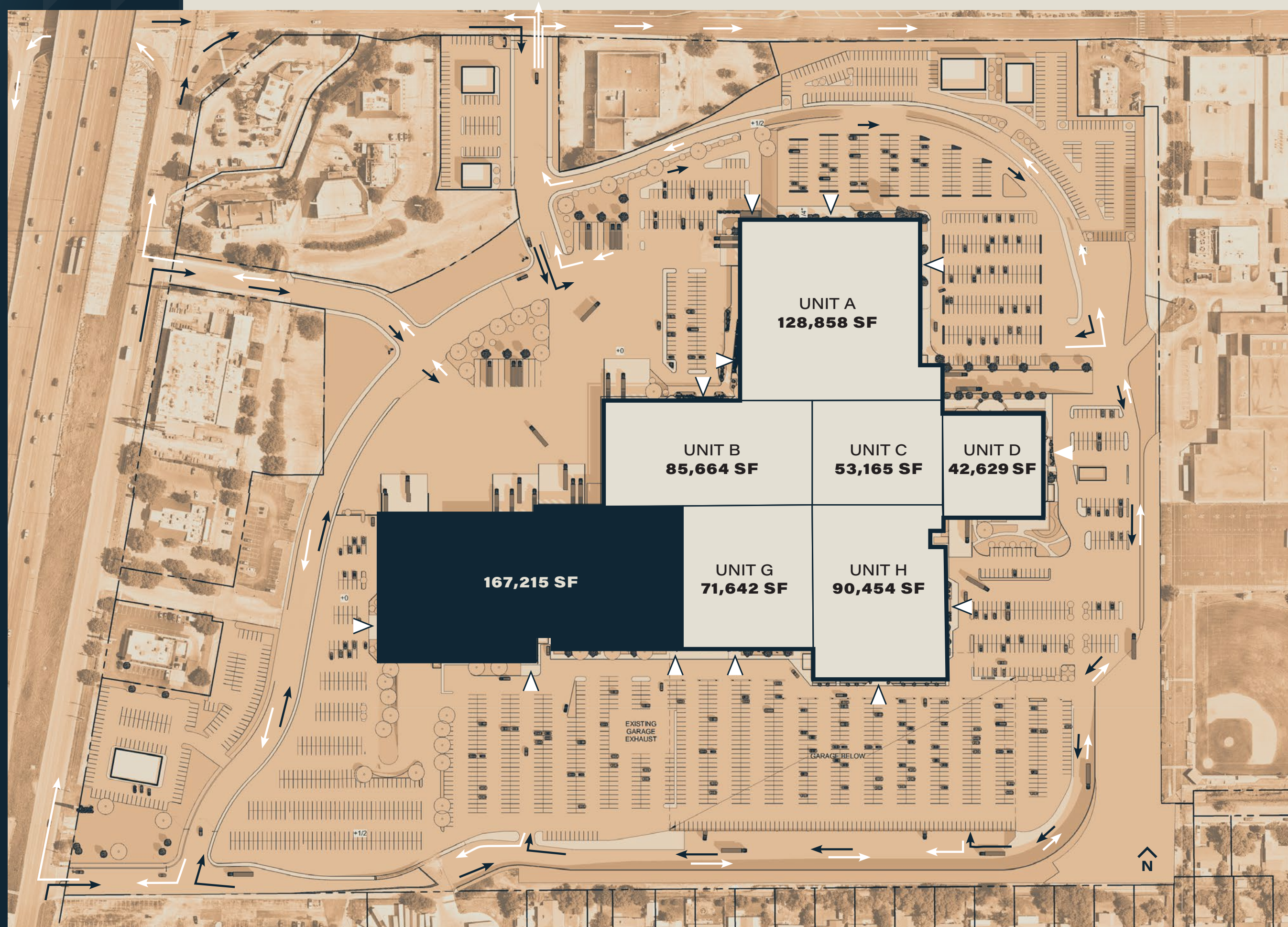
UNIT B
85,664 SF

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

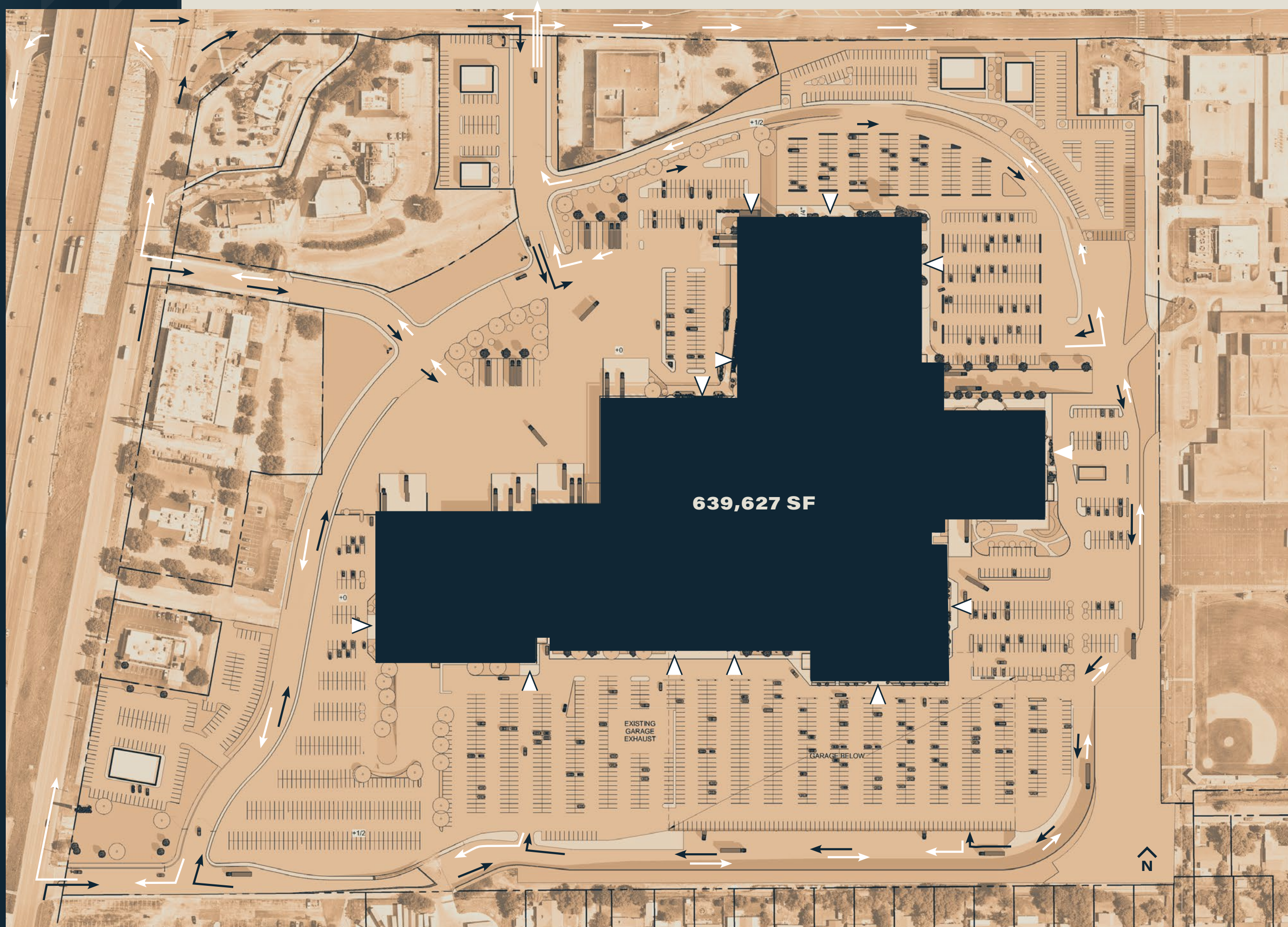
UNIT G
71,642 SF

UNIT H
90,454 SF

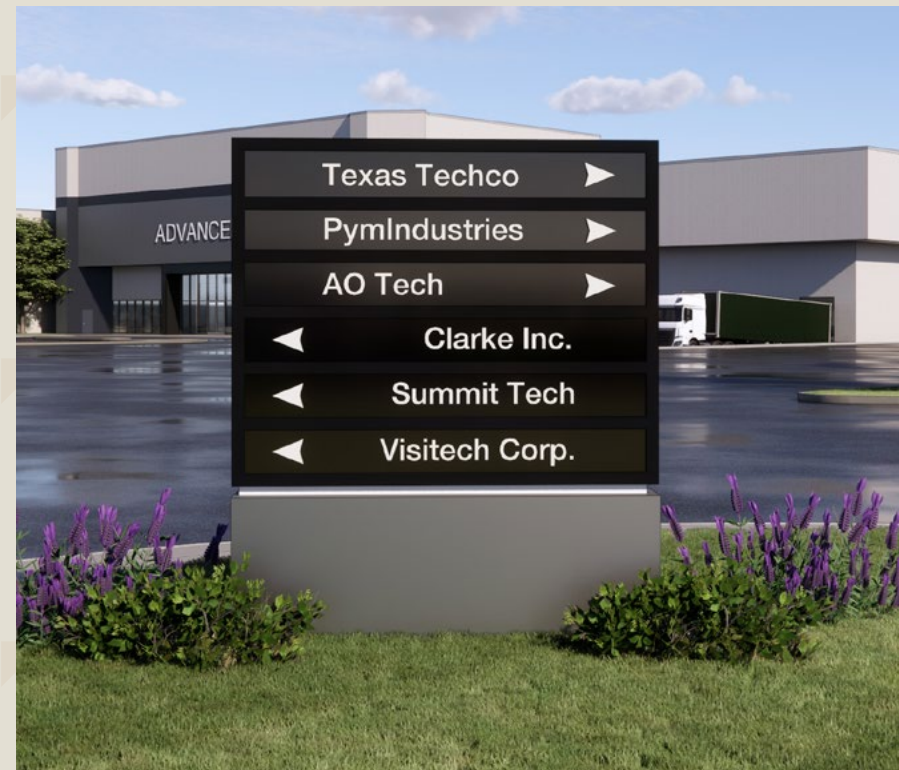


SITE PLAN

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

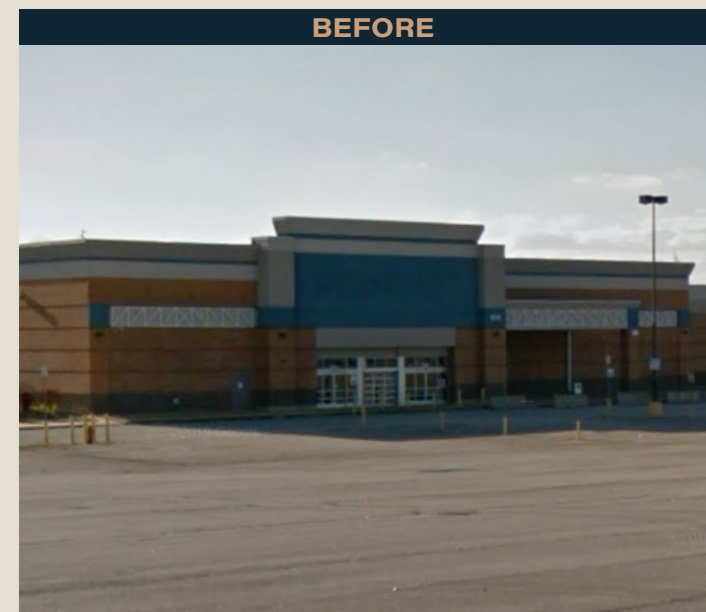
Former Ford Ohio Assembly Plant,
Lorain, OH



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

Trane Supply

Halfen

Daikin

US Auto Force

Wayfair

Ferguson HVAC

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

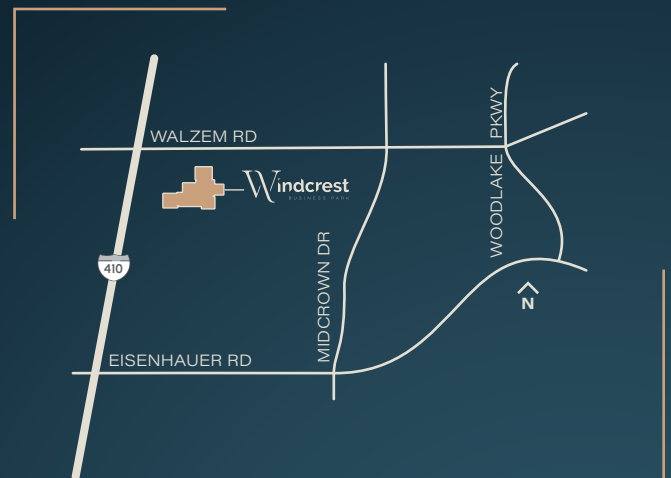
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