

132,000 SF

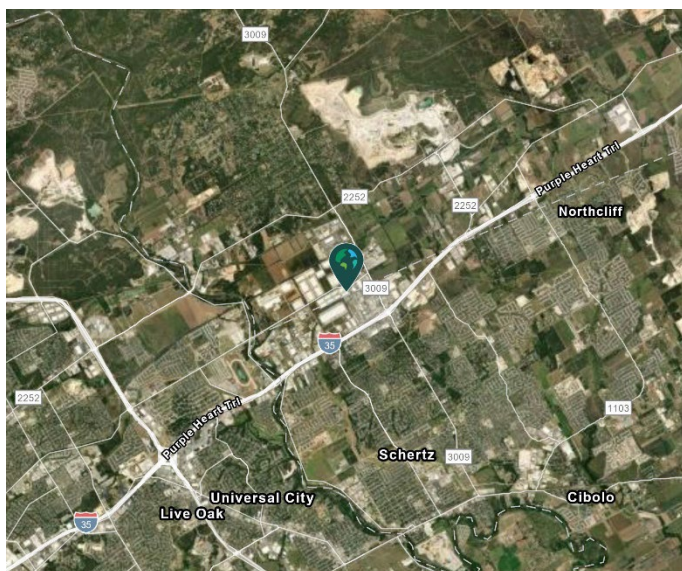
Industrial Space For Lease



Prologis Tri-County 4



6413 Tri County Parkway
Schertz, TX 78154



LOCATION

- Conveniently located along IH-35 just North of San Antonio with short commute to Austin.
- Triple Freeport & FTZ capable
- Direct access to Tri-County Parkway

FACILITY

- 132,000 sf available
- 12,295 sf office
- 28' clear height
- 45' x 40' column spacing
- 18 dock high doors, 18 with pit levelers
- ESFR sprinkler system

ADVANTAGES AND AMENITIES

- Front load configuration
- Standalone building
- Separate auto + trailer entrances
- Access to the [Prologis Essentials](#) platform, which includes:
 - [Operations Essentials](#)
 - [Energy + Sustainability Essentials](#)
 - [Mobility Essentials](#)
 - [Workforce Essentials](#)

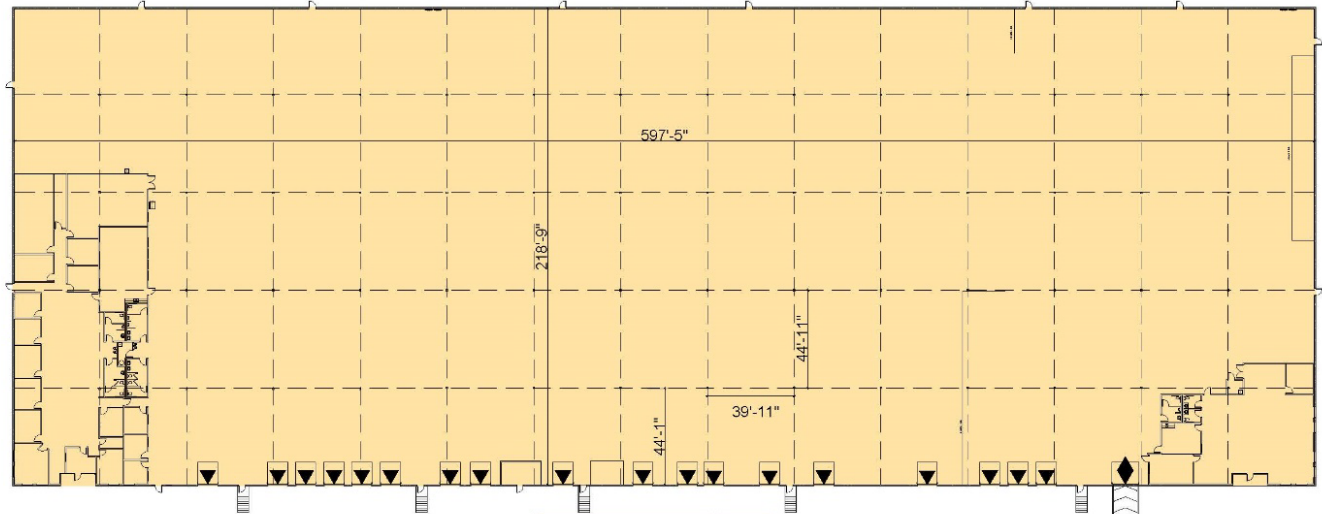
Your single-source service for efficient move-in and operations: prologisessentials.com

132,000 SF

Industrial Space For Lease



Prologis Tri-County 4

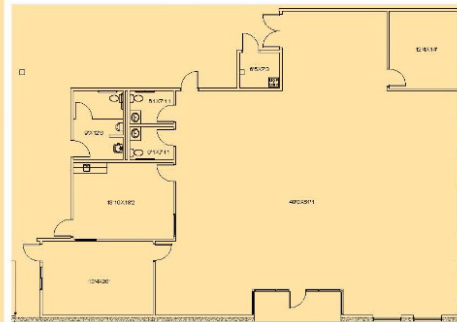
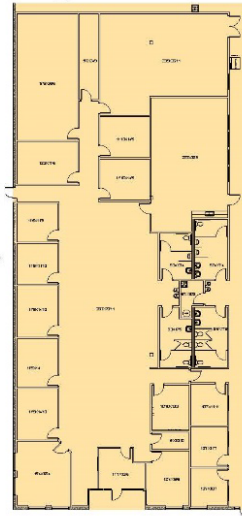


OFFICE
8,823 SF

OFFICE
3,472 SF

- AVAILABLE
- LEASED
- DOCK DOOR
- DRIVE-IN DOOR

NORTH



18 DOCK DOORS
1 RAMP



CBRE, Inc.
Rob Burlingame
rob.burlingame@cbre.com
ph +1 210 507 1123
cell +1 210 885 3730
1803 Broadway
Suite 825
San Antonio, TX 78215 USA

CBRE, Inc.
Joshua Aguilar
joshua.aguilar@cbre.com
ph +1 210 253 6049
cell +1 915 740 0556
1803 Broadway
Suite 825
San Antonio, TX 78215 USA

CBRE, Inc.
Brad O'Neill
brad.oneill@cbre.com
ph +1 210 253 6070
cell +1 915 373 3467
1803 Broadway
Suite 825
San Antonio, TX 78215 USA

Prologis
Whitney Williamson
wwilliamson@prologis.com
ph +1 972 884 9244
cell +1 817 781 5186
200 E Grayson Street, Suite 116
San Antonio, TX 78215 USA

