

5327 Eisenhower Rd. | San Antonio, Texas 78218



Now Under Construction

Up to 697,000 SF
Available For Lease



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A project of

NIT
INDUSTRIAL



EISENHAUER
LOGISTICS PARK

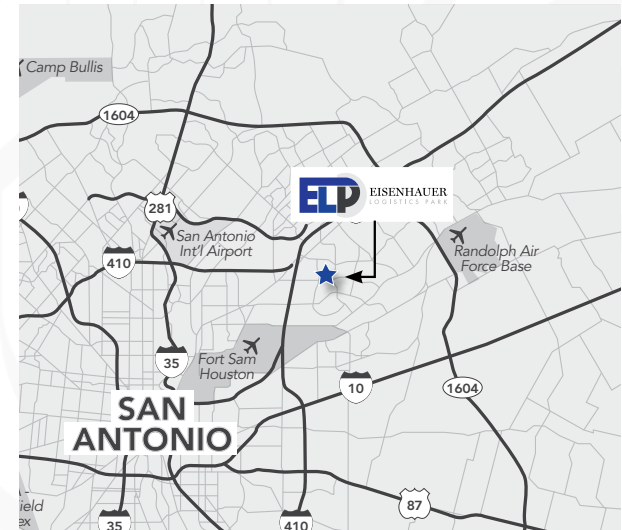
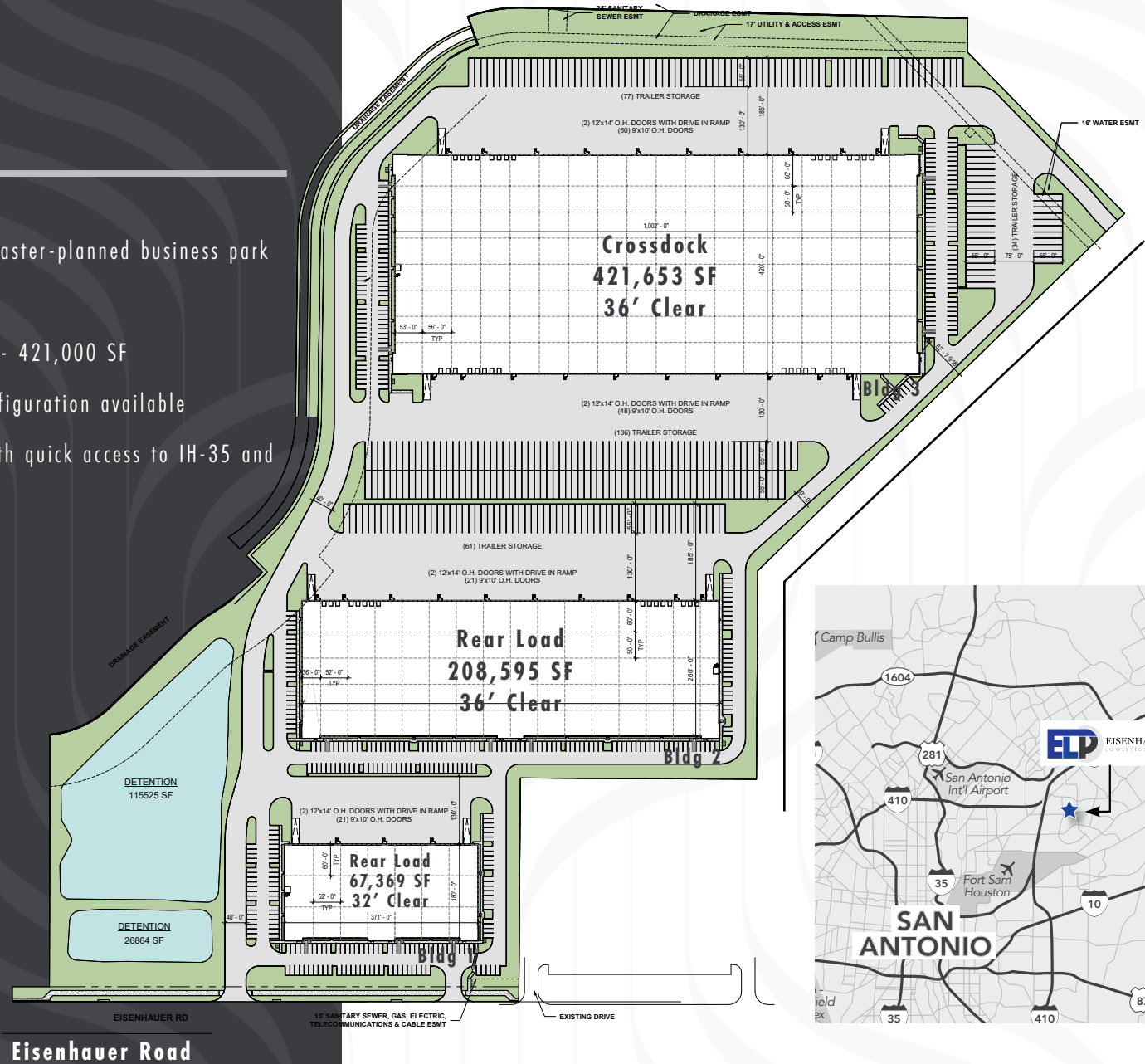
Building Info



Project Highlights

- Three building, 697,618 SF master-planned business park
- Now Under Construction
- Offering spaces from 19,000 - 421,000 SF
- Rear load and cross dock configuration available
- Ideal distribution location with quick access to IH-35 and Loop 410
- Excess trailer parks

Site Plan





EISENHAUER
LOGISTICS PARK

Building 1 Specs

Building Size: 67,369 SF

Minimum Divisible: 19,000 SF

Dimensions: 371' x 180'

Loading: Rear Load

Typical Column Spacing: 52'x60'

Speed Bays: 60'

Clear Height: 32'

Dock Doors: (21) 9'x10'

Dock Equipment: (6) 35K lb. Serco
mechanical pit levelers

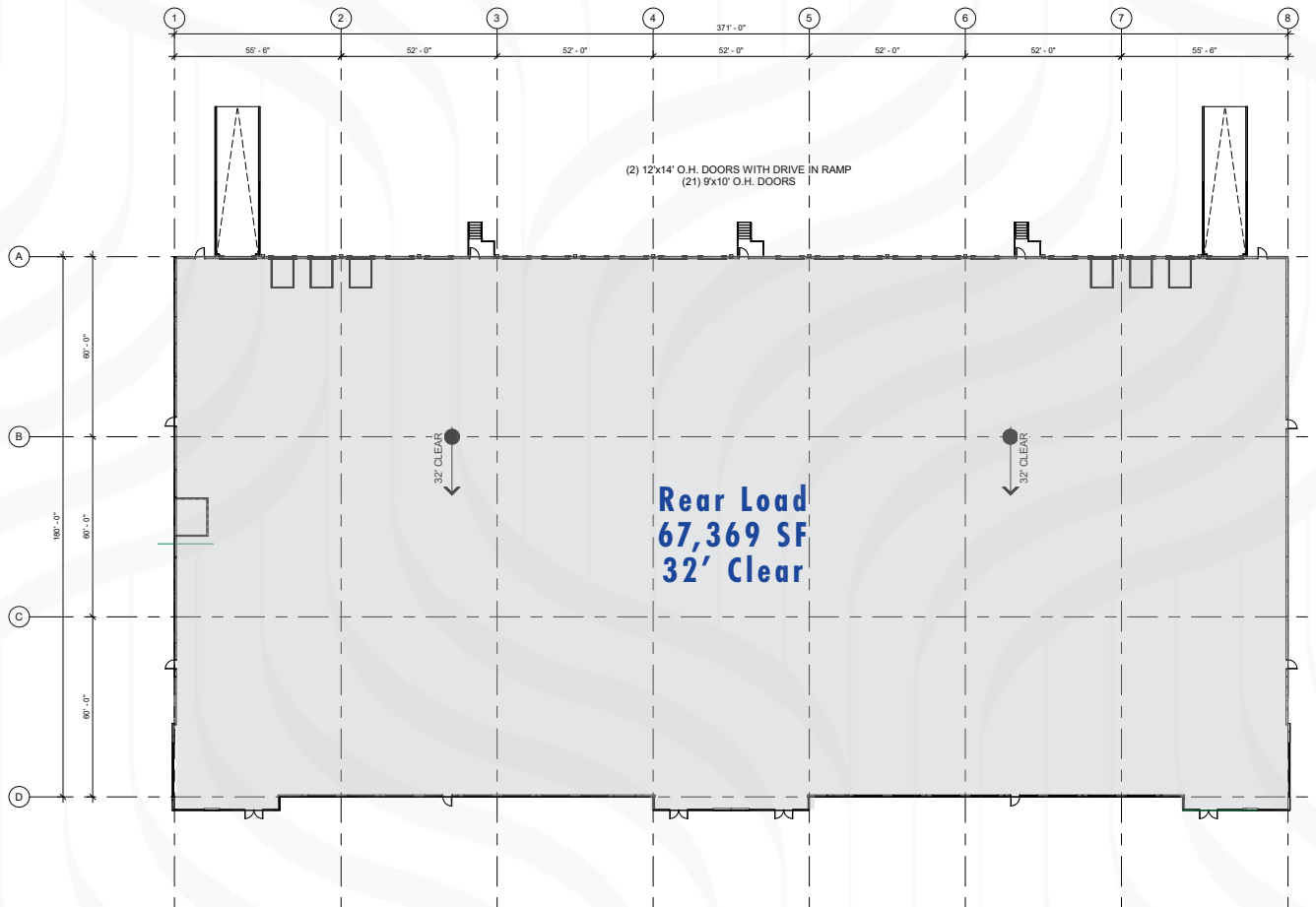
Drive In Ramped Doors: (2) 12'x14'

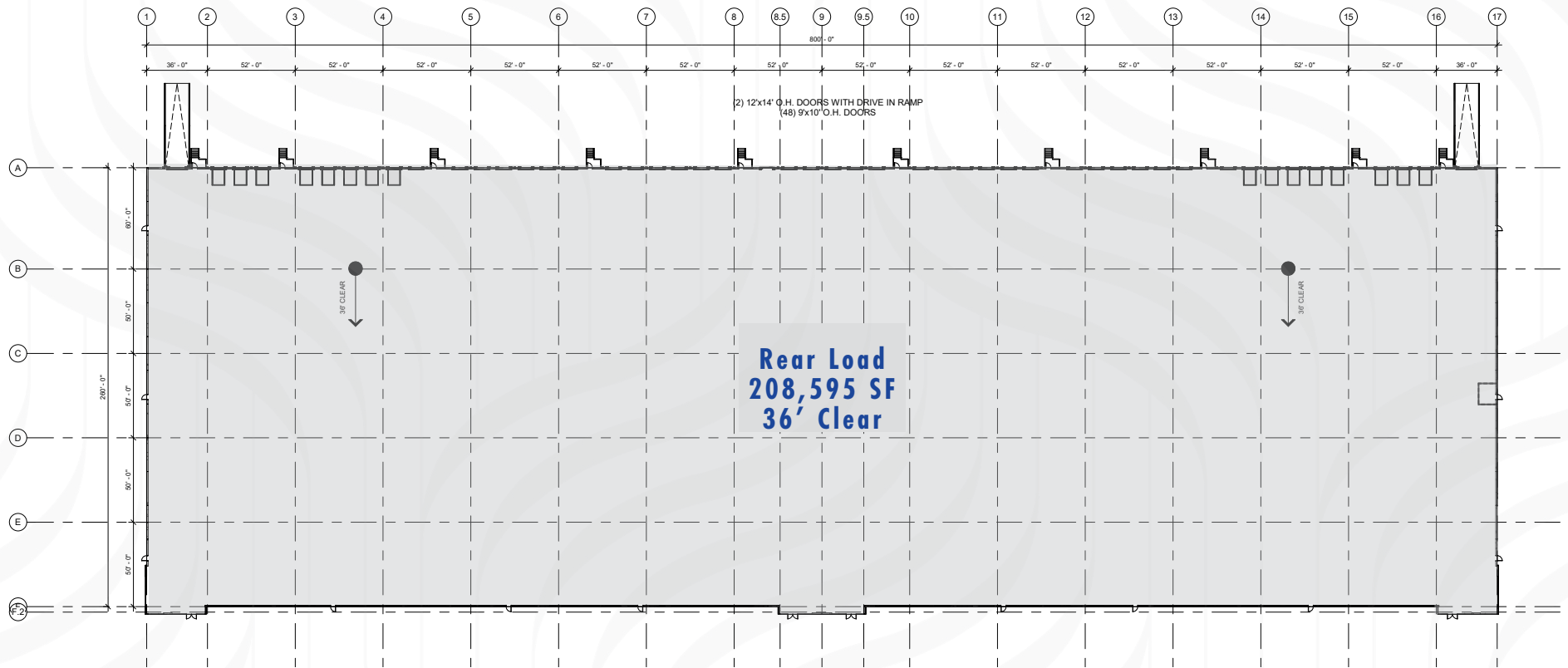
Truck Court: 130'

Employee Parking: 132 (1.96/1,000)

Power: 480 3-Phases

Fire Protection: ESFR





Building 2 Specs



Building Size: 208,595 SF

Minimum Divisible: 36,000 SF

Dimensions: 800' x 260'

Loading: Rear Load

Typical Column Spacing: 52'x50'

Speed Bays: 60'

Clear Height: 36'

Dock Doors: (48) 9'x10'

Dock Equipment: (16) 35K lb.

Serco mechanical pit levelers

Drive In Ramped Doors: (2) 12'x14'

Truck Court: 130'

Trailer Stalls: (61) 12'x55'

Employee Parking: 162 (.78/1,000)

Power/Fire Protection: 480 3-Phases / ESFR

Fire Protection: ESFR





Building 3 Specs

Building Size: 421,653 SF

Minimum Divisible: 100,000 SF

Dimensions: 1011' x 420'

Loading: Cross Dock

Typical Column Spacing: 56'x50'

Speed Bays: 60'

Clear Height: 36'

Dock Doors: (98) 9'x10'

Dock Equipment: (32) 35K lb. Serco
mechanical pit levelers

Drive In Ramped Doors: (4) 12'x14'

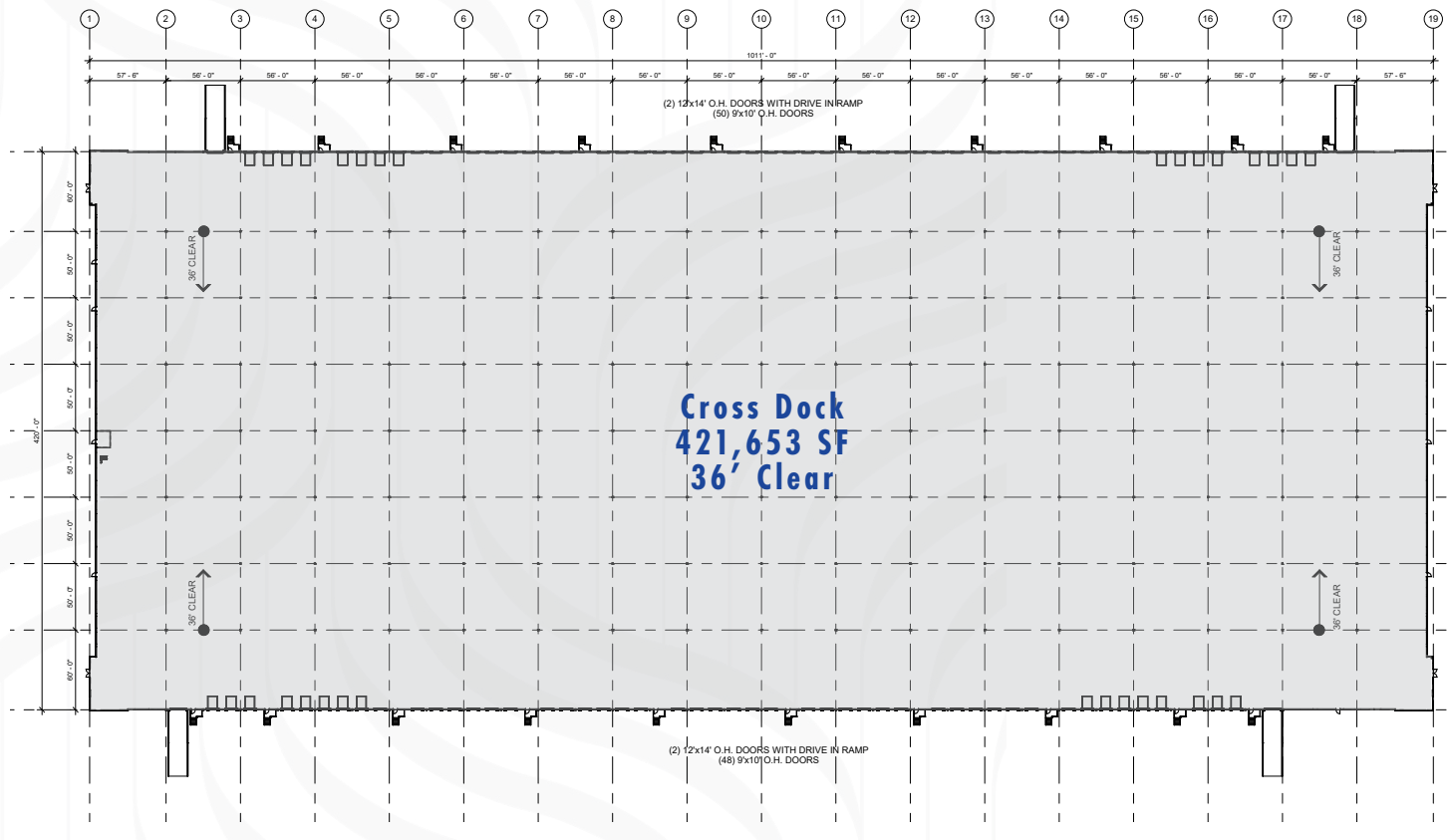
Truck Court: 130'

Trailer Stalls: (247) 12'x55'

Employee Parking: 158 (.38/1,000)

Power: 480 3-Phases

Fire Protection: ESFR



Area Demographics

(30-Minute Drive)

1,800,586

2024 Population

1,976,091

Daytime Workforce

\$92,027

Average HH
Income

19.9%

Some College+

35.9

Average Age

Distance From Site



1.5
MILES



5.7
MILES

1604

5.9
MILES

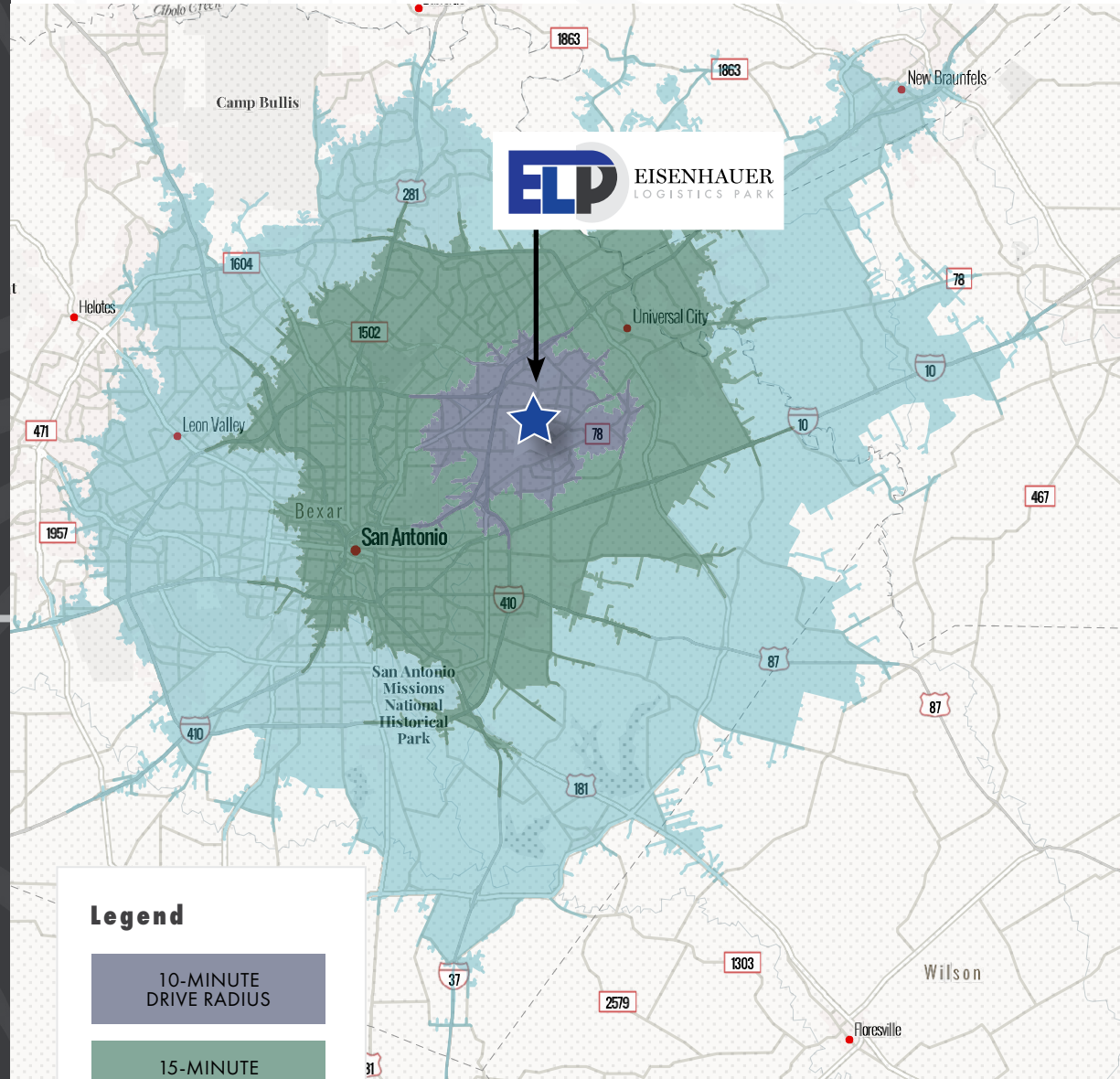
281

9
MILES

37

14
MILES

Drive-Time Map



Site Aerial



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STREAM

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