Windcrest

INTERNATIONAL BUSINESS PARK



Industrial COMMERCIAL PROPERTIES | JLL

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.

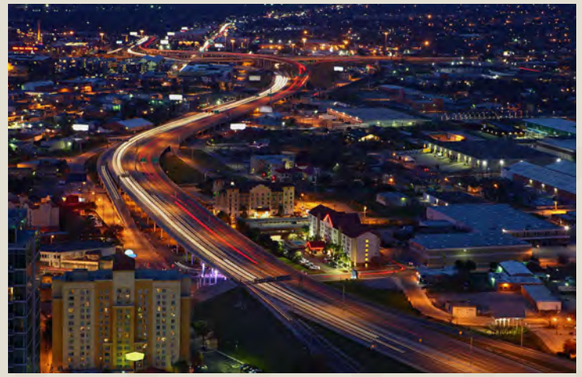
5th best city for young graduates

5th best city to retire in the country









NEW LIFE. NEW STORY.

3,515
- 3,030 Surface parking
- 4.8 Acres of underground storage/ parking (485 parking spaces)
- Abundant trailer parking capabilities

639,627 SF
First floor industrial

30-32’
Clear height

± 15MW
Infrastructure

Build-to-Suit
Second floor office/warehouse/

66
Acres

Property tax
Abatement through 2030



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

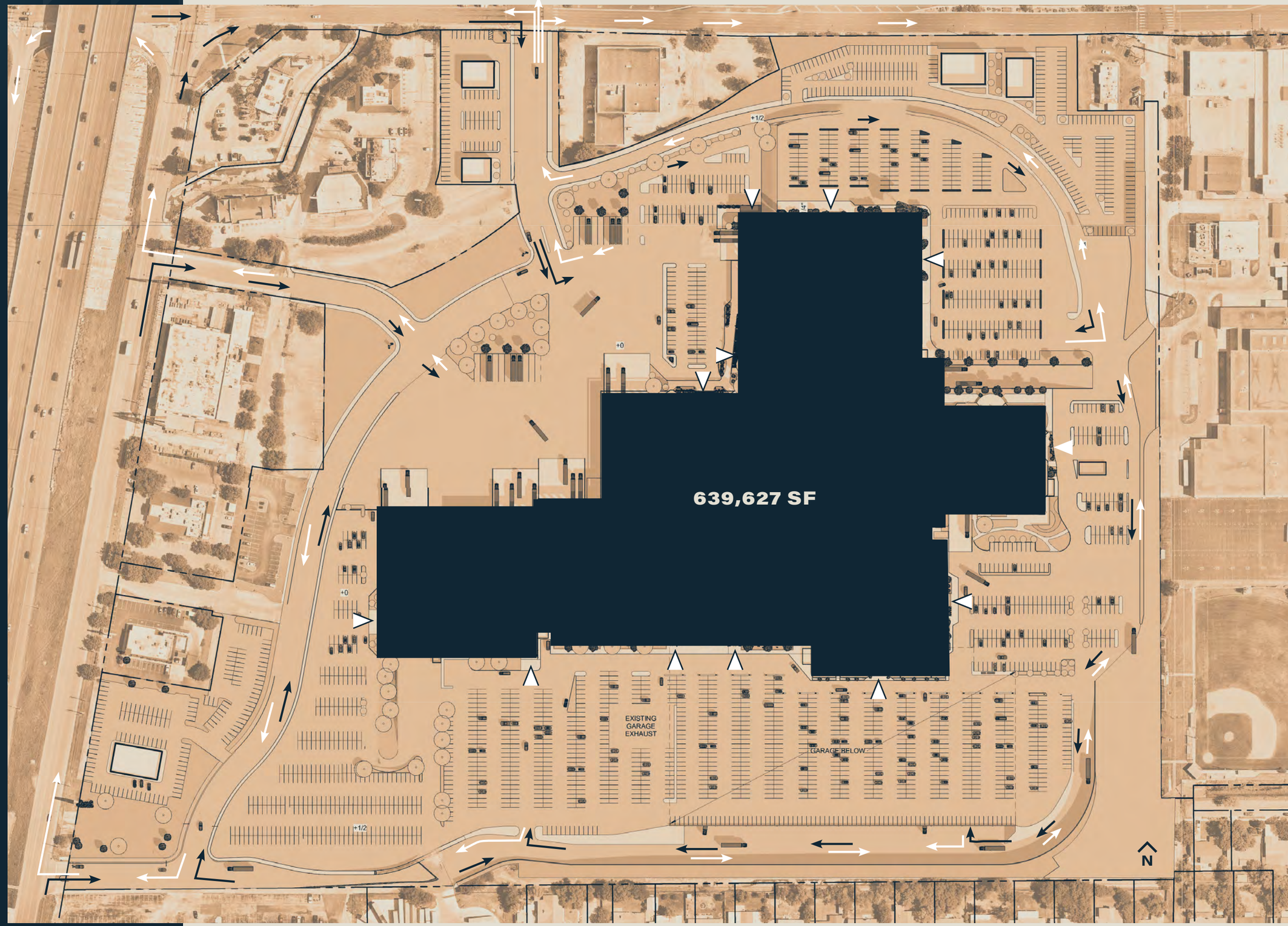
UNIT G
71,642 SF

UNIT H
90,454 SF

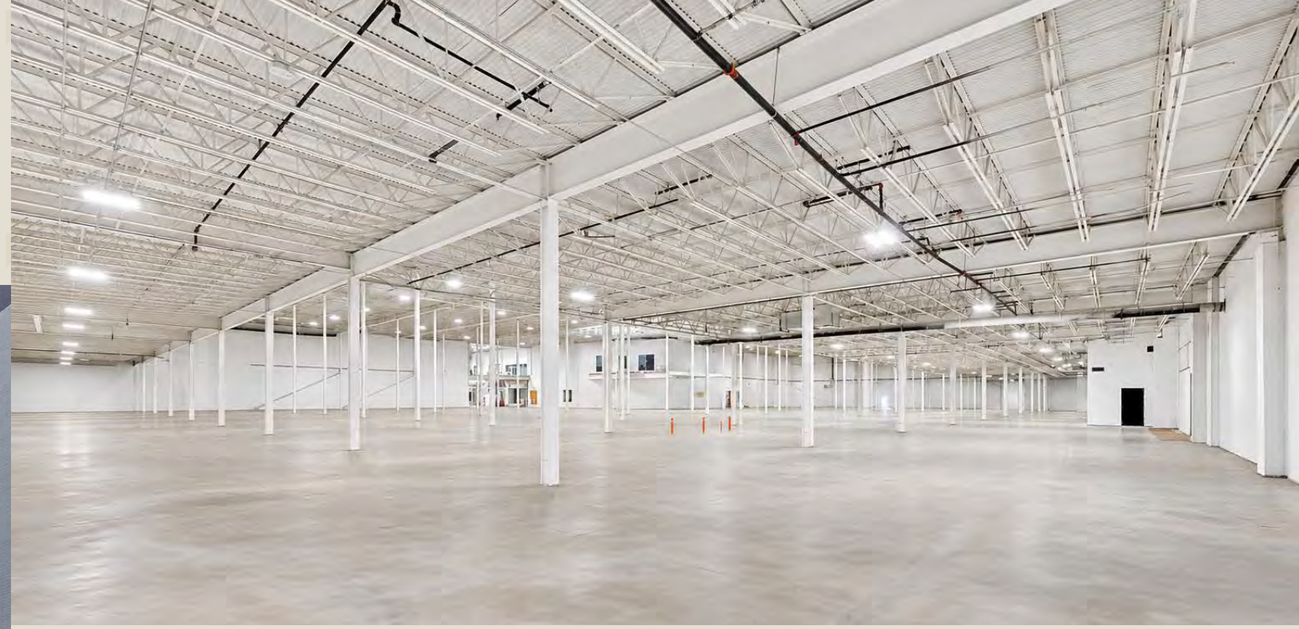


SITE PLAN

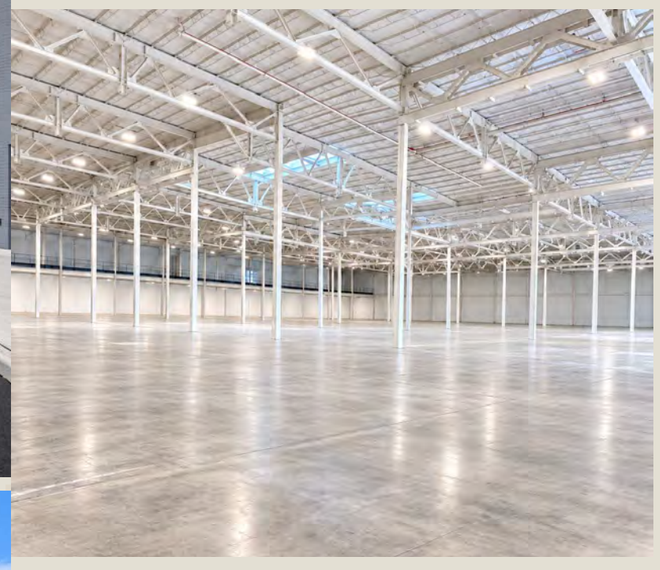
639,627 SF
Leasable configuration

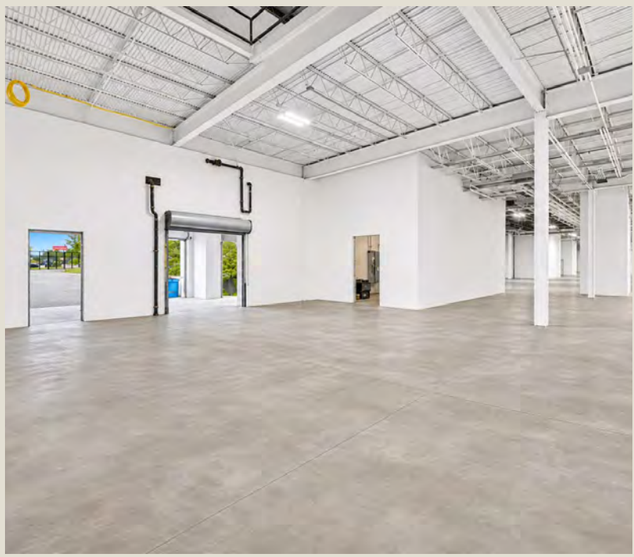


GALLERY

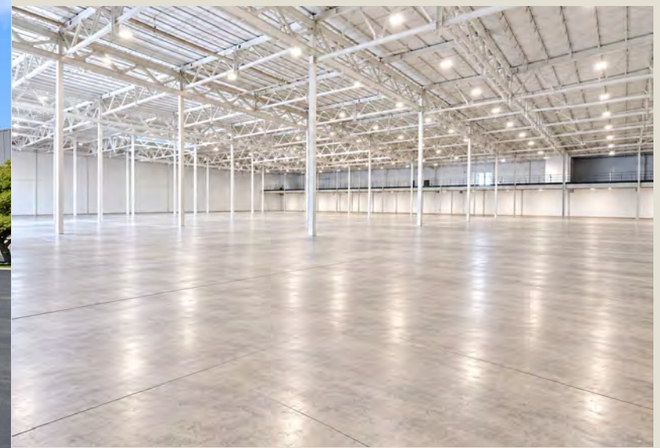














Industrial
COMMERCIAL PROPERTIES

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

amazon

WM

LOCKHEED MARTIN

ABOUT ICP.

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







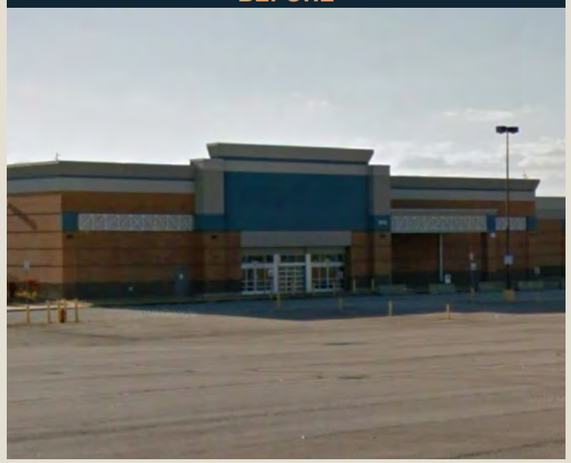


HIGHLAND PARK

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.

BEFORE



AFTER



SRS Building Supply

Caterpillar

Mattress Firm

Reynolds Company

Samuels Glass

Hill County Electric

Frozen Beverage (FBD)

Fidelity Information Services



CLOSE TO IT ALL.

Windcrest

McCarty Equipment

NTW

Builders First Source

Amazon

Halfen

US Auto Force

Ferguson HVAC

Wayfair

Stanley Steamer

Daikin

Trane Supply

Maverick Beverage

Wesco Distribution

Dixie Carpet

Hjoca

Dakota Premium Hardwoods

Berger Allied

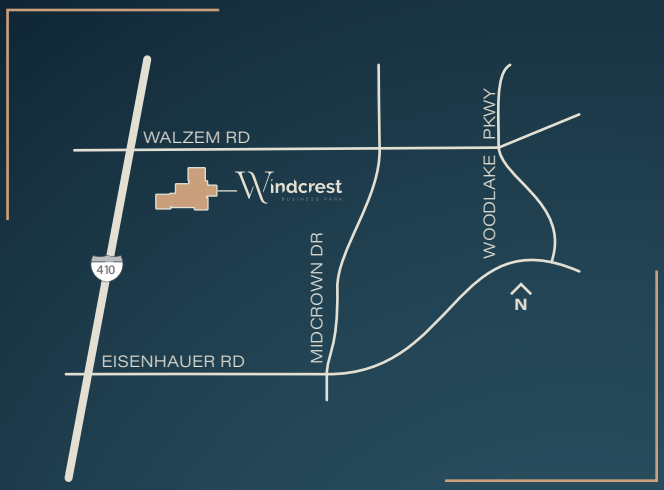


EXPLORE WHAT'S COMING

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Industrial COMMERCIAL PROPERTIES | JLL

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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
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  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Ben Jordan	654643	ben.jordan@jll.com	210-308-9888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Mark Krenger	405154	mark.krenger@jll.com	210-293-6870
Sales Agent/Associate's Name	License No.	Email	Phone

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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

IABS 1-1

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