

# FOR LEASE GROCERY/FOODSERVICE WAREHOUSE ~ RAIL-SERVED

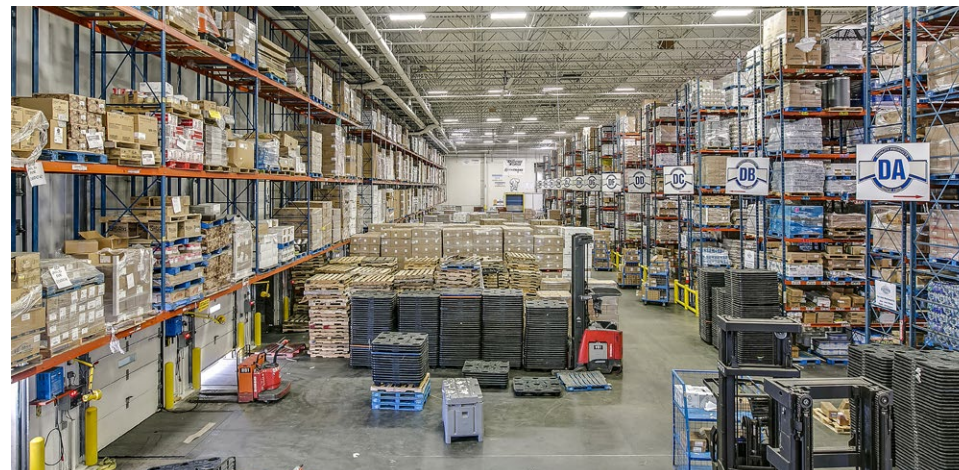
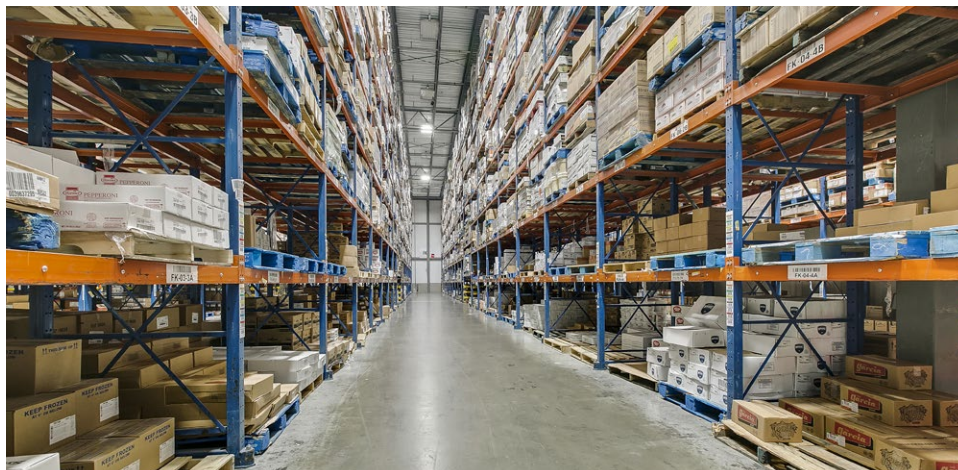
285,476 Square Feet on 19.95 Acres

5505 Kaepa Court, San Antonio, Texas



## BUILDING SUMMARY

- Total Building: 285,476 Square Feet
- Freezer: 60,991 Square Feet
- Cooler: 40,184 Square Feet
- Refrigerated Dock: 21,621 Square Feet
- Dry: 92,727 Square Feet
- 29'-37' Ceiling Heights
- Fully-Racked
- 55 Dock Doors
- 107 Trailer & 199 Auto Parking Positions
- Rail-served
- 19.95 Acres
- Near I-10, I-35, & I-410



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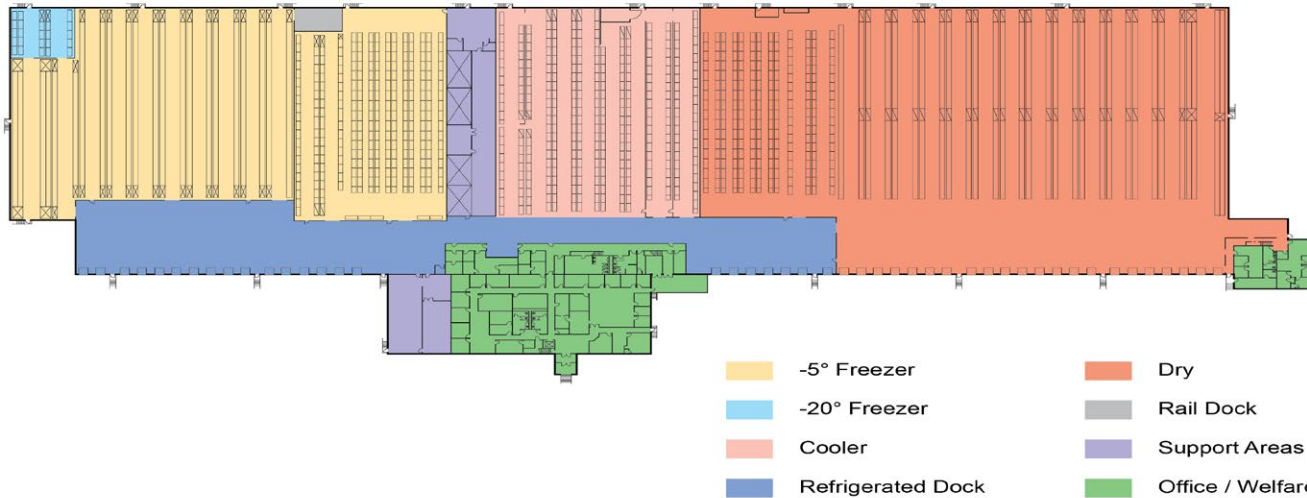
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### SQUARE FOOTAGE ITEMIZATION

- Total Building: 285,476 Square Feet
- Freezer: 60,991 Square Feet
  - Three (3) rooms
  - 29'-9"-35'-8" ceiling heights
  - -20° Freezer: 2,368 Square Feet
- Cooler: 40,184 Square Feet
  - Four (4) rooms
  - 29'-9" ceiling height
- Refrigerated Dock: 21,621 Square Feet
  - 23 dock doors
- Dry: 92,727 Square Feet
  - Two (2) rooms
  - 29'-9"-37'-11" ceiling heights
  - 22 dock doors
- Support Areas: 11,227 Square Feet
- Main Office / Welfare Areas: 26,387 Square Feet
- Shipping / Receiving Office: 7,718 Square Feet
- Truck Maintenance: 17,773 Square Feet



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## CONSTRUCTION

- Concrete-tilt walls
- Fully-sprinklered, no in-rack sprinklers in majority
- LED & T-8 motion-sensor lights
- Carlisle TPO roof installed in 2017
- Roof insulation: 4" in dry, 6" in coolers, & 8" in freezers
- Ammonia system
  - +/-12,000 lbs
  - Complete re-build in 2014
- 1993 original construction, 2001 addition
- Separate office & warehouse personnel entrances
- All concrete truck courts & parking lots
- Back-up electrical generator

## OTHER

- Fully-racked; 5 & 6-high, primarily single-deep
- BNSF rail service



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## SITE

- Total: 19.95 acres
  - Primary site: 17.50 acres
  - Adjacent trailer parking site: 2.34 acres
  - Additional site: 0.11
- Parking
  - Autos: 199
  - Trailers: 107
- Fully-fenced and gated, with a security guard shack

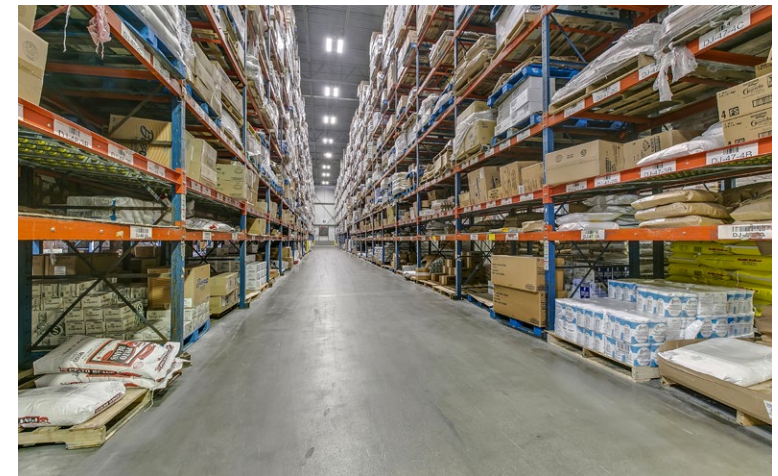
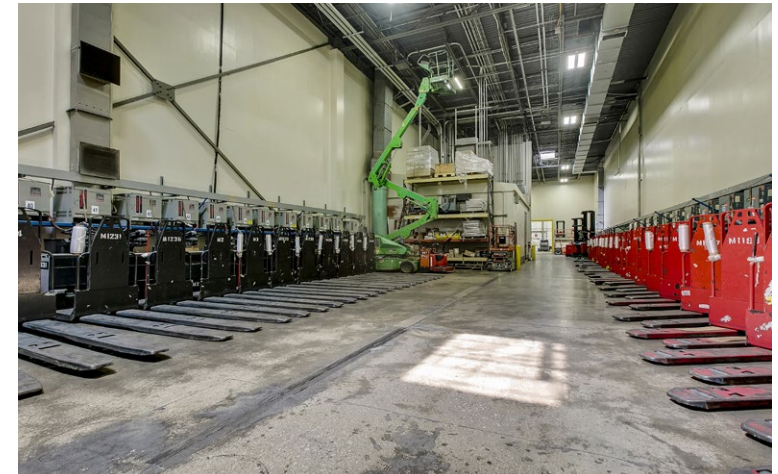


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## TRUCK MAINTENANCE

- Truck Maintenance: 17,773 Square Feet
- Two (2) full service bays & one (1) preventative maintenance bay
- Two (2) wash stations
- Two (2) diesel tanks; 15,000 & 8,000 gallons, respectively



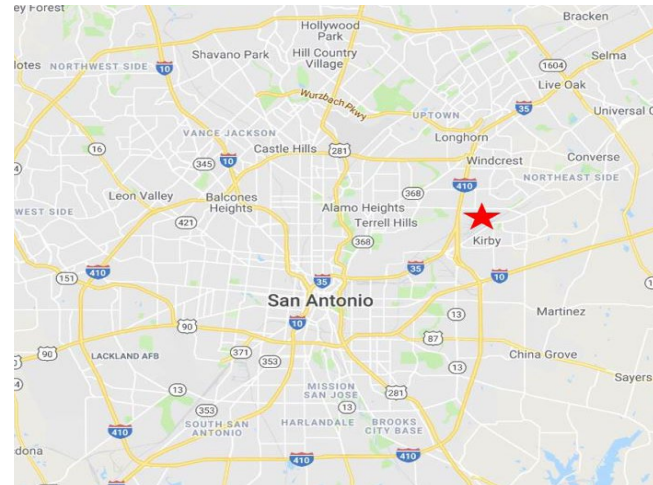
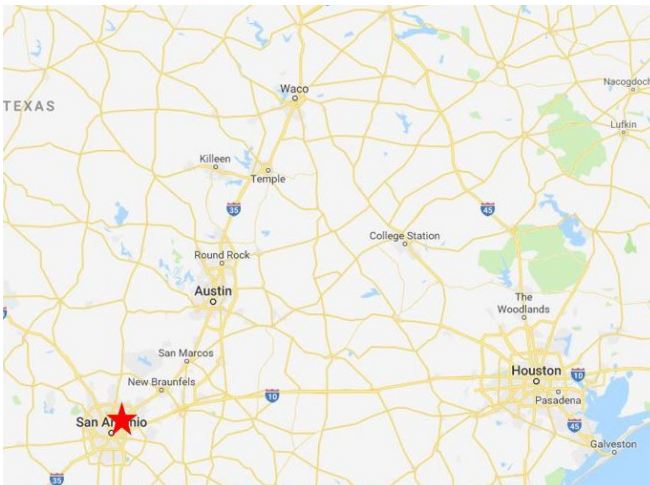
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