

Cold Creek Solutions San Antonio

110 Cascade Drive, San Antonio, Texas 78220



COLD CREEK
SOLUTIONS



300,500 SQUARE FOOT

Frozen / Cold Storage Development | Delivering Q4 2022

SAN ANTONIO COLD STORAGE OPPORTUNITY

Cold Creek Solutions' San Antonio development is a state-of-the-art frozen / cold storage facility ideally suited for third-party logistics companies as well as individual end-users.



BUILDING SPECIFICATIONS

- 48' Clear Height in Warehouse
- Two (2) 3,000 Square Foot Office Spaces
- 48 Dock Positions
- 2 Drive-In Doors
- 3,000 AMP Service for Refrigeration
- 1,600 AMP Service for Building Power

COLD STORAGE

- Steel Structure with Insulated Metal Panel Exterior
- 20° F - 50°F Convertible Spaces
- 237,500 Square Foot Freezer
- 57,500 Square Foot Cold Dock
- Ammonia Refrigeration

LEASE DETAILS

- Subdivisible to 60,000 Square Feet
- Freezer / Cooler Temperature Customization Available
- Flexibly Designed to Support a Variety of Cold Chain Users including Food & Beverage Distribution, Pharmaceutical, and 3PL

1 MINUTE

To Interstate 10

3 MINUTES

To Interstate 410

5 MINUTES

To Interstate 35

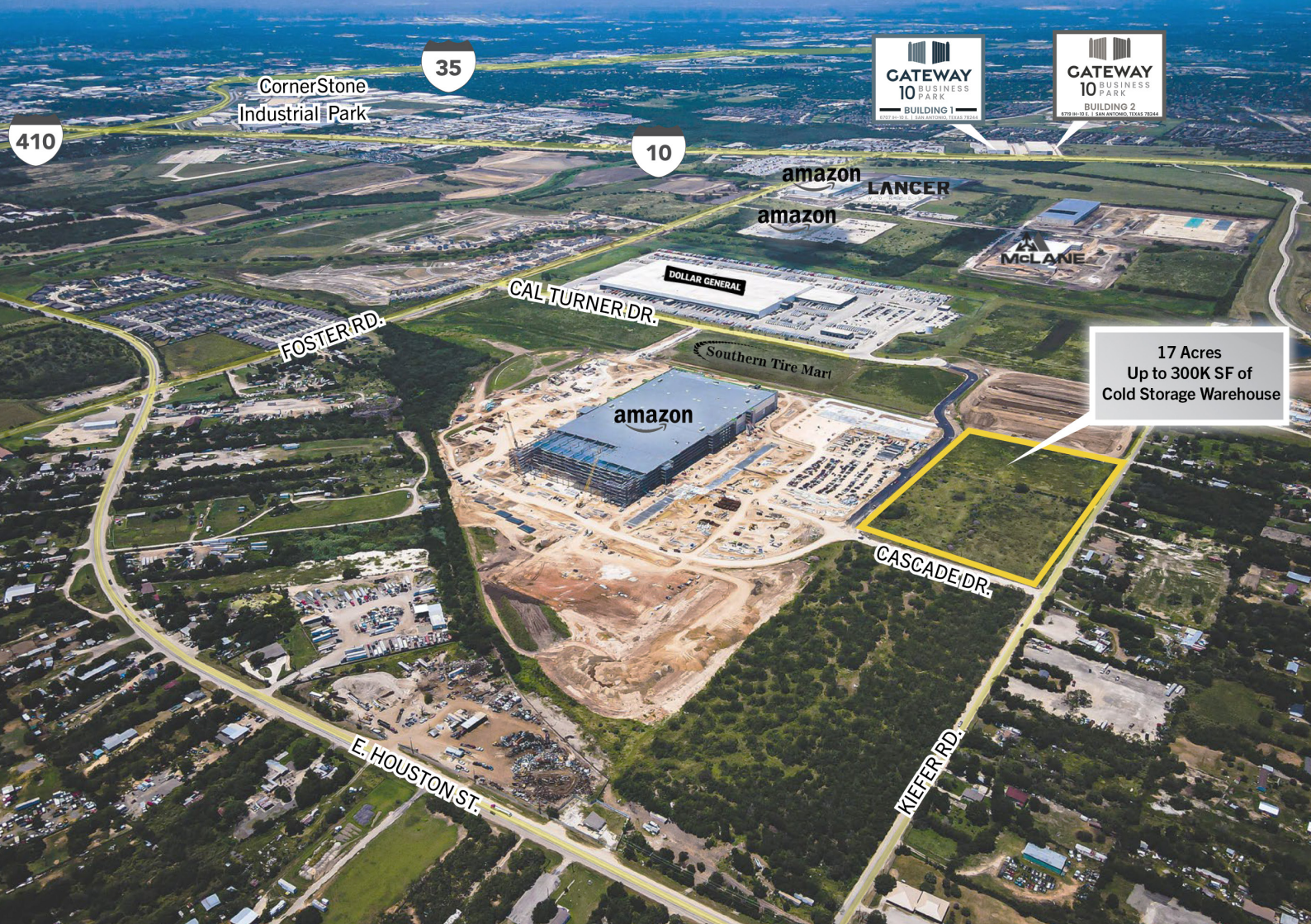
15 MINUTES

To Downtown
San Antonio



COLD CREEK
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CornerStone
Industrial Park

35

GATEWAY
10 BUSINESS
PARK
BUILDING 1

GATEWAY
10 BUSINESS
PARK
BUILDING 2
8770 GU-10 E | SAN ANTONIO, TEXAS 78244

410

10

amazon
amazon
LANCER

MCLANE

DOLLAR GENERAL

CAL TURNER DR.

FOSTER RD.

Southern Tire Mart

amazon

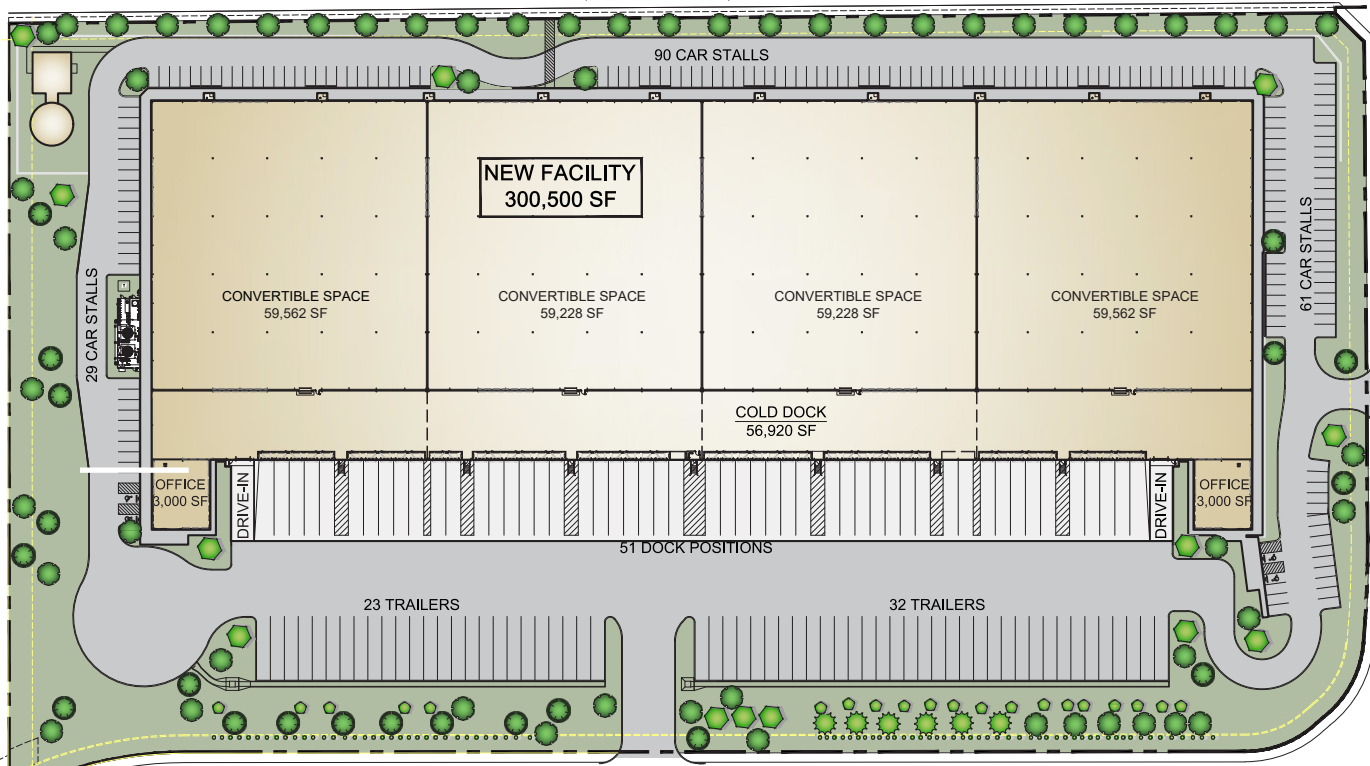
17 Acres
Up to 300K SF of
Cold Storage Warehouse

CASCADE DR.

E. HOUSTON ST.

KIEFER RD.

KIEFER ROAD
VARIABLE WIDTH R.O.W.
PUBLIC R.O.W.
(SEAR COUNTY R.O.W. MAP 9-1096-2)



51 DOCK POSITIONS

CASCADE DRIVE
VARIABLE WIDTH PUBLIC R.O.W.
(MIL. 607)
VOL. 20002, PGS. 548-557 PR



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CONTACT

Get in touch with MCM Real Estate Advisors
for more information on this unique cold storage opportunity today!

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