

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

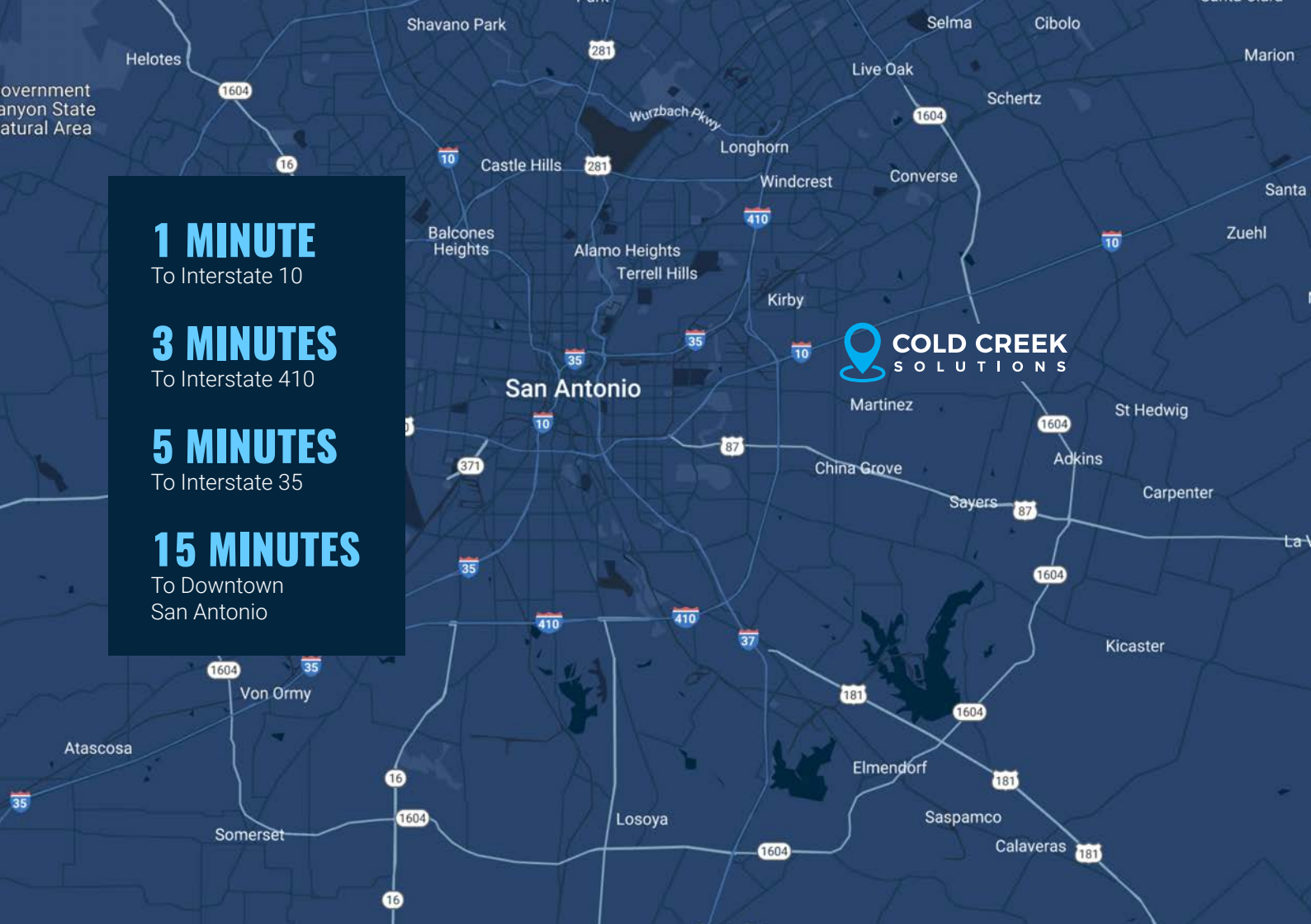
To Interstate 35

15 MINUTES

To Downtown
San Antonio



COLD CREEK
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35

CornerStone
Industrial Park

410

Rosillo Creek
Industrial Park - 1

Foster Road 34 Acres
Owned by:
**COLD CREEK
SOLUTIONS**

Frito Lay

UNITED STATES
POSTAL SERVICE

10

amazon
LANCER

amazon

TDEM
The Texas Eastern Development
McLANE

Becknell - Foster Ridge 2

DOLLAR GENERAL

RISE
of
CONNECTION
INDUSTRIAL PARK

CAL TURNER DR.

Southern Tire Mart

Connection Park
Logistics Center

Connection
Distribution Center

Up to 300K SF Cold
Storage Warehouse
Development of:
**COLD CREEK
SOLUTIONS**

H-E-B

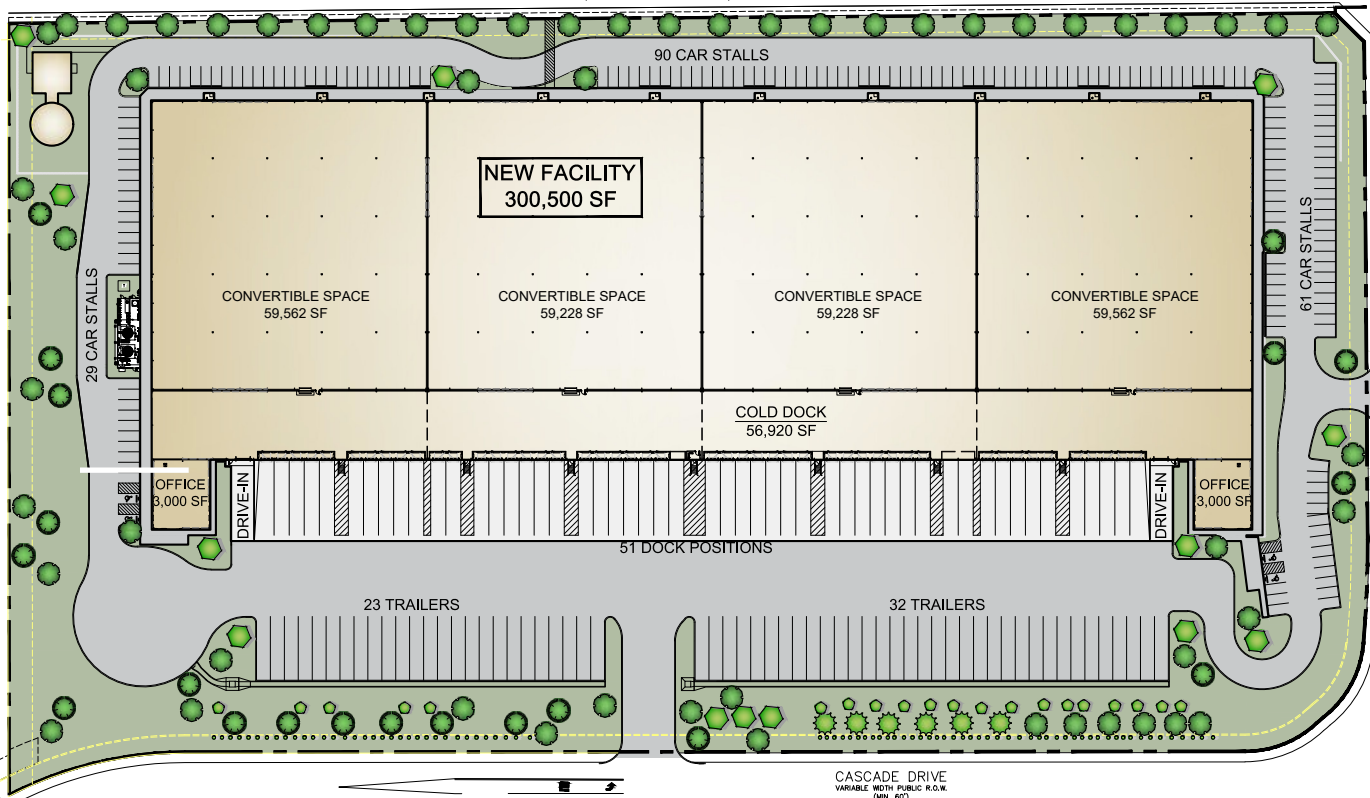
900 Acre
Distribution Campus

amazon

CASCADe DR.

KIEFER RD.

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



CASCADE DRIVE
VARIABLE WIDTH PUBLIC R.O.W.
(MPL 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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MCM REAL ESTATE ADVISORS

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