



BROOKS GLOBAL CROSSING

3667 Global Way | San Antonio, TX

250,000-685,000 SF | 42.3 Acres
Built-to-suit Class A Industrial
For Sale/Lease



**Fully permitted and
site plan approved.**



**Property tax incentives have
been secured through Brooks
Development Authority.**

Knowledge
Perseverance
Integrity

Cambridge
Development Group LLC

PROPERTY HIGHLIGHTS



Located in an opportunity zone.



Property tax incentives have been secured through Brooks Development Authority.



Proposed site is zoned I-1 general industrial.



Ownership is amenable to long term lease or sale of the project.



Proximate to a large San Antonio workforce.



Fully permitted active site plan - grading can begin in as little as 2 weeks.



The full 42 acres are developable as storm water management is offsite.



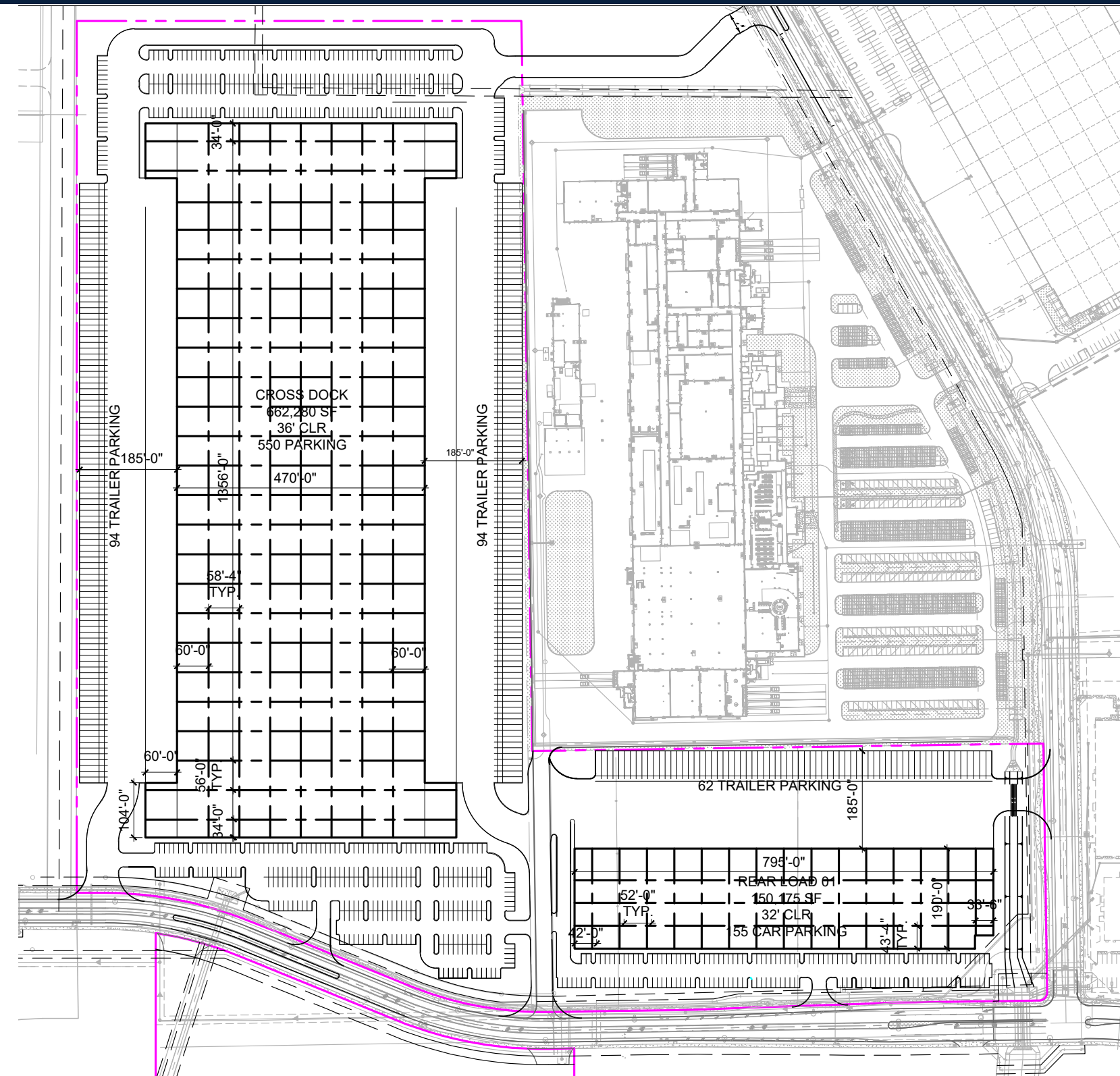
The developer has vast experience including construction of various highly specialized facilities.



SINGLE BUILDING SITE PLAN

BUILDING FEATURES | 662,280 SF

130 Dock positions |
4 Drive-in doors |
188 Trailer stalls |
550 Auto stalls |



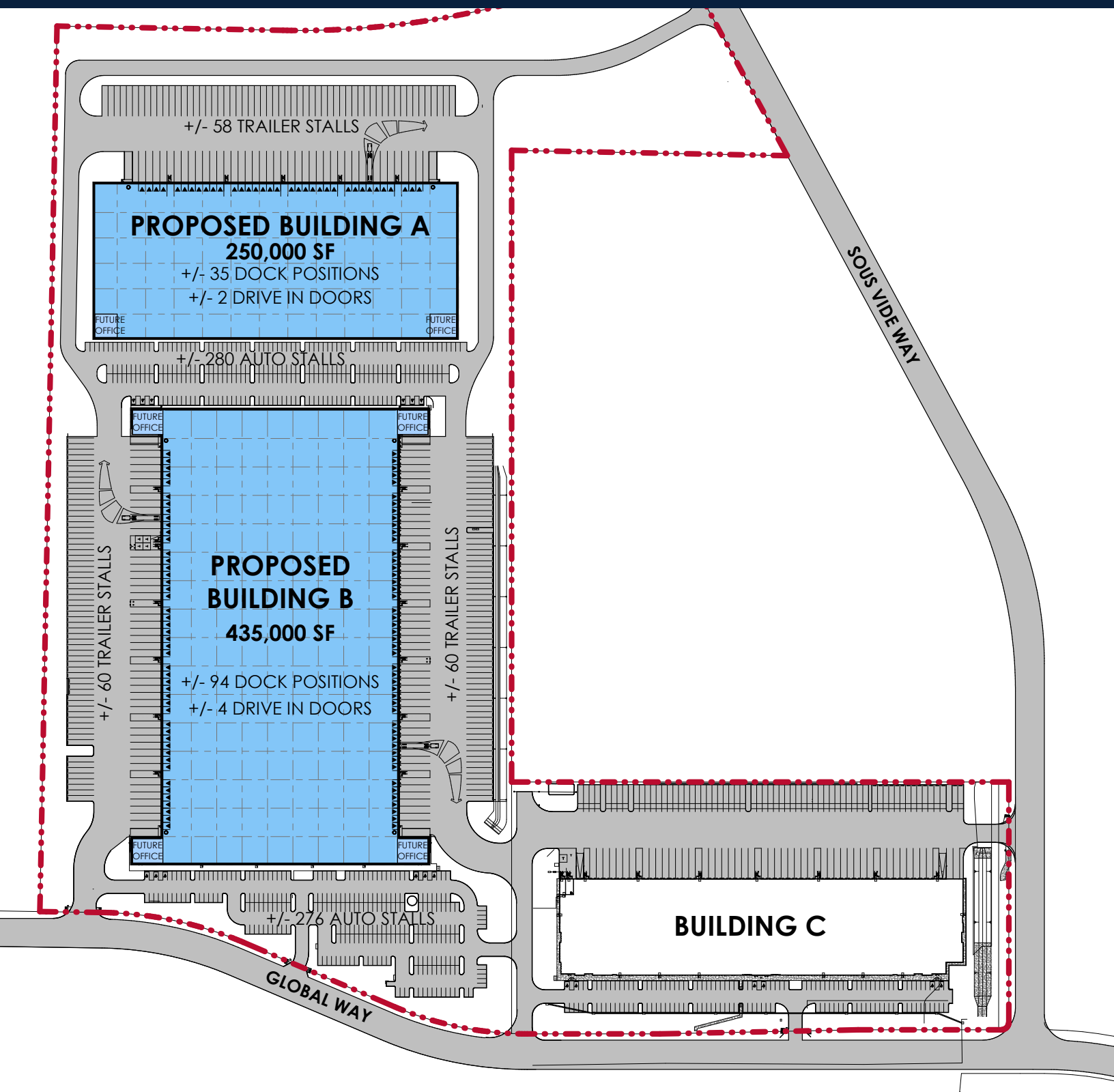
For sale/lease inquiries please contact:

+Benjamin R. Eldridge, Jr. | 703.925.5210 | b.eldridge@cambridgeus.com
+T. Michael Scott | 703.925.5212 | tmscott@cambridgeus.com
+Adam Pyles | 703.925.5250 | apyles@cambridgeus.com

Knowledge
Perseverance
Integrity

Cambridge
Development Group LLC

MULTI-BUILDING SITE PLAN



BUILDING A FEATURES | 250,000 SF

- | 35 Dock positions
- | 2 Drive-in doors
- | 58 Trailer stalls
- | 280 Auto stalls

BUILDING B FEATURES | 435,000 SF

- | 94 Dock positions
- | 4 Drive-in doors
- | 120 Trailer stalls
- | 276 Auto stalls

For sale/lease inquiries please contact:

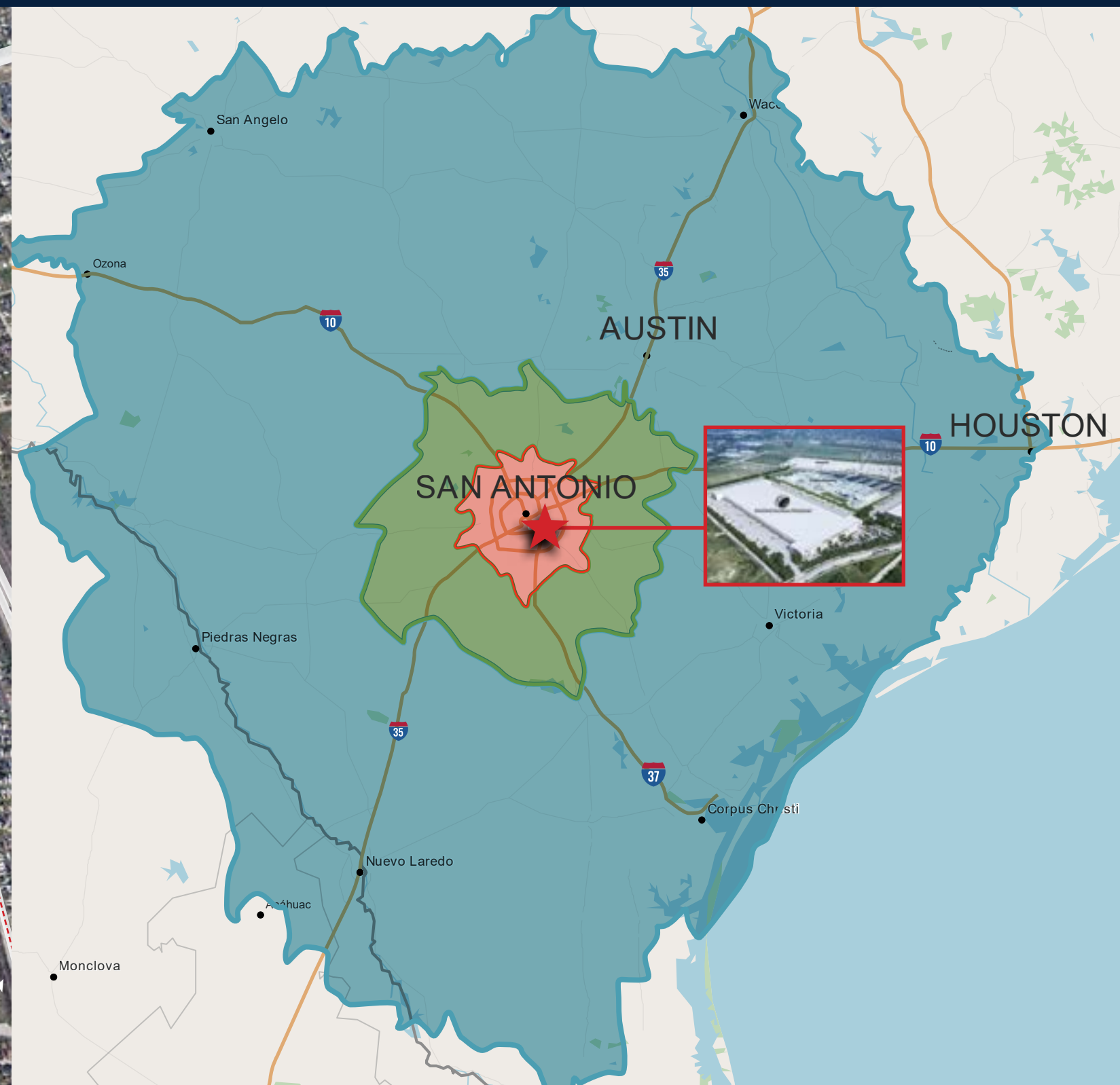
+Benjamin R. Eldridge, Jr. | 703.925.5210 | b.eldridge@cambridgeus.com
+T. Michael Scott | 703.925.5212 | tmscott@cambridgeus.com
+Adam Pyles | 703.925.5250 | apyles@cambridgeus.com



BROOKS MAP



REGIONAL MAP





BROOKS GLOBAL CROSSING



For sale/lease inquiries please contact:



+Benjamin R. Eldridge, Jr. | 703.925.5210 | b.eldridge@cambridgeus.com

+T. Michael Scott | 703.925.5212 | tmscott@cambridgeus.com

+Adam Pyles | 703.925.5250 | apyles@cambridgeus.com

Knowledge
Perseverance
Integrity

Cambridge
Development Group LLC