

FOR LEASE

# 5,198 SF FLEX INDUSTRIAL OFFICE

12106 Radium St, San Antonio, TX 78216

STAND ALONE BUILDING | OVERHEAD DOORS | Available IMMEDIATELY | HEAVY T.I.A



**\$16 PSF NNN**  
**opp ex. est. \$4.07/PSF**



**PROXIMITY**  
COMMERCIAL ADVISORS

Leigh Anne Ahr | Broker 281.955.8765 | lahr@proximityre.com

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## PROPERTY SUMMARY

This rare standalone flex Building opportunity in North Central San Antonio, ideally suited for a business requiring a high-quality office environment with warehouse functionality. The building is fully finished-out as office, while maintaining two overhead grade-level loading doors, allowing for efficient equipment access, light storage, or service-oriented operations.

This property provides the professional image of an office building combined with the operational flexibility of a warehouse, making it ideal for owner-operators, contractors, technology-enabled service firms, and regional operations teams.

## PROPERTY HIGHLIGHTS

- 12106-08 Radium St, San Antonio, TX 78216
- 5,198 Sq. Ft. 100% Air Conditioned Bldg
- 4 Private Executive Offices, 2 Conference Rooms, Reception area, Coffee Bar/Break area, Production area & bull pen open desk space.
- Property Type: Office/Flex Tech Space
- Zoning: i1 (Bexar County 526971)
- Building Size: 5,198 SF
- Site Size: 0.37 AC / 16,065 SF

## Northwest SA Flex Warehouse Office

12106 Radium St  
San Antonio, TX 78216

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**Executive  
Office**



**Flex  
Warehouse**

# EXECUTIVE OFFICES



# FULLY WIRED OFFICE OPEN SPACE



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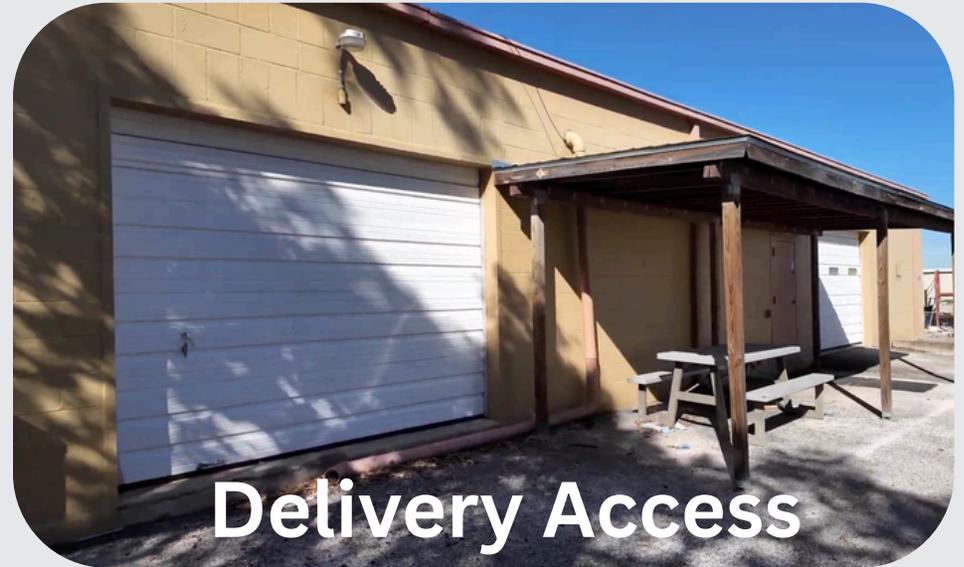
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# Flex Industrial | Receiving



Two Overhead Garage Doors



Delivery Access



Utility Room



Frontage & 2 Curb Cuts



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# SAN ANTONIO INTERNATIONAL AIRPORT



- **11 Million Passengers year**
- **\$5.2 billion in annual economic impact**
- **Cargo: 122,000 metric tons**
- **Regional economic impact (~\$5.2 billion annually)**
- **~46,000 jobs supported SAIA**

**Nakoma St**

**Radium St**

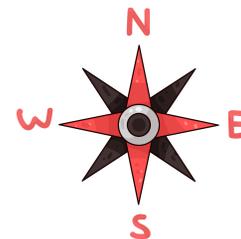
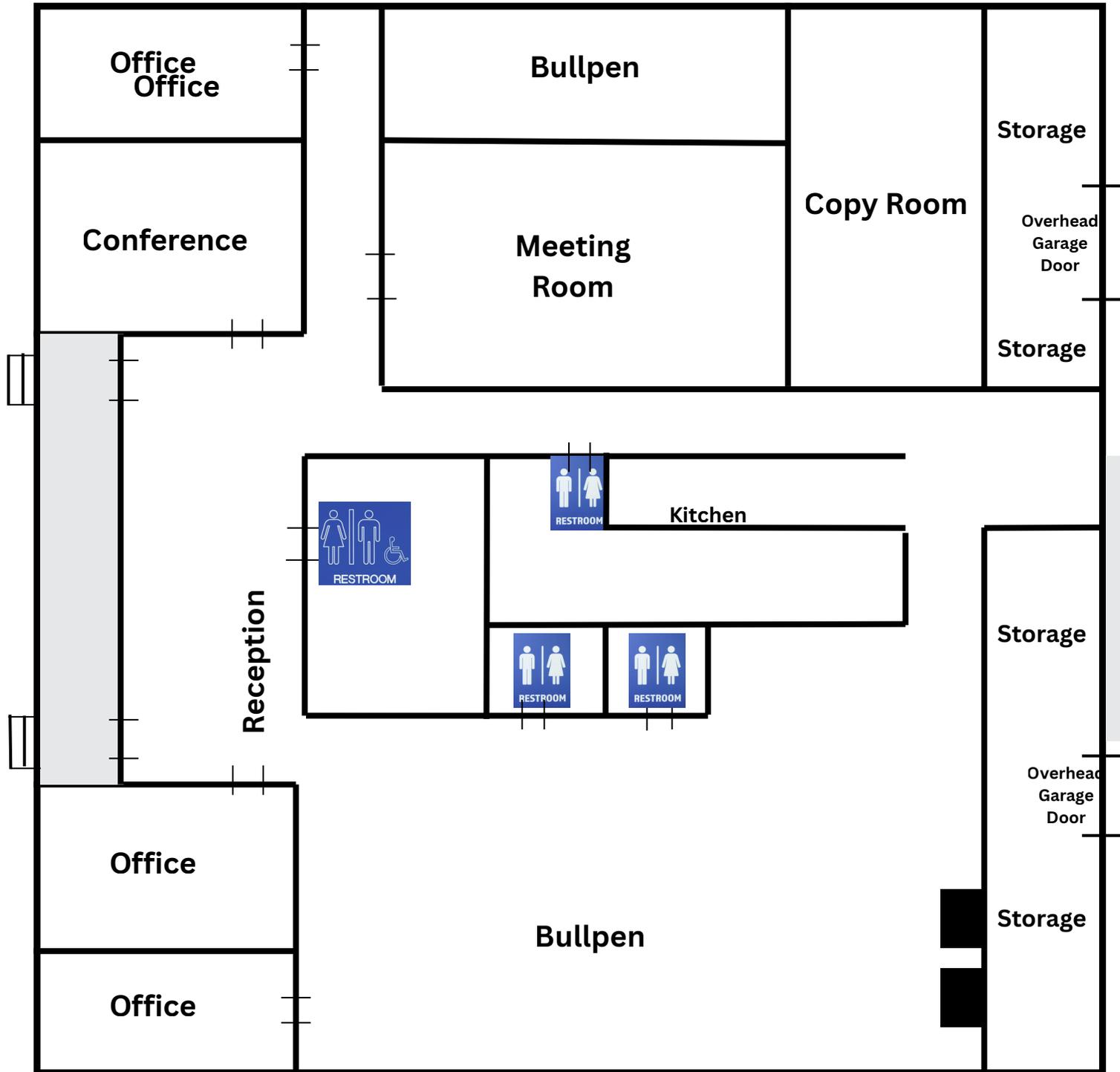


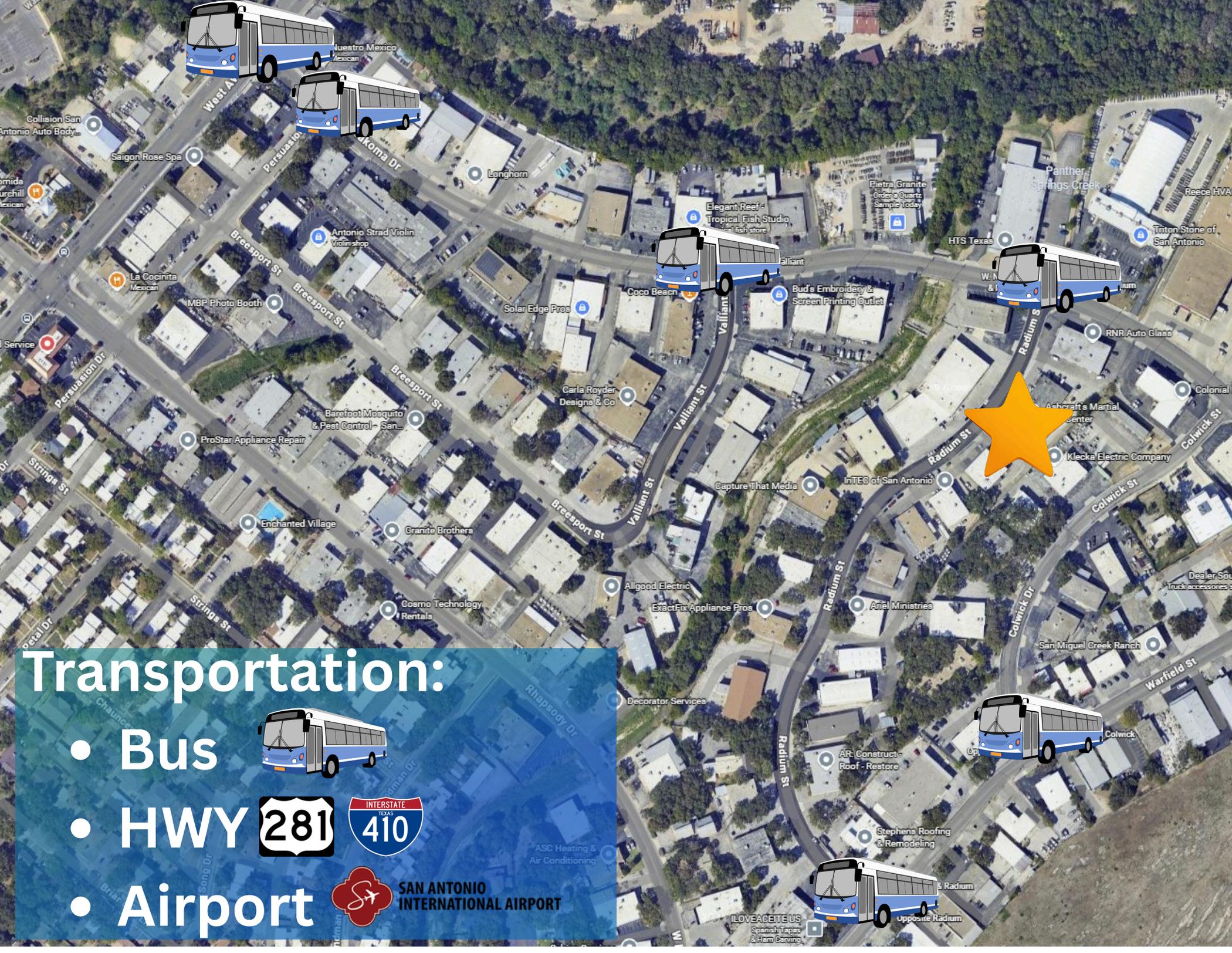
**12100 Radium**

Radium St



# Radium St





# Transportation:

- Bus



- HWY



- Airport



**SAN ANTONIO  
INTERNATIONAL AIRPORT**

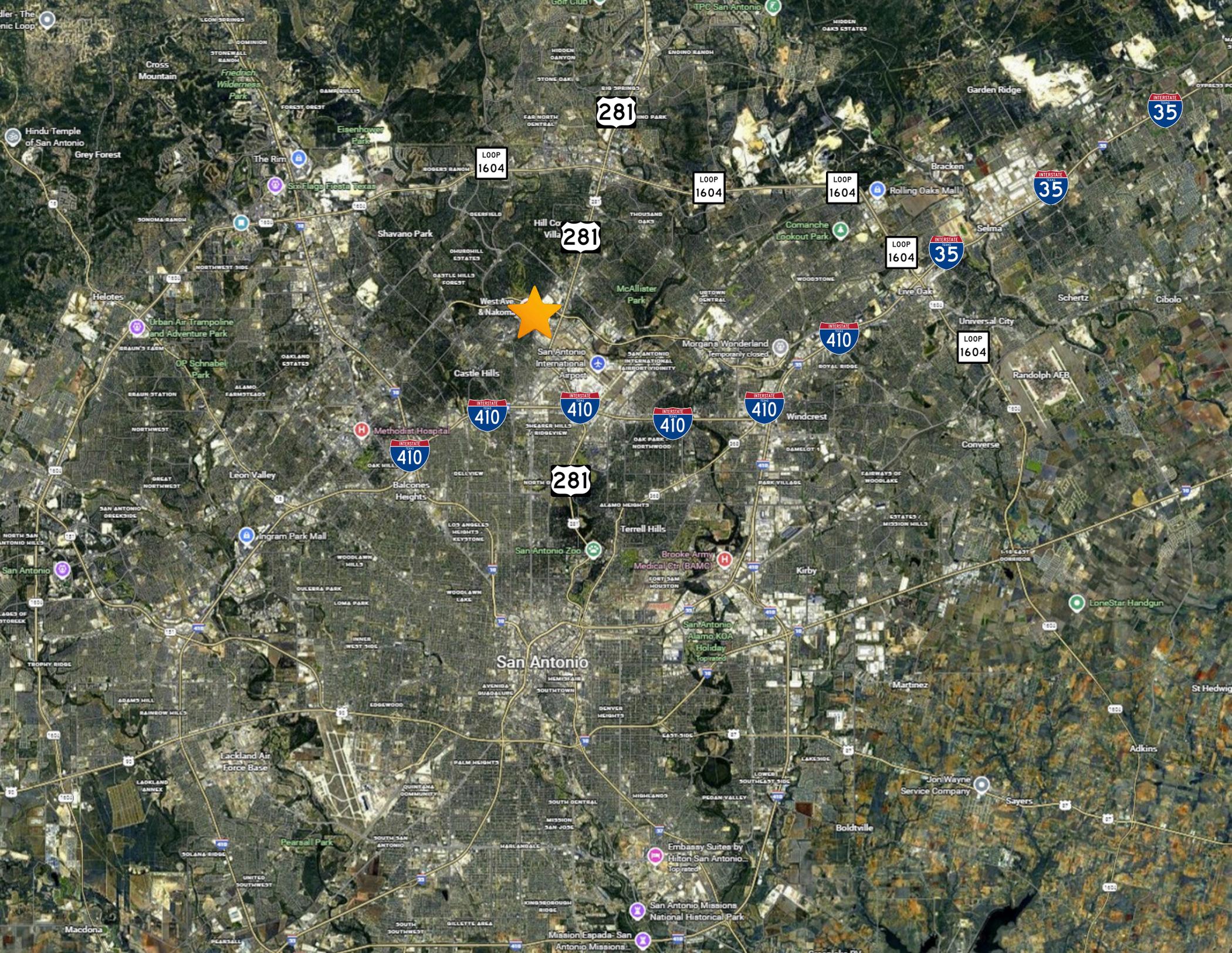
**Wurzbach Pkwy**



**Wurzbach Pkwy**

**SAN ANTONIO INTERNATIONAL AIRPORT**





281

LOOP 1604

LOOP 1604

LOOP 1604

281

LOOP 1604

INTERSTATE 35

LOOP 1604

INTERSTATE 410

INTERSTATE 410

INTERSTATE 410

INTERSTATE 410

281

INTERSTATE 410

San Antonio

INTERSTATE 35

INTERSTATE 35

281

281

281

FOR LEASE

# 5,198 SF FLEX INDUSTRIAL OFFICE

*12106 Radium St, San Antonio, TX 78216*

**For lease information OR an  
appointment contact:**

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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Proximity Commercial Advisors, LLC.</b>	<b>9007082</b>	<b>lahr@proximityre.com</b>	<b>(281)955-8765</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>Leigh Anne Ahr</b>	<b>431858</b>	<b>Lahr@Proximityre.com</b>	<b>(281)955-8765</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Zachary Roesinger</b>	<b>733765</b>	<b>zroesinger@proximityre.com</b>	<b>512.949.1418</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date