



2111 West Ave.,
San Antonio, TX 78201

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COMMERCIAL®

The Offering

Nestled just off Loop 410 and under a 10 minute drive from San Antonio International Airport, this 42,065 SF industrial flex building blends warehouse efficiency, office utility, and high exposure retail—all within a flourishing logistics cluster along West Ave near Jackson Keller Rd. The property includes 14,190 SF of warehouse space featuring two dock high and two grade level doors for streamlined freight handling, alongside 10,900 SF of office/file storage suited for administrative or professional use. Complementing this is 16,975 SF of retail space—11,000 SF of which is currently leased to a national clothing retailer operating in 59 locations across 24 states and DC—demonstrating strong credit tenancy, while the second demised retail bay offers instant flexible use with dedicated access. Situated amid a wave of recent industrial investment, this asset provides an exceptional owner user or investor opportunity: a versatile, income producing facility offering visibility, connectivity, and alignment with the city's expanding logistics ecosystem.



About the Property



PROPERTY SUMMARY

Address	2111 West Ave., San Antonio, TX 78201
Property Type	1.66±
Land Acres	1.66±
Parking	Surface
Building Coverage Ratio	49.4%
Total Square Feet	42,065 SF Industrial Square Feet: 14,190 SF Retail Square Feet: 16,975 SF (11,000 SF leased) Office / File Storage Square Feet: 10,900
Year Built	1970 (original warehouse) / 2007 (addition)
Occupancy	Owner (74%); Tenant (26%)
Clear Height	Up to 23'
Dock-High Doors	2
Grade-Level Doors	2

CONSTRUCTION

Foundation	Concrete
Framing	CMU & Steel
Exterior Walls	CMU
Roof Type	Flat TPO & Metal (replaced in 2021)

MECHANICAL

Power	3-Phase
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Tenant Overview



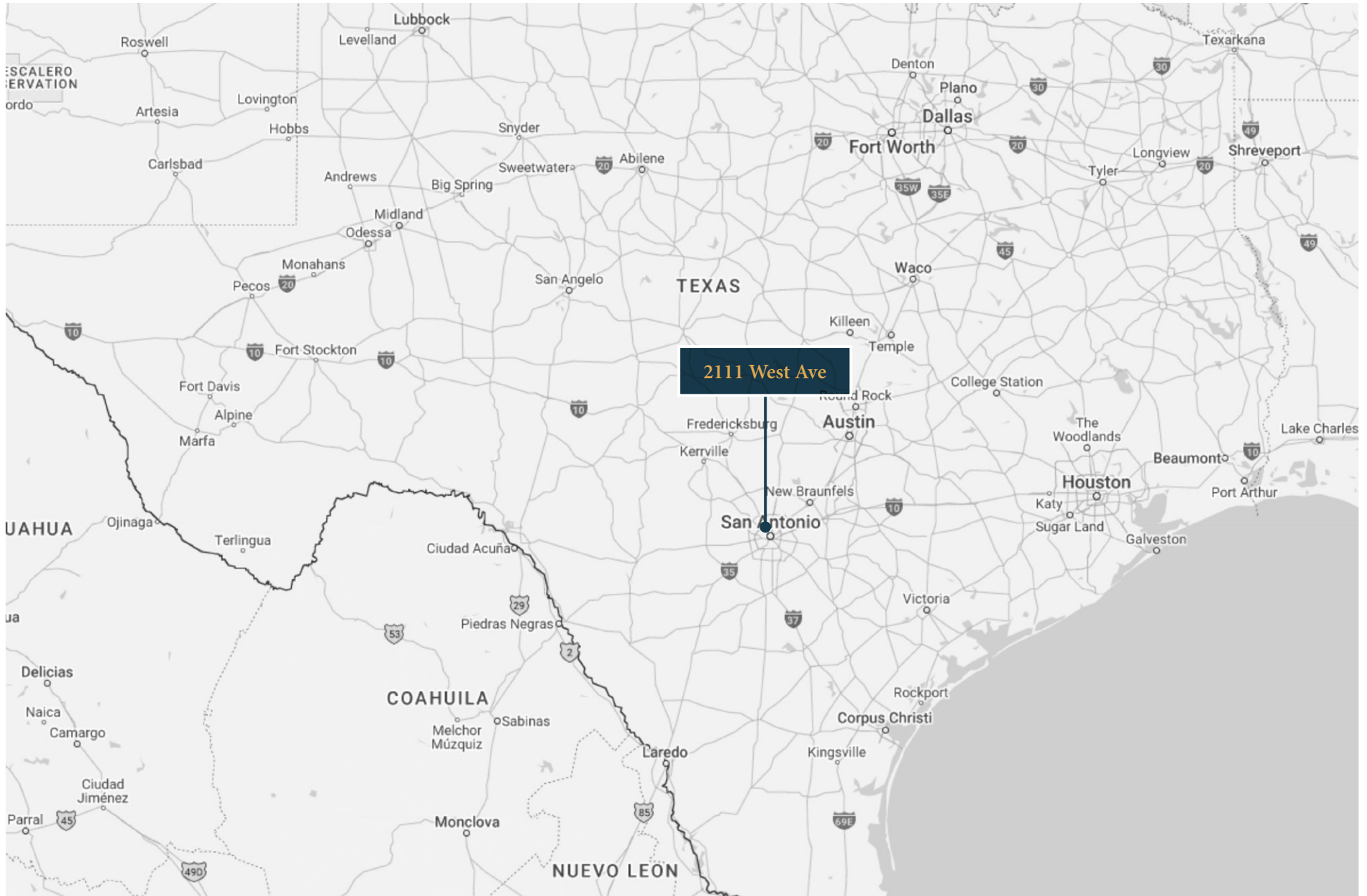
Galls – Occupying 26% of Space

Galls is a leading U.S. supplier of uniforms, tactical gear, and equipment tailored specifically for public safety professionals—serving law enforcement, fire, EMS, security, corrections, military, postal, and public transit sectors. Established in 1967 and headquartered in Lexington, KY, the company has built a national network of over 50 locations and employs roughly 1,000 people, earning a reputation for quality service and comprehensive, mission critical product offerings ranging from customized apparel to body armor and vehicle gear. With more than five decades of industry presence, recent strategic acquisitions—such as American Uniform Sales and Howard Uniform Co. in early 2025—have further expanded its footprint, reinforcing its commitment to delivering essential uniform and equipment solutions to public safety and military agencies nationwide

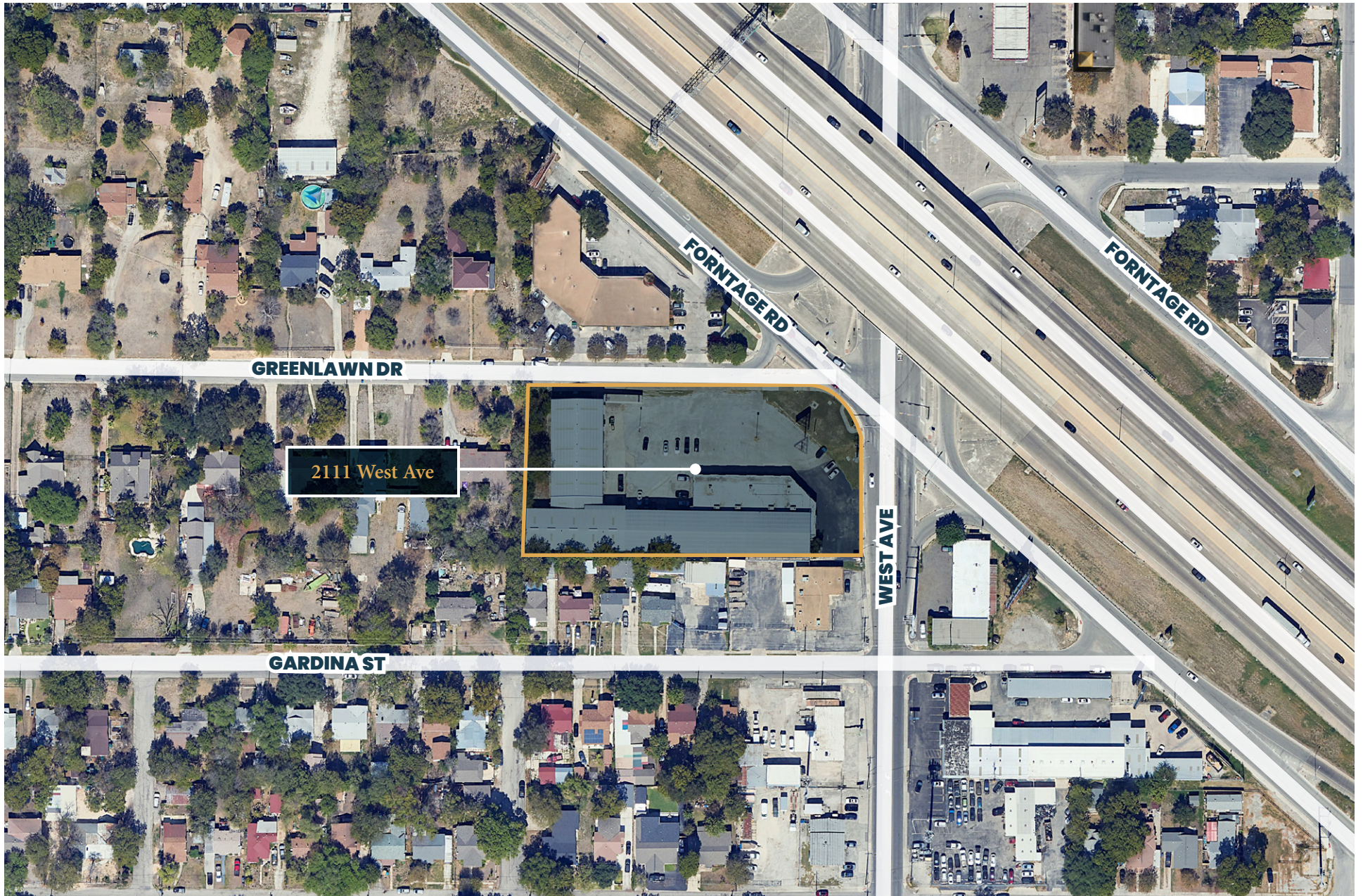


TENANT SUMMARY	
Founded	1967
Headquarters	1340 Russell Cave Rd, Lexington, KY 40505
Website	www.galls.com
Lease Financials	Subject to NDA

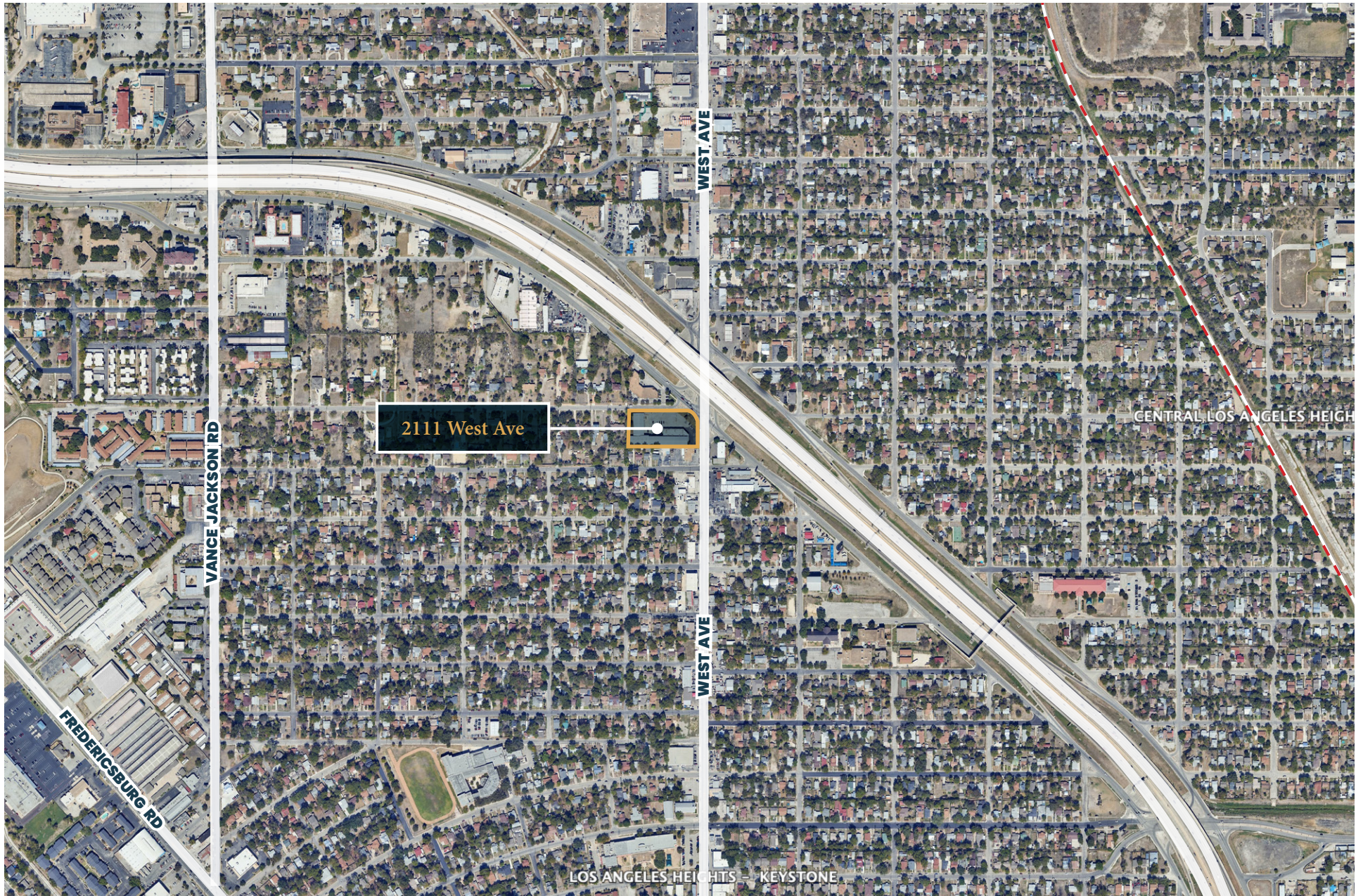
Location Map



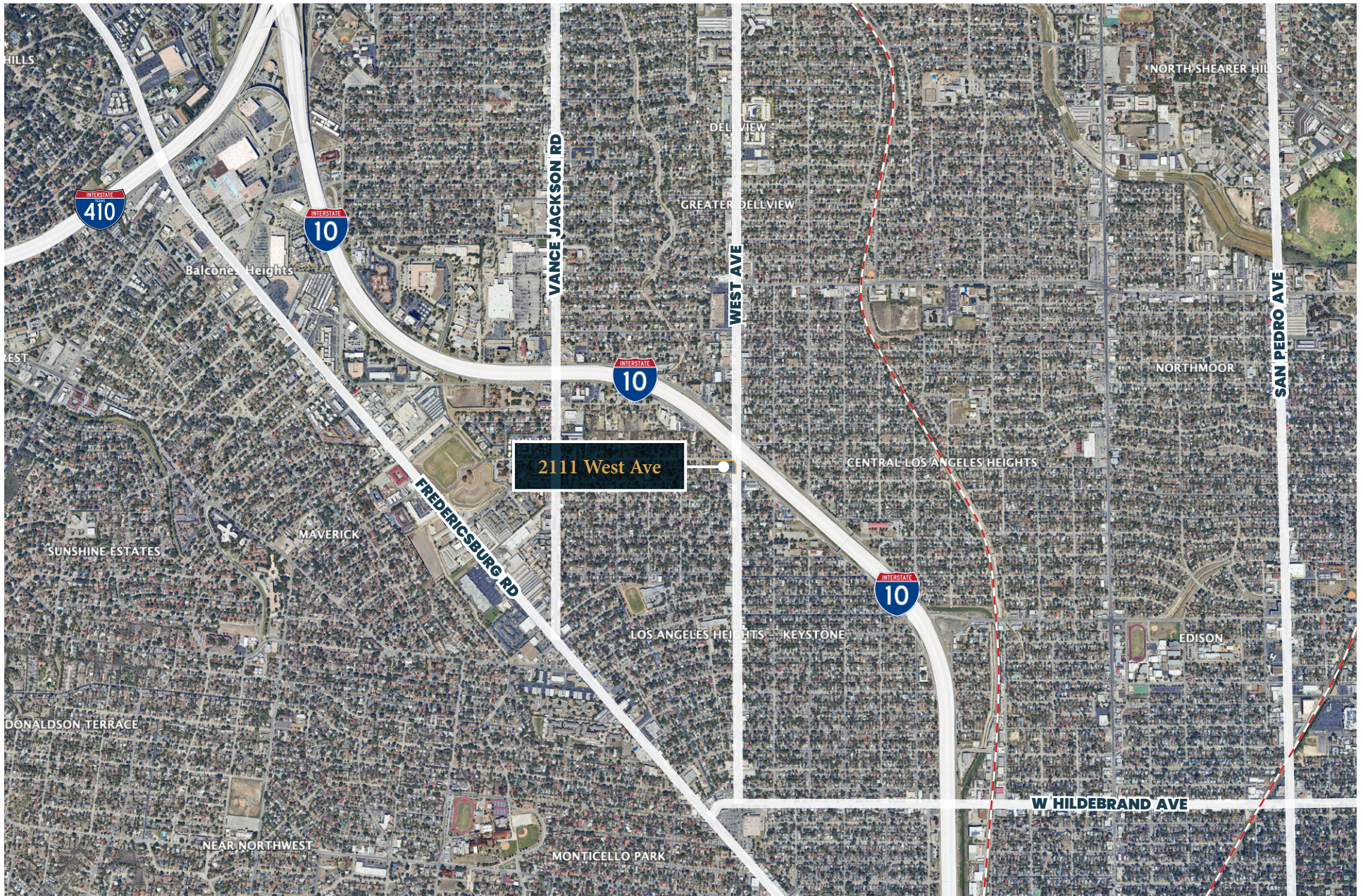
Location Map



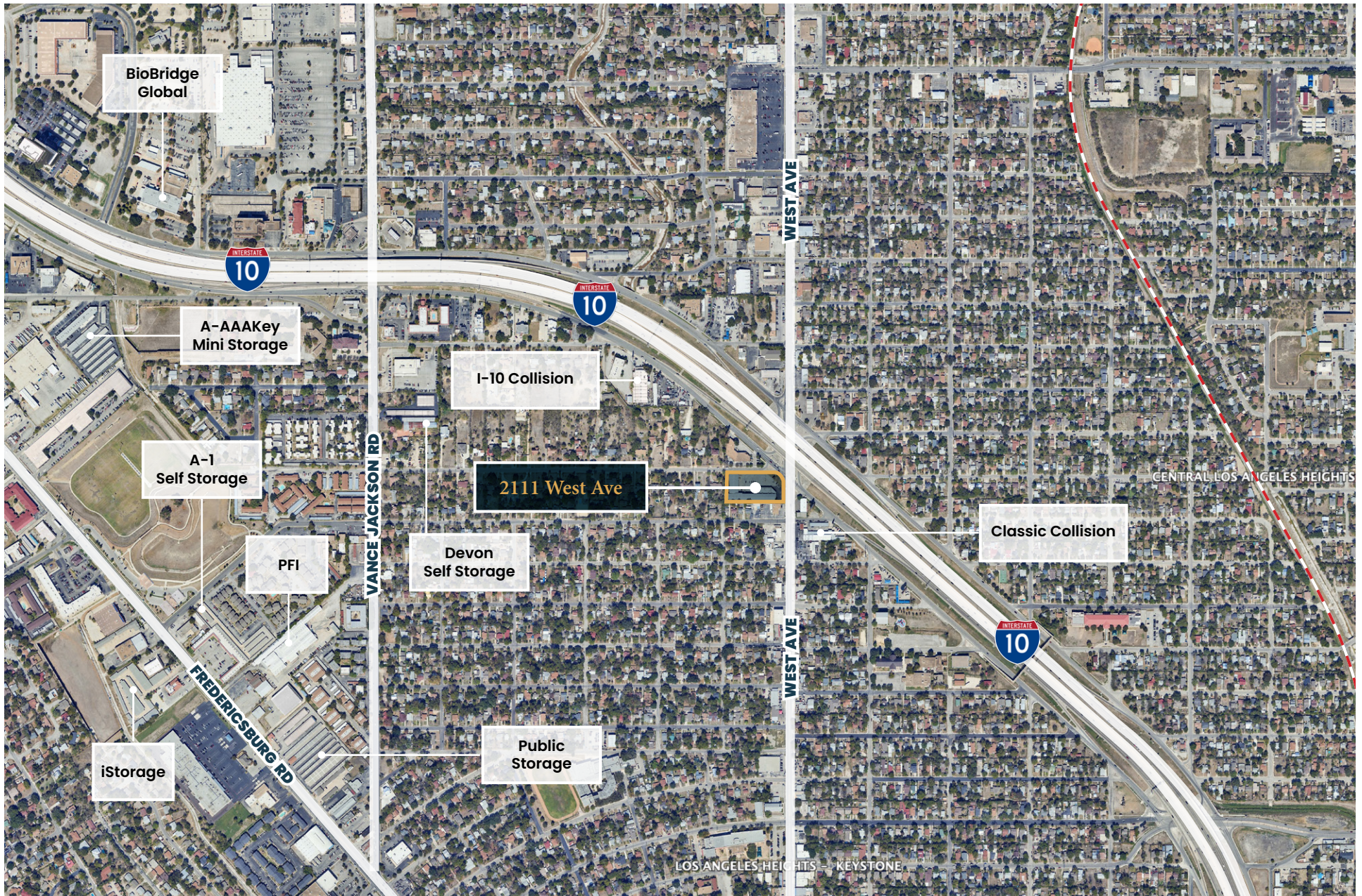
Location Map



Location Map



Nearby Industrial



Exterior Photos



Warehouse Photo



Office Space Photos



Retail Photos



About San Antonio



San Antonio, founded in 1718 as a Spanish colonial outpost, seamlessly blends its rich frontier history with a vibrant, multicultural identity influenced by Mexican, German, Anglo, and African American traditions. Today, the city celebrates its heritage through events like Fiesta San Antonio, drawing over 3 million visitors and generating roughly \$340 million annually, and supports a creative and communal spirit seen in thriving arts districts and lively night markets.

On the industrial front, San Antonio has evolved into a dynamic hub, anchored by its strong military presence and Port San Antonio, housed on the former Kelly AFB site, which hosts aerospace, manufacturing, logistics, cybersecurity and advanced technology firms, contributing roughly \$5.6 billion in economic activity and nearly 16,000 jobs. The region's manufacturing sector generated \$14.4 billion in GDP in 2019 and supports over 60,000 jobs. Supported by solid infrastructure, AAA-rated fiscal strength, and strategic access to major interstates, coastal ports, and an international airport, San Antonio remains a prime location for industrial investment and growth



Disclaimer



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Schaffner	683331	eric.schaffner@kw.com	210.870.8860
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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