



8106

NE LOOP 410

SAN ANTONIO
TEXAS

INDUSTRIAL FLEX SPACE FOR LEASE

CBRE

8106 NE Loop 410 presents a premier Class A industrial space available for lease at a competitive pricing of \$7.95 per square foot NNN. Located in the Olympic Park Warehouse, this available space offers 45,560 square feet of modern industrial space, complemented by a brand new office being delivered move-in ready.

Key highlights include:

- Class A construction featuring a 28-foot clear height
- ESFR sprinkler system for enhanced safety
- Prime highway frontage providing exceptional visibility
- A spacious 180-foot truck court, facilitating efficient logistics and operations
- This property represents an opportunity for businesses seeking high-quality industrial space in an advantageous location



Address 8106 NE Loop 410
San Antonio, TX 78219

Square Footage 45,560 SF

Submarket Northeast

Lease Rate \$7.95 psf/NNN



**PRIME
LOCATION**



**RENOVATED
IN 2023**



**MOVE-IN READY
FLEX SPACE**

SITE PLAN



45,560 SF AVAILABLE



INGRESS
EGRESS



SITE PLAN



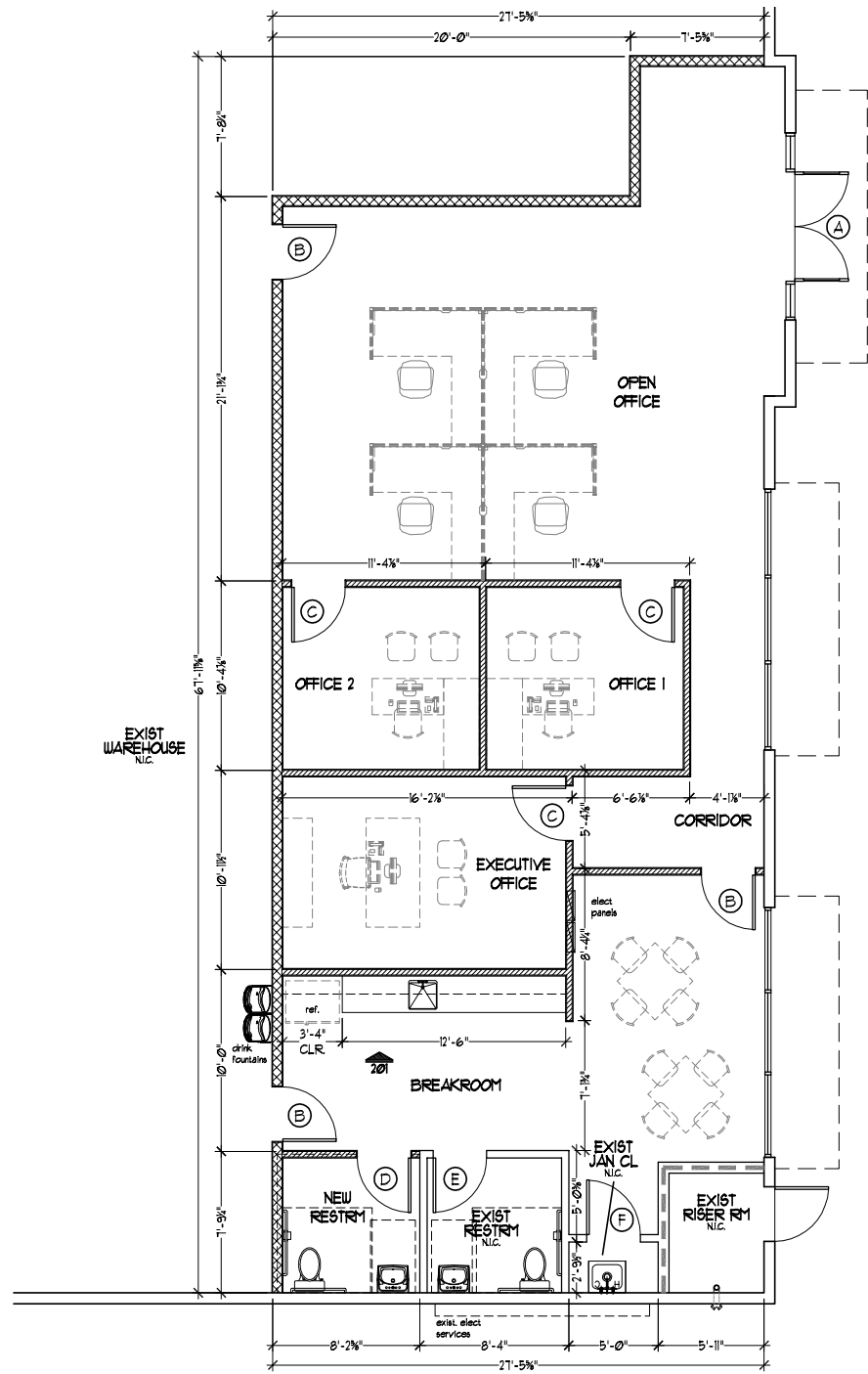
45,560 SF AVAILABLE

180' TRUCK COURT



INGRESS

EGRESS





AREA OVERVIEW

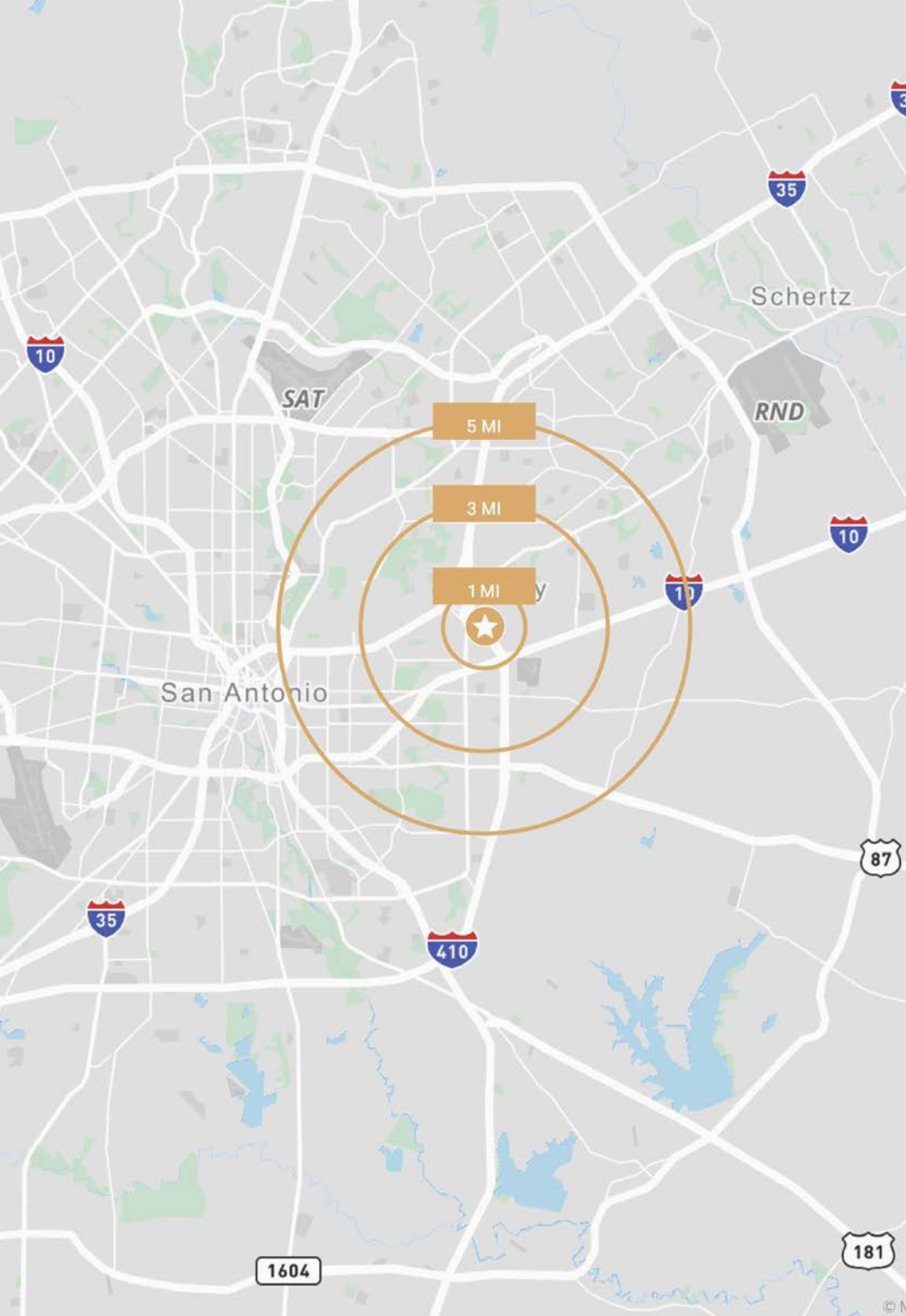
San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

Northeast Submarket - Major Employers:

H-E-B
SYGMA
Caterpillar
Home Depot
Amazon

UPS
Builders First Source
ABC Supply Co
Bimbo Bakeries
Professional Flooring Supply



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
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POPULATION & HOUSEHOLDS

2024 Population - Current Year Estimate	5,439	59,759	213,418
2024 Households - Current Year Estimate	1,861	19,185	76,987

HOUSEHOLD GROWTH RATE

2024-2029 Annual Household Growth	0.03%	0.76%	0.91%
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HOUSEHOLD INCOME

Average Household Income	\$69,197	\$70,586	\$86,541
Median Household Income	\$58,123	\$52,426	\$58,322

PLACE OF WORK

2024 Businesses	274	1,809	6,669
2024 Employees	4,291	29,642	79,193





DOLLAR GENERAL
DISTRIBUTION CENTER

amazon

HEB DISTRIBUTION
CENTER

Johnson
Controls

ESTES

90
10

CORNERSTONE
BUSINESS PARK

VICTORY PACKAGING

FLEETPRIDE

410

SAN ANTONIO
STEEL COMPANY

PEPSI

amazon

CONN'S DISTRIBUTION
CENTER

XPOLogistics

MEGA FURNITURE
DISTRIBUTION CENTER

CITGO

HOME DEPOT
DISTRIBUTION CENTER

CROWN
lift trucks

GOODYEAR



8106

NE LOOP 410

410

FLINT HILLS
resources

PENSKE

Coleman
Worldwide Moving

HERC RENTALS

NuStar

SUNBELT
RENTALS

8106

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