



BENCHMARK
BUSINESS PARKS



MOVE-IN- READY FLEX INDUSTRIAL

Now Pre-Leasing

Spaces Available from 2,913 - 10,026 SF

Serving the local trades and services industries by offering a unique blend of industrial and office flex spaces. Ranging from 2,900 to 10,000 square feet, each unit is thoughtfully designed and outfitted with a wide array of customizable features, all intended to enhance both functionality and revenue.

3

Buildings

34

Units

5

Unit Types

20+

Unit Layouts

4949 N LOOP 1604 W, SAN ANTONIO, TEXAS 78249



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PROPERTY & SUITE FEATURES

EACH MOVE-IN-READY SUITE INCLUDES:

- *Class A Office Finishes*
- *Built Out Kitchen & Private Restroom*
- *Two Levels of Air Conditioned Office Space*
- *20' Warehouse Clear Height*
- *14' Roll Up Doors*
- *Front OR Rear Grade Level Loading*
- *ESFR Sprinklered Warehouse*
- *Customizable Office Layout Options*

PROPERTY AMENITIES:

- *Secured Trailer/Truck Parking*
- *CCTV Monitoring*
- *Community Forklift*
- *1 GB High Speed Internet*

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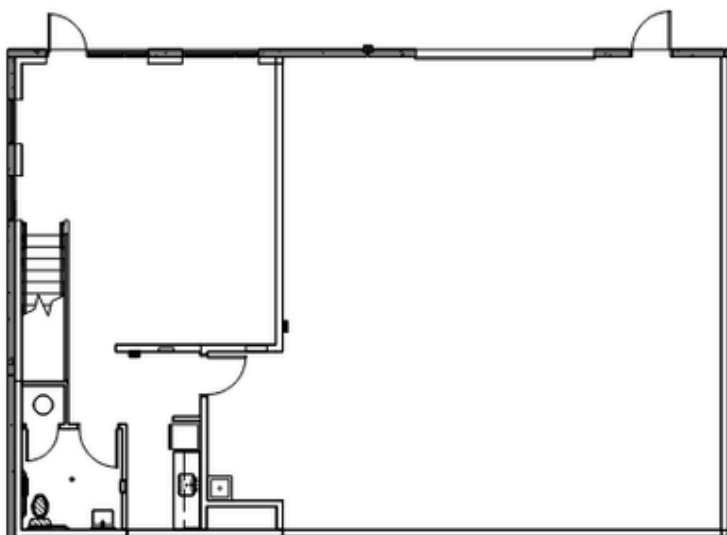
SITE PLAN

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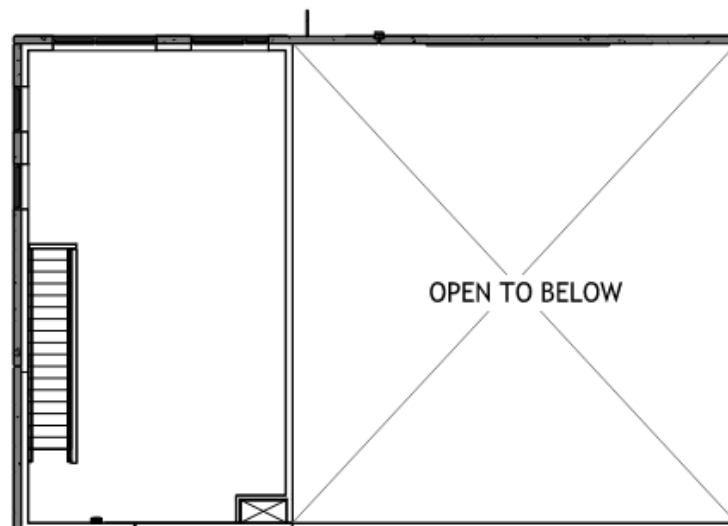


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SUITE TYPE A2.1



LEVEL 1



LEVEL 2

AVAILABLE FROM 2,913 SF - 2,957 SF

TWO SUITES CAN BE COMBINED FOR UP TO 5,914 SF

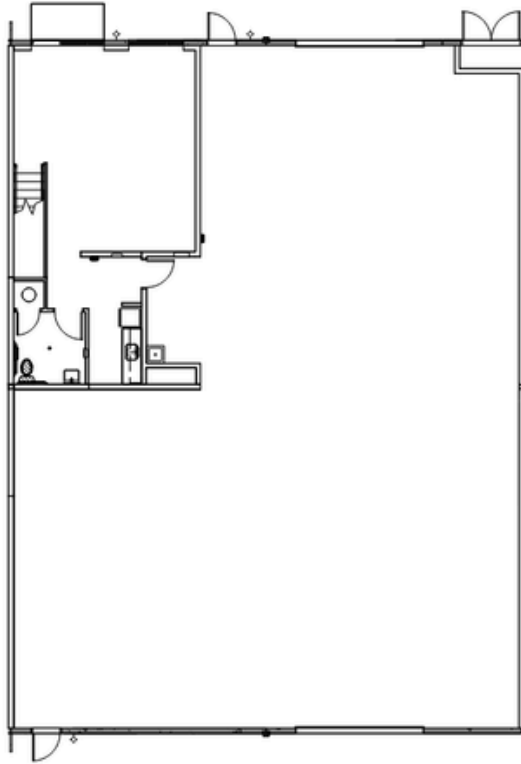
CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

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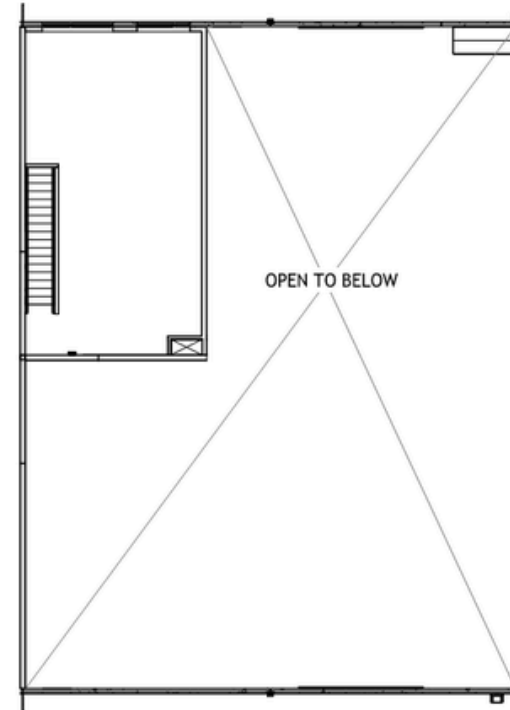


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SUITE TYPE A2.2



LEVEL 1



LEVEL 2

AVAILABLE - 5,013 SF

TWO SUITES CAN BE COMBINED FOR UP TO 10,026 SF

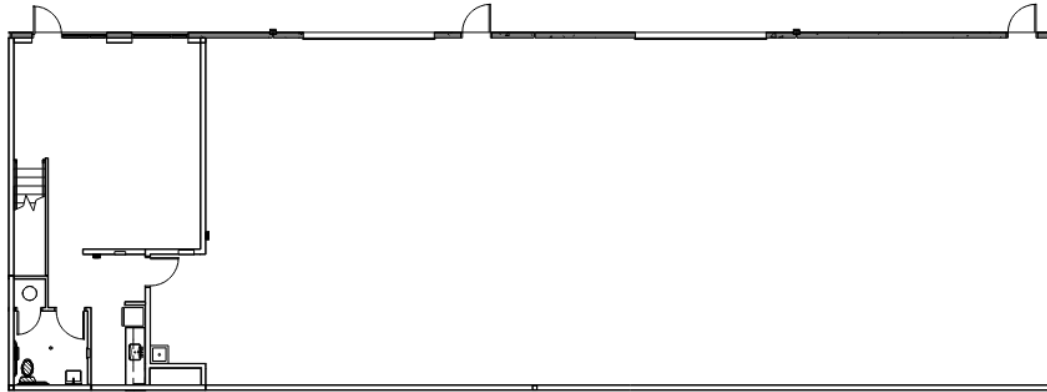
CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

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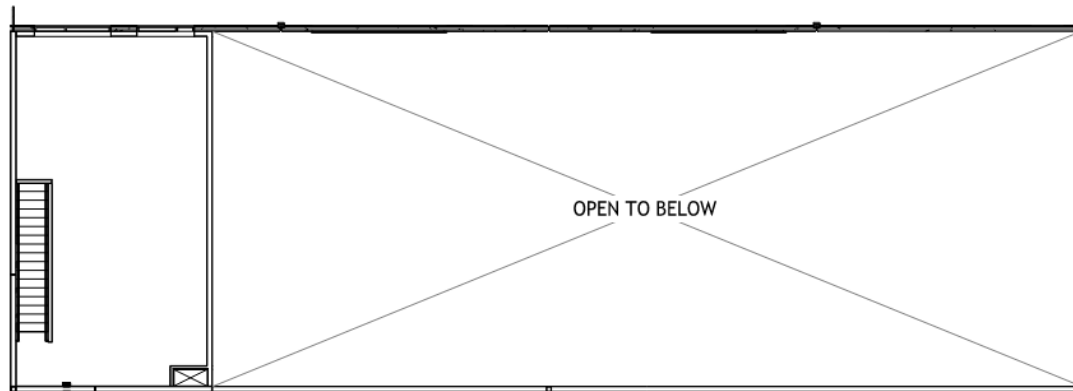


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SUITE TYPE A2.3



LEVEL 1



LEVEL 2

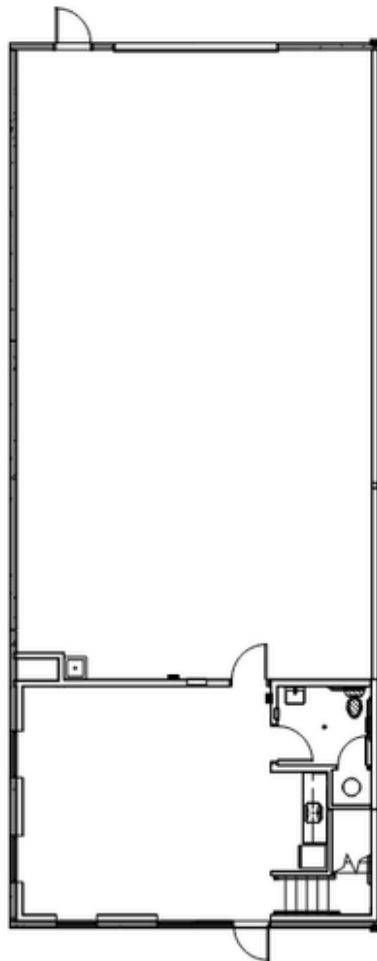
AVAILABLE - 5,041 SF

CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

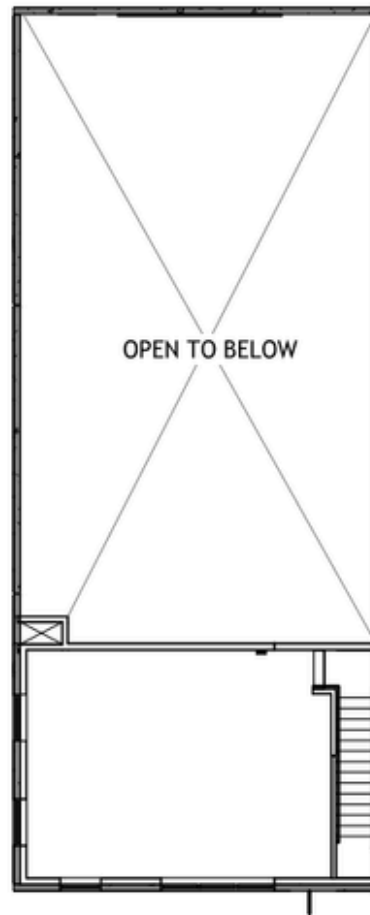
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BENCHMARK BUSINESS PARKS



LEVEL 1



LEVEL 2

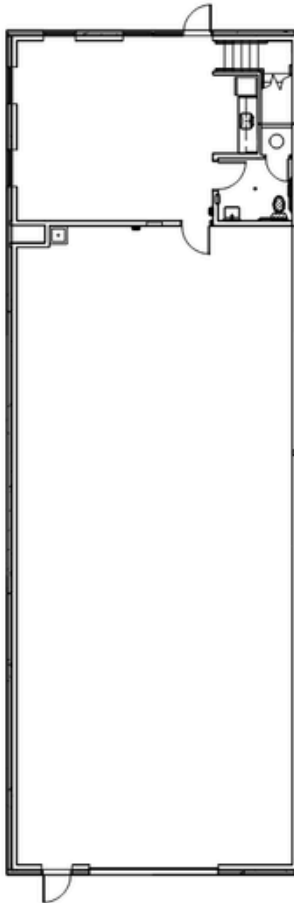
SUITE TYPE B1.1
AVAILABLE - 3,042 SF

*CUSTOMIZABLE OFFICE &
CONFERENCE ROOM OPTIONS
AVAILABLE*

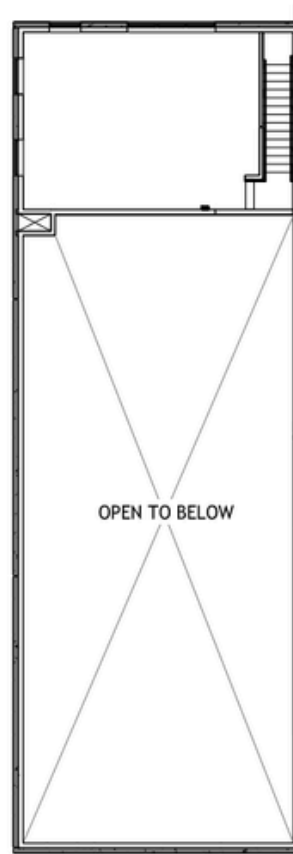
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LEVEL 1



LEVEL 2

SUITE TYPE B1.2
AVAILABLE FROM
3,505 SF - 3,543 SF
*TWO SUITES CAN BE COMBINED FOR
UP TO 7,010 SF*

*CUSTOMIZABLE OFFICE &
CONFERENCE ROOM OPTIONS
AVAILABLE*