

FLEX/INDUSTRIAL FOR LEASE

4525 N. STAHL PARK

4525 NORTH STAHL PARK, SAN ANTONIO, TX 78217



FOR LEASE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LUKE LEGRAND

Director

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TX License #561816

CODY MURPHY

Agent

O: (361) 215-7457

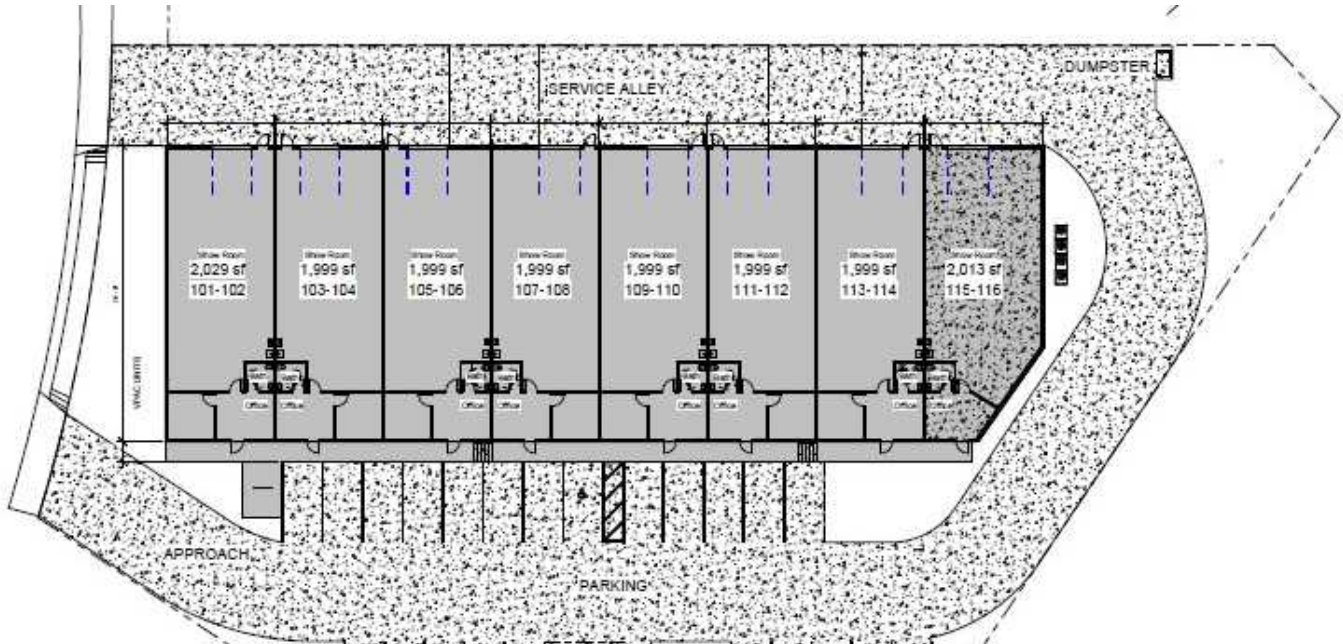
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EXECUTIVE SUMMARY

4525 NORTH STAHL PARK

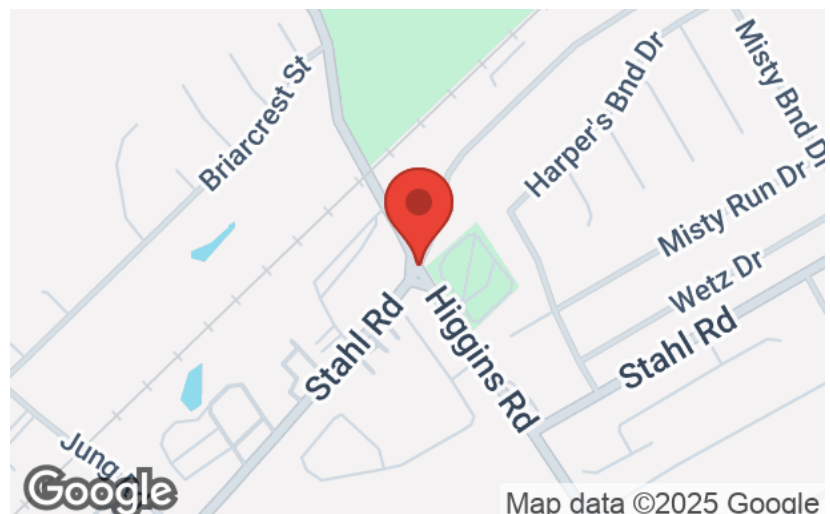


OFFERING SUMMARY

LEASE RATE:	\$13.03/SF plus NNN's
LEASE TERM:	36 - 60 Months
AVAILABLE SF:	1,999 - 8,000 SF
WAREHOUSE SF:	80:20 Warehouse to Office
CLEAR HEIGHT:	13' - 17'
ROLL UP DOORS:	10' x 10'
POWER:	Individually Metered
YARD:	N

PROPERTY OVERVIEW

- 390 SqFt of Office Space
- 1612 SqFt Warehouse Space
- 10'x10' Roll up Doors
- 13' to 17' Ceiling Heights
- PBR Panel for all exterior walls of the building, continuous insulation & weather proofing
- Roof assembly is finished and complete including decking, continuous insulation



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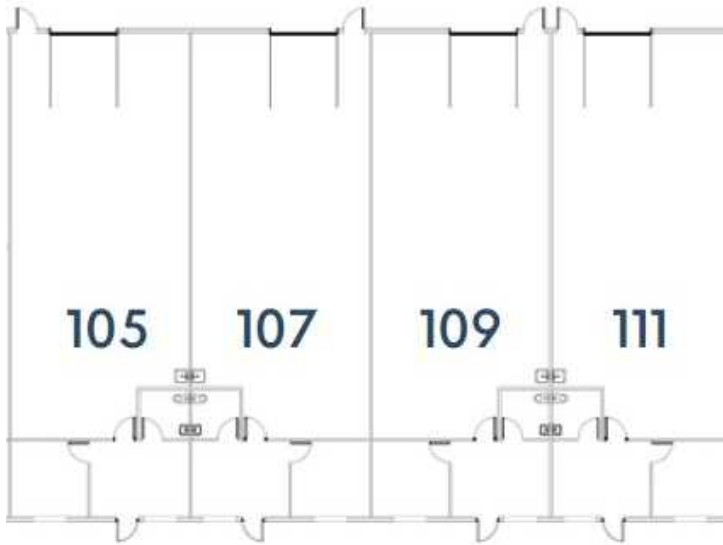
LOCATION & HIGHLIGHTS

4525 NORTH STAHL PARK



LOCATION INFORMATION

Building Name: 4525 N. Stahl Park
Street Address: 4525 North Stahl Park
City, State, Zip: San Antonio, TX 78217
County: Bexar
Market: Northeast San Antonio
Sub-market: 1604/O'Connor
Cross Streets: O'Connor and N. Stahl



- The area is well-connected via major highways like I-35, I-10, and Loop 1604, facilitating easy access to other parts of San Antonio and beyond. Public transportation options are also available, enhancing mobility for residents and workers.
- This region features a mix of retail, office, and industrial spaces. Major shopping centers and retail chains, along with local businesses, contribute to a vibrant economic landscape. The area is also close to several key employers, including military bases and healthcare facilities.

PROPERTY HIGHLIGHTS

- 390 SF office with 1612 SF warehouse mix.
- 10' x 10' roll-up doors
- HVAC is provided per unit
- One restroom is provided per unit
- One utility sink is provided per unit
- Common areas will include bike rack, parking, landscape, public lights, dumpster area, service alley
- Offices will be finish out with vinyl floors, rubber cove base, finished drywall and paint



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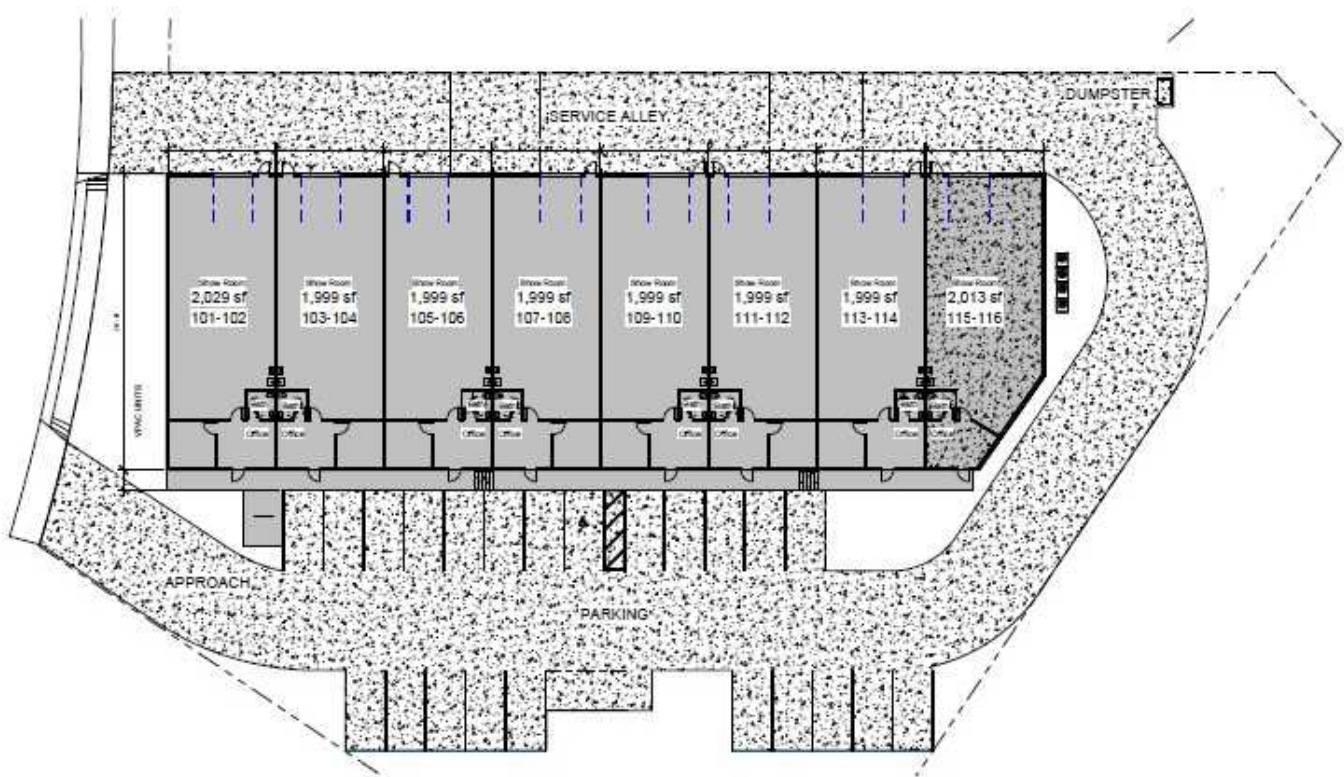
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PROPERTY PHOTOS

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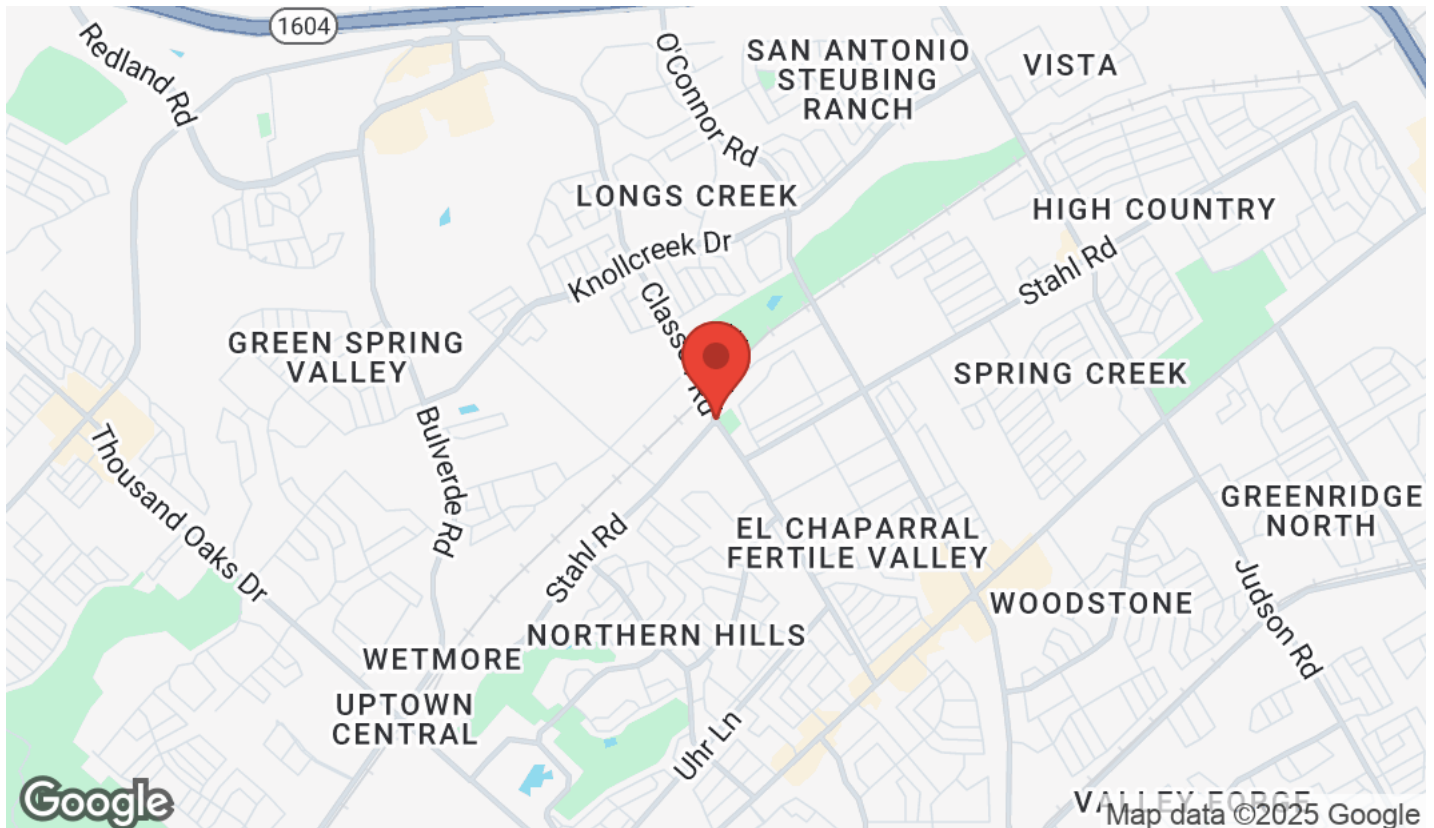
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LOCATION MAPS

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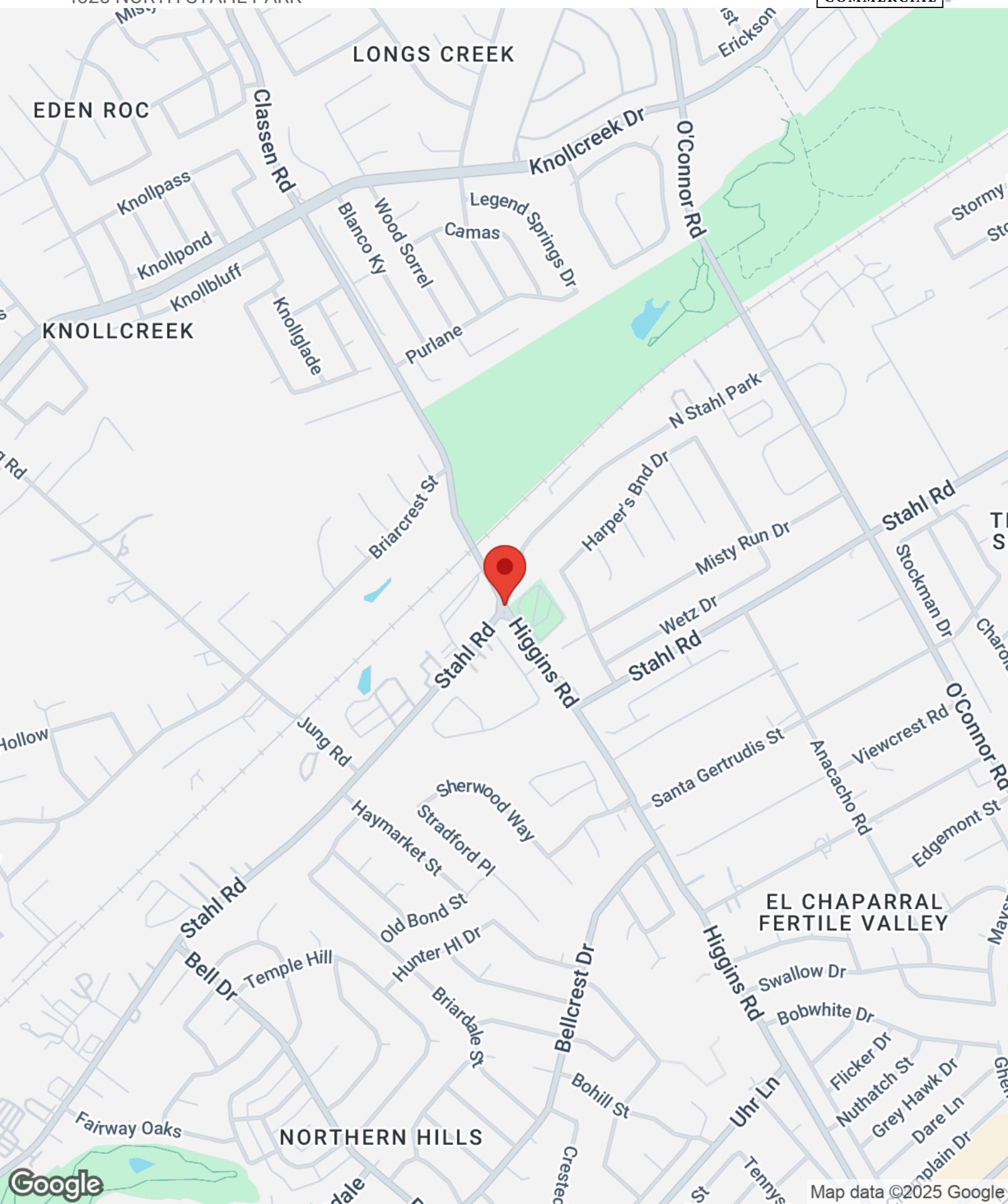
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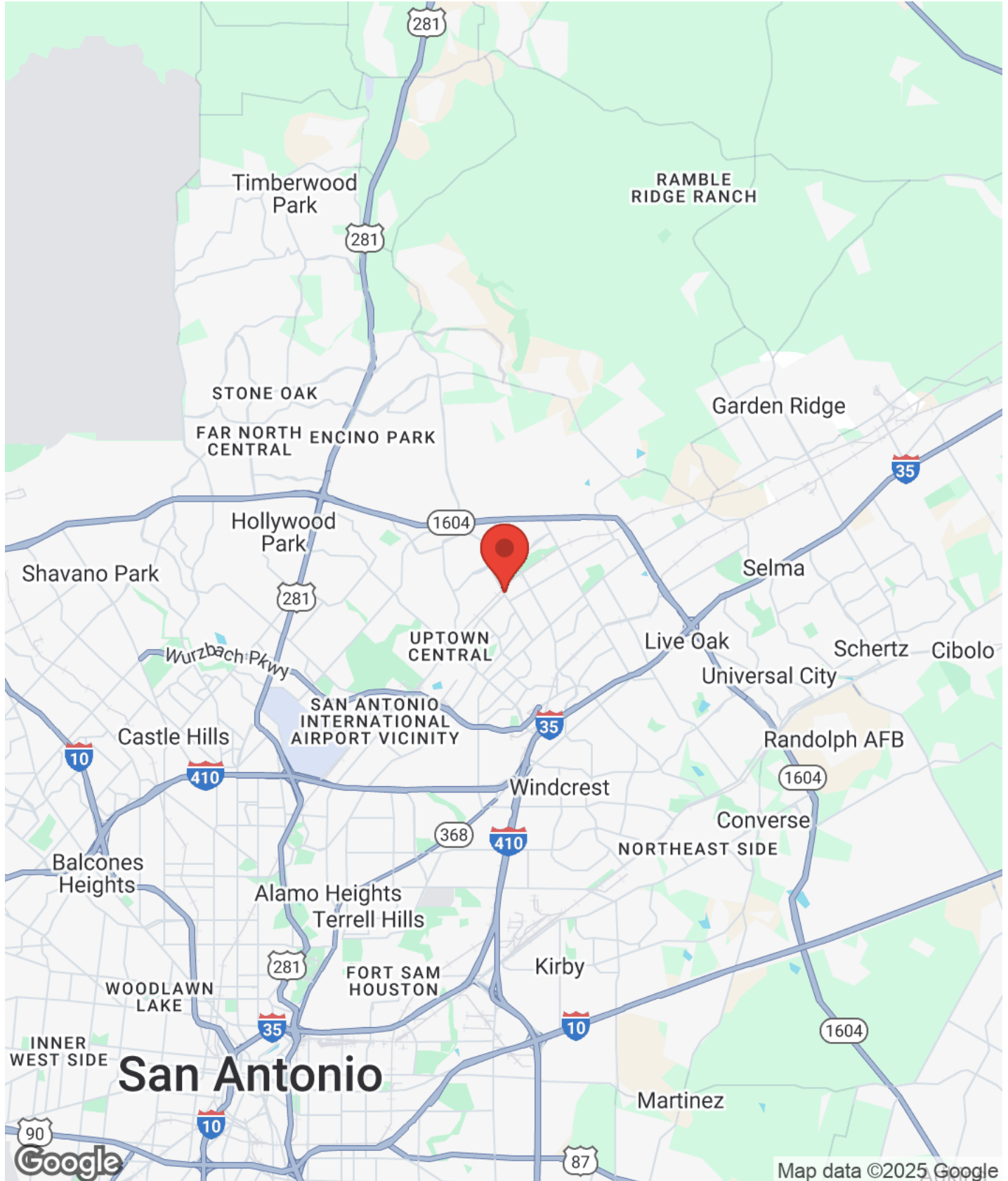
BUSINESS MAP

4525 NORTH STAHL PARK



REGIONAL MAP

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AERIAL MAP

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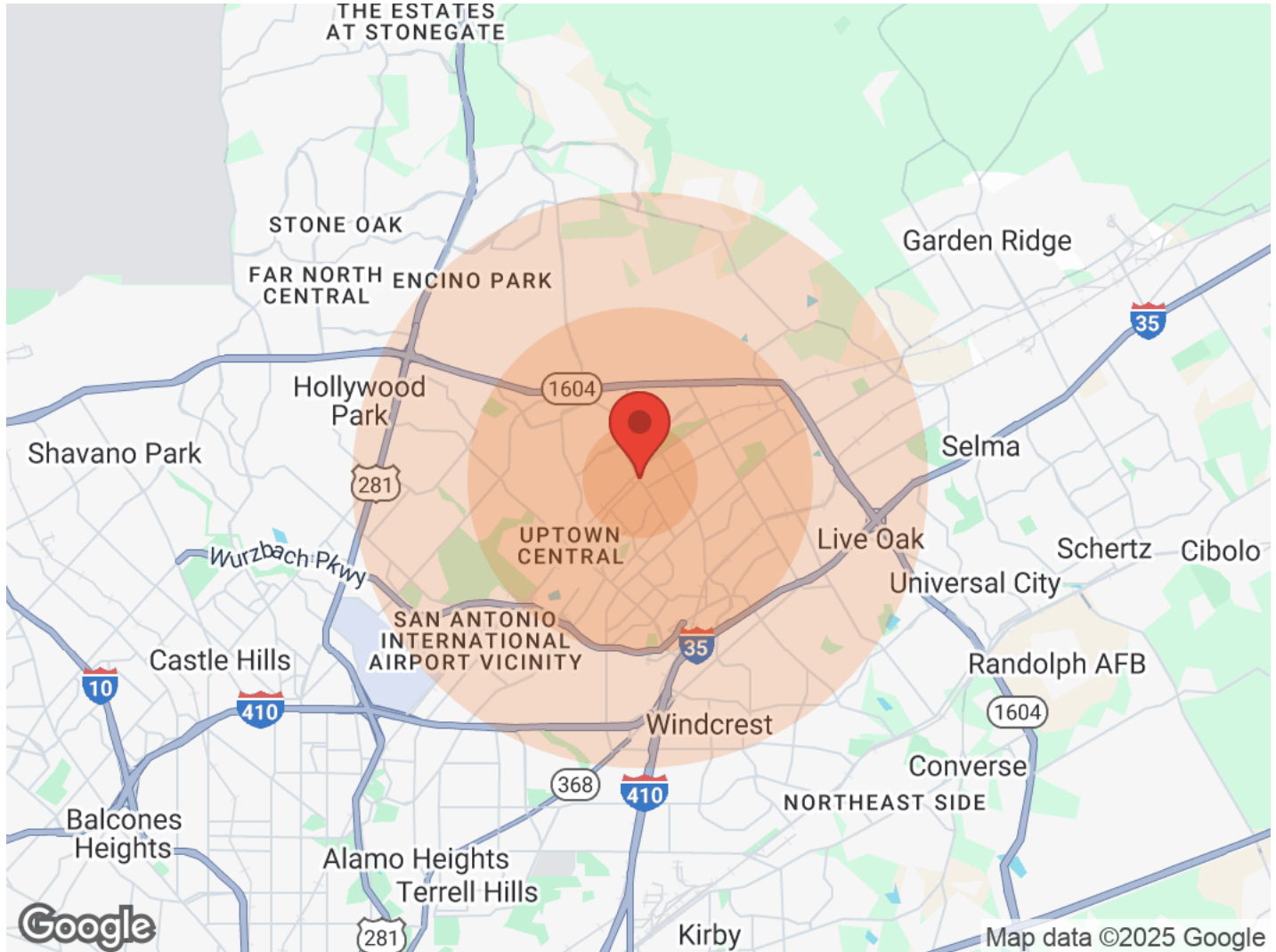
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DEMOGRAPHICS

4525 NORTH STAHL PARK



Population	1 Mile	3 Miles	5 Miles
Male	5,544	49,773	104,403
Female	5,715	53,040	110,713
Total Population	11,259	102,813	215,116

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,426	21,758	43,592
Ages 15-24	1,630	14,462	28,777
Ages 25-54	4,760	42,701	85,939
Ages 55-64	1,354	12,373	26,549
Ages 65+	1,089	11,519	30,259

Race	1 Mile	3 Miles	5 Miles
White	8,855	80,497	167,084
Black	455	6,602	16,202
Am In/AK Nat	5	199	367
Hawaiian	N/A	39	125
Hispanic	5,342	45,622	87,761
Multi-Racial	3,720	27,554	53,048

Income	1 Mile	3 Miles	5 Miles
Median	\$58,918	\$61,443	\$58,290
< \$15,000	158	2,329	6,589
\$15,000-\$24,999	291	3,173	7,128
\$25,000-\$34,999	546	3,467	7,946
\$35,000-\$49,999	747	5,714	12,371
\$50,000-\$74,999	960	9,175	18,068
\$75,000-\$99,999	779	7,113	13,999
\$100,000-\$149,999	512	5,693	12,354
\$150,000-\$199,999	N/A	1,053	3,496
> \$200,000	68	590	1,892

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,455	41,637	91,310
Occupied	4,298	39,706	85,831
Owner Occupied	3,311	27,905	57,176
Renter Occupied	987	11,801	28,655
Vacant	157	1,931	5,479

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PROFESSIONAL BIO

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