



4727 - 4751 CENTER PARK

San Antonio, TX 78218

INDUSTRIAL/FLEX BUILDING FOR LEASE

CONTACT US:

BRAD O'NEILL
Vice President
T: +1 210 253 6070
brad.oneill@cbre.com

JUSTIN ROBERTS
Vice President
T: +1 210 841 3228
justin.roberts@cbre.com

Industrial / Flex Building on 4.67 Acres

96,717 Square Feet

PROPERTY DETAILS

4727-4751 CENTER PARK BLVD SAN ANTONIO, TX 78218

BUILDING SIZE	96,717 SF	CLEAR HEIGHT	16'
LAND SIZE	4.67 AC	DOORS	15 DOCK HIGH, 8 GRADE LEVEL, 4 RAMPS
YEAR BUILT	1982	ROOF	TPO ROOF
ZONING	I-1	CONSTRUCTION	TIFF PANEL WALLS

AVAILABLE SPACES FOR LEASE

- 4733 A: 9,425 SF
- 4733 B: 6,300 SF
- 4735: 8,754 SF
- 4737: 6,300 SF
- 4749: 8,691 SF

PROPERTY HIGHLIGHTS



PRIME LOCATION

>> Center Park is located off IH-35 along the industrial corridor. Competing properties in the submarket have strong occupancy.



WELL-MAINTAINED FACILITY

>> Recent upgrades, including roof and parking lot improvements, demonstrate the facility's good condition and minimize future maintenance costs.



FUNCTIONAL LAYOUT

>> Units ranging from 5,362 SF - 16,398 SF; low percentage office and various loading configurations on this site. Make-ready just completed.

SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



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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	UPS
SYGMA	Builders First Source
Caterpillar	ABC Supply Co
Home Depot	Professional Flooring Supply
Amazon	

LOCATION MAP





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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Brad O'Neill

Sales Agent/Associate's Name

299995

License No.

620535

License No.

540146

License No.

728463

License No.

texaslicensing@cbre.com

Email

jeremy.mcgowan@cbre.com

Email

john.moake@cbre.com

Email

brad.oneill@cbre.com

Email

+1 210 225 1000

Phone

+1 214 979 6100

Phone

+1 210 225 1000

Phone

+1 210 253 6070

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CBRE