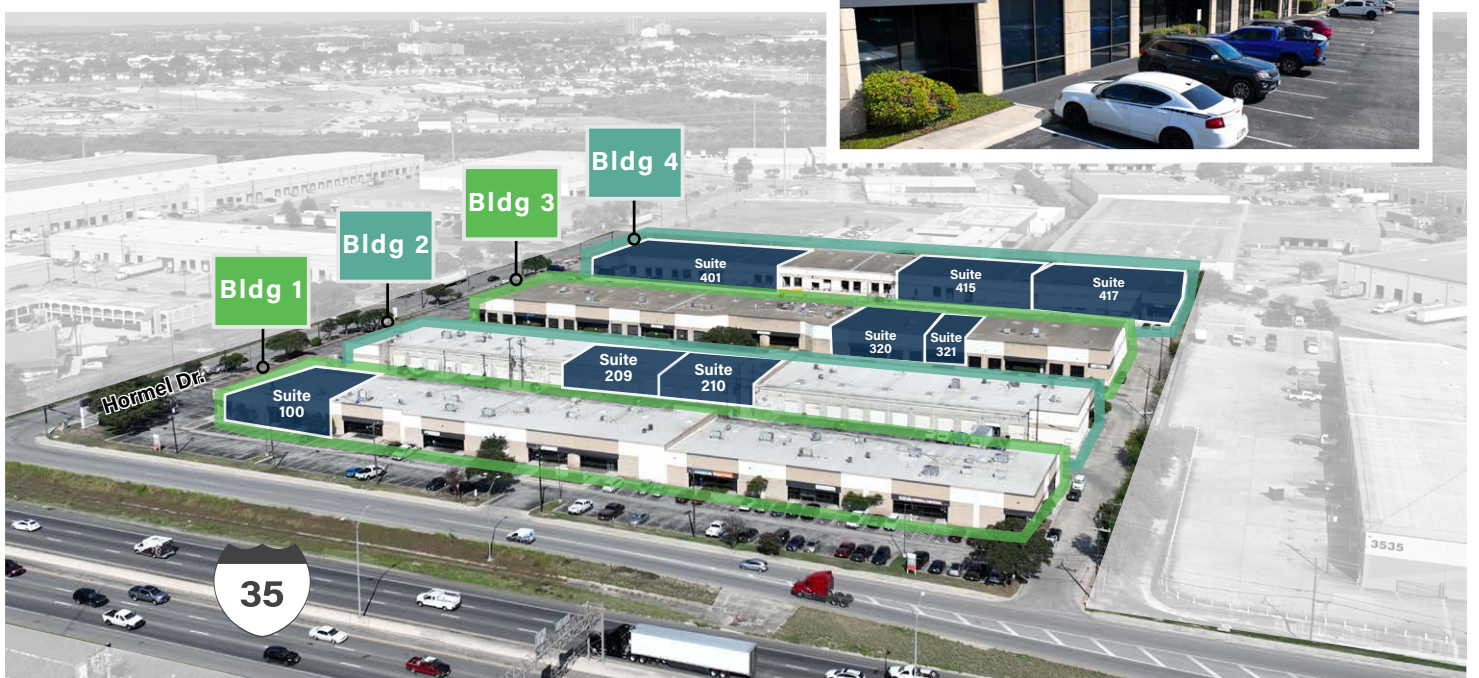




San Antonio Distribution Center

3453 North Pan Am Expwy
San Antonio, Texas 78219



Property Highlights

- 203,747 SF warehouse
- 2/1,000 parking
- 14' - 18' clear heights
- Dock and grade level loading
- I-2 zoning
- I-35 access and visibility
- Move-in ready spaces
- Local ownership
- Contact broker for pricing

Availabilities

Suite 100: 7,650 SF
Suite 209: 4,800 SF
Suite 210: 5,370 SF
Suite 320: 10,800 SF
(Avail. with 30 days notice)
Suite 321: 3,600 SF
Suite 401: 16,728 SF
Suite 415: 10,832 SF
Suite 417: 11,700 SF

Suites 209/210 contiguous
for total of 10,170 SF

Suites 415/417 contiguous
for total of 22,532 SF

A property of



Andrew Katzfey | 210.298.8537
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Colton Perkins | 210.298.8533
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OFFICE / WAREHOUSE
SPACE AVAILABLE

Site Plan



Download
Floorplan

Suite 320

10,800 SF

(Avail. with 30 days notice)



Download
Floorplan

Suite 321

3,600 SF



Download
Floorplan

Suite 210

5,370 SF

Suite 417

11,700 SF



Download
Floorplan



Download
Floorplan

Suite 415

10,832 SF



Download
Floorplan

Suite 401

16,728 SF

Contiguous for
total of
22,532 SF.

Contiguous
for total of
10,170 SF.



Download
Floorplan

Suite 209

4,800 SF



Download
Floorplan

Suite 100

7,650 SF

I-35 Frontage Rd.

Hormel Dr.



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San Antonio
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OFFICE / WAREHOUSE
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Building Information



Building 1

- Building Size: 44,100
- Clear Height: 14' - 15'
- Loading Configuration: Rear grade level loading
- Building Depth: 80'

Building 2

- Building Size: 42,850
- Clear Height: 15' - 16'
- Loading Configuration: Rear grade level loading
- Building Depth: 80'

Building 3

- Building Size: 66,072
- Clear Height: 18'
- Loading Configuration: Rear dock-high & ramp loading
- Building Depth: 120'

Building 4

- Building Size: 55,579
- Clear Height: 18'
- Loading Configuration: Front dock-high & ramp loading
- Building Depth: 89'
- Column Spacing: 30' x 30'

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OFFICE / WAREHOUSE
SPACE AVAILABLE



Drive Times

Immediate
IH-35

3 Minutes
Hwy 281

4 Minutes
IH-10

5 Minutes
Loop 410

STREAM

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