

# REINDEER BUSINESS PARK

7400-7648 REINDEER TRAIL | SAN ANTONIO, TX 78238

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FOR LEASE



For More  
Information  
Contact

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# Property Overview

*MOVE-IN READY CONDITION*

## AVAILABILITY

- ±252,476 Total SF
- Range of sizes available: ±3,000 SF - ±10,204 SF

## BUILDING FEATURES

- 20' clear height
- Grade level and dock high loading

## HVAC

- Landlord assumes all HVAC responsibility: \$0.25 PSF

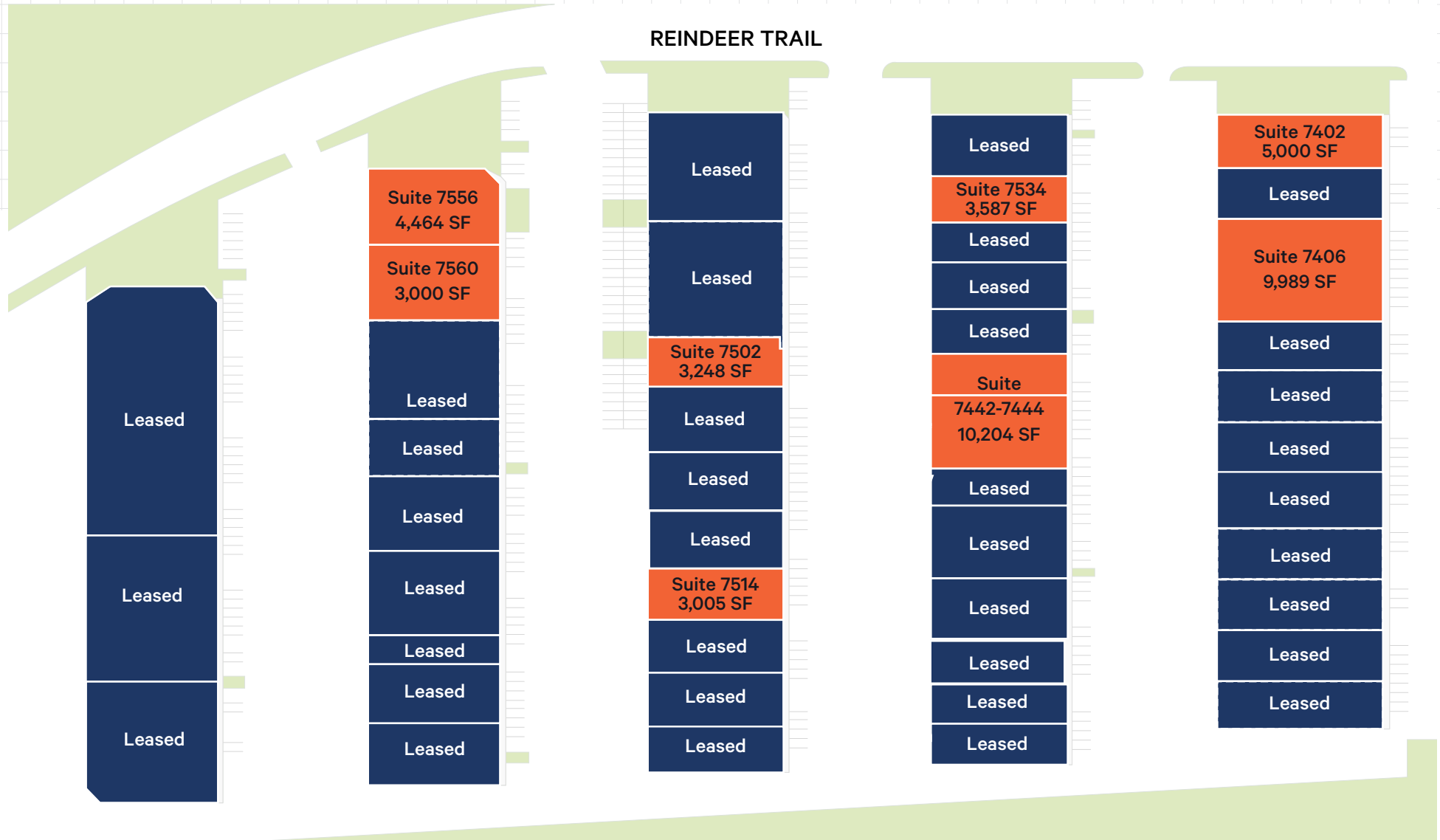
## TERMS

- Lease Rate: \$10.50-\$11.75 PSF
- Annual OPEX: \$3.77 PSF



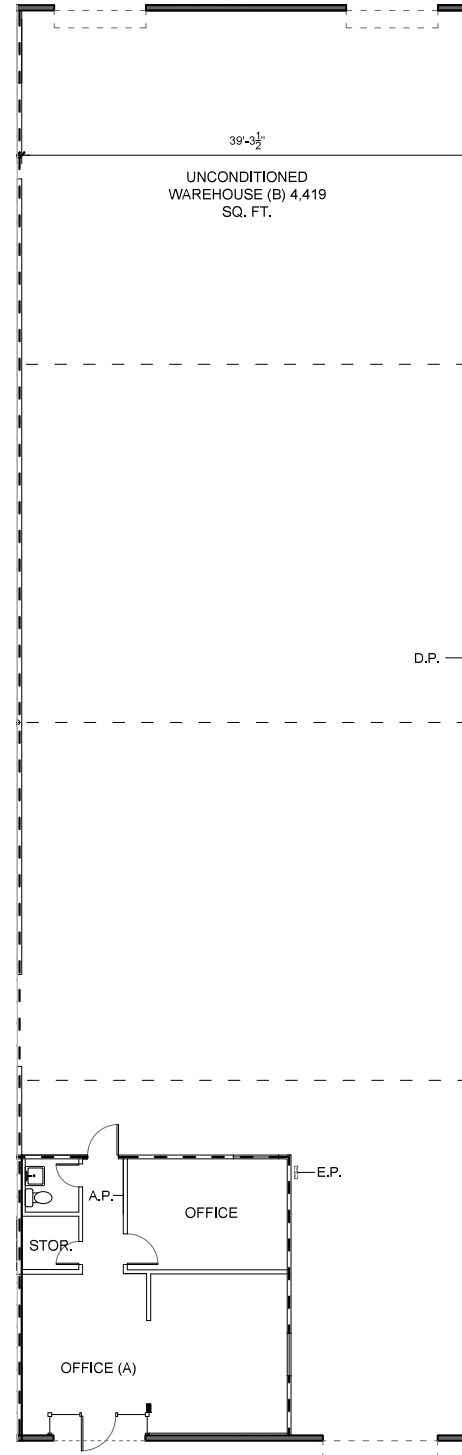
# SITE MAP

■ AVAILABLE  
■ LEASED



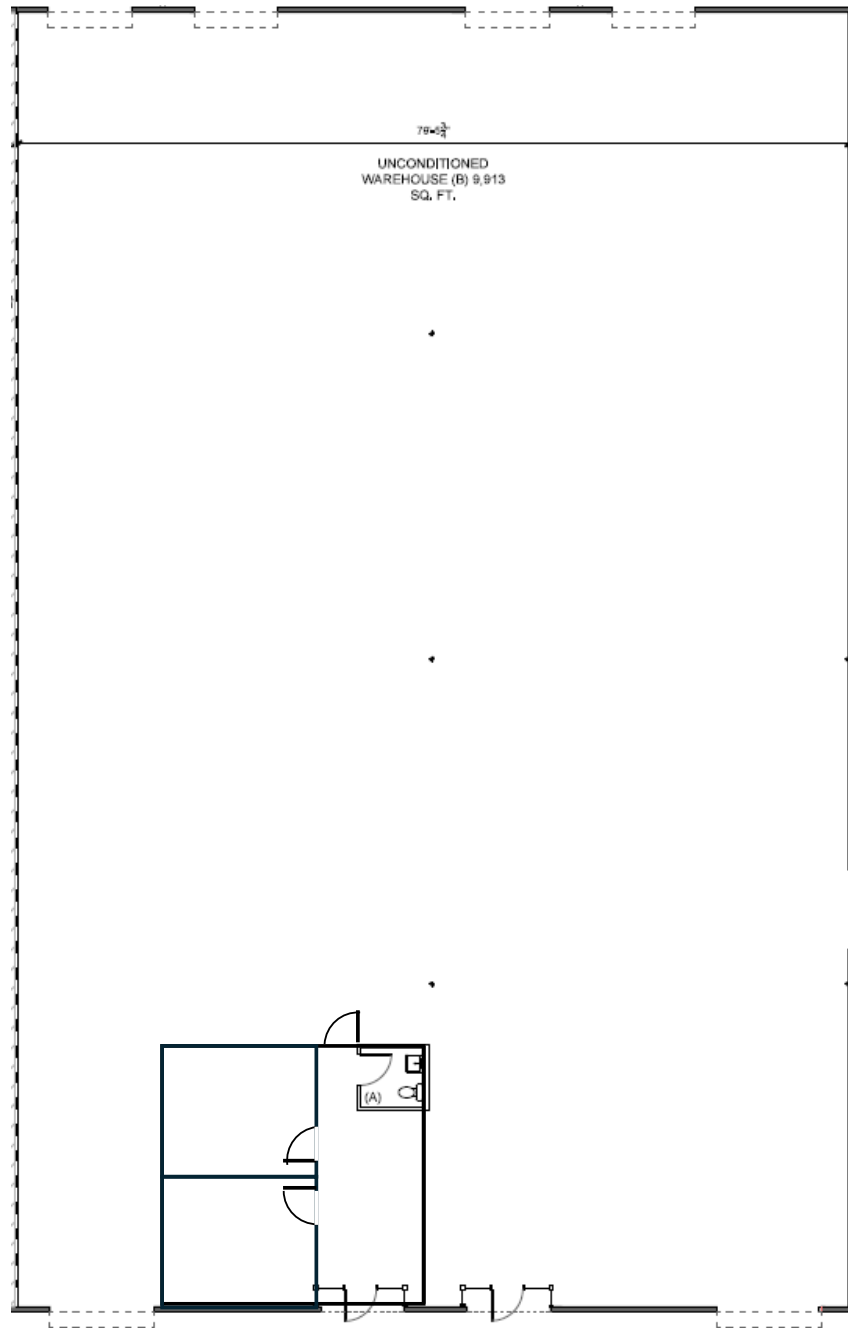
# SUITE 7402

SUITE	7402
SF	±5,000 SF
RATE	\$11.75 NNN
BUILD OUT	Office: ±562 SF Warehouse: ±4,438 SF
LOADING	1 Grade Level Door 2 Dock High Doors
COMMENTS	Available Now



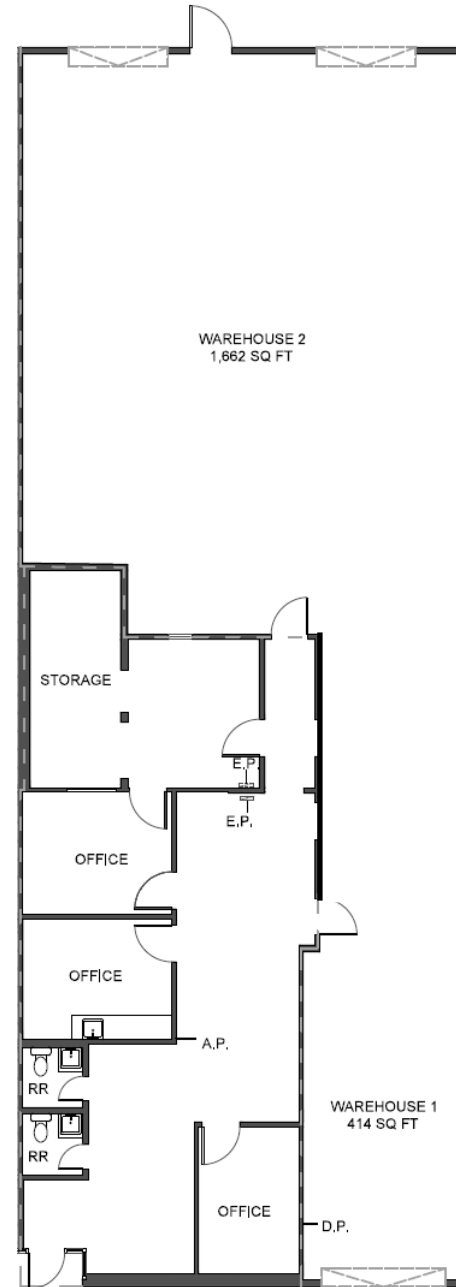
# SUITE 7406

SUITE	7406
SF	±9,989 SF
RATE	\$10.50 NNN
BUILD OUT	Office: ±850 SF Warehouse: ±9,139 SF
LOADING	2 Grade Level Doors 4 Dock High Doors
COMMENTS	Available Now

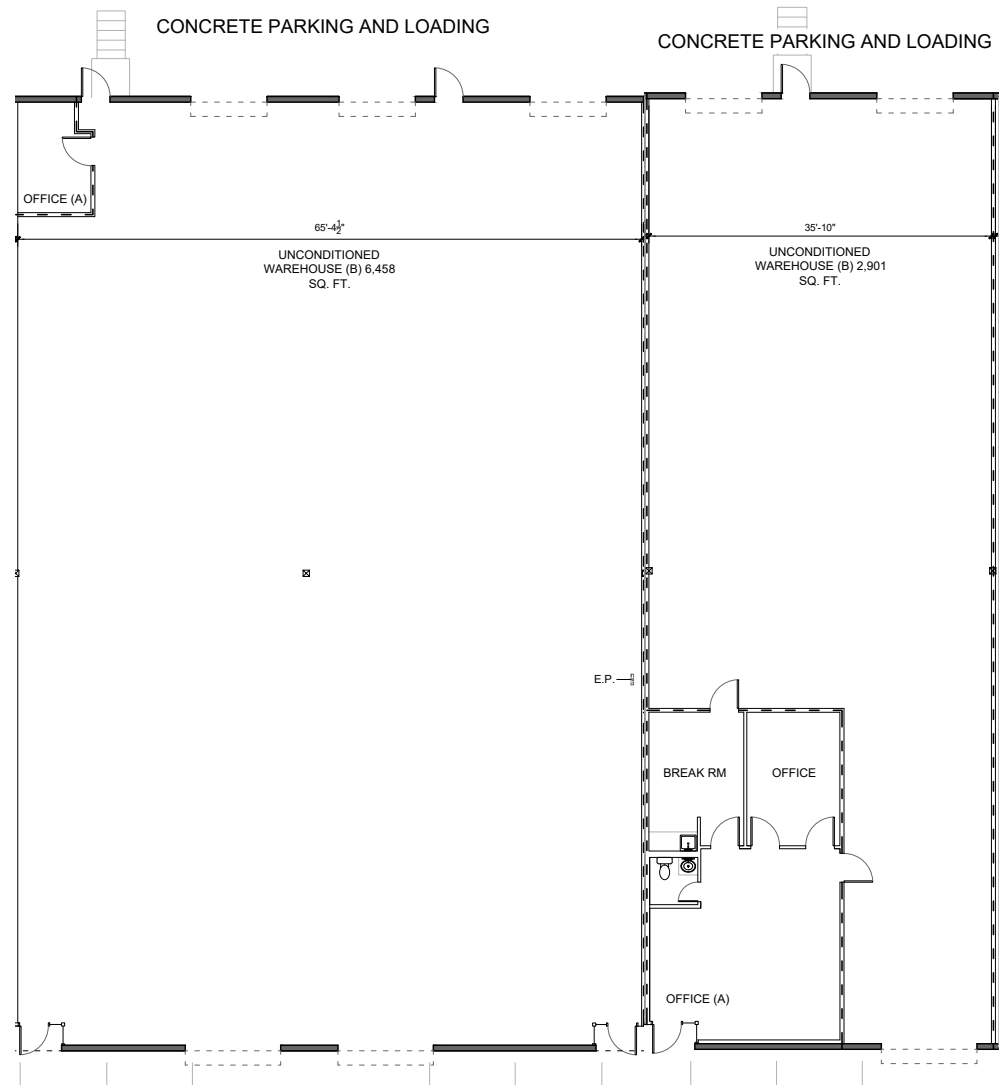


# SUITE 7434

SUITE	7434
SF	±3,587 SF
RATE	\$11.75 NNN
BUILD OUT	Office: ±1,511 SF Warehouse: ±2,076 SF
LOADING	1 Grade Level Door 2 Dock High Doors
COMMENTS	Available Now



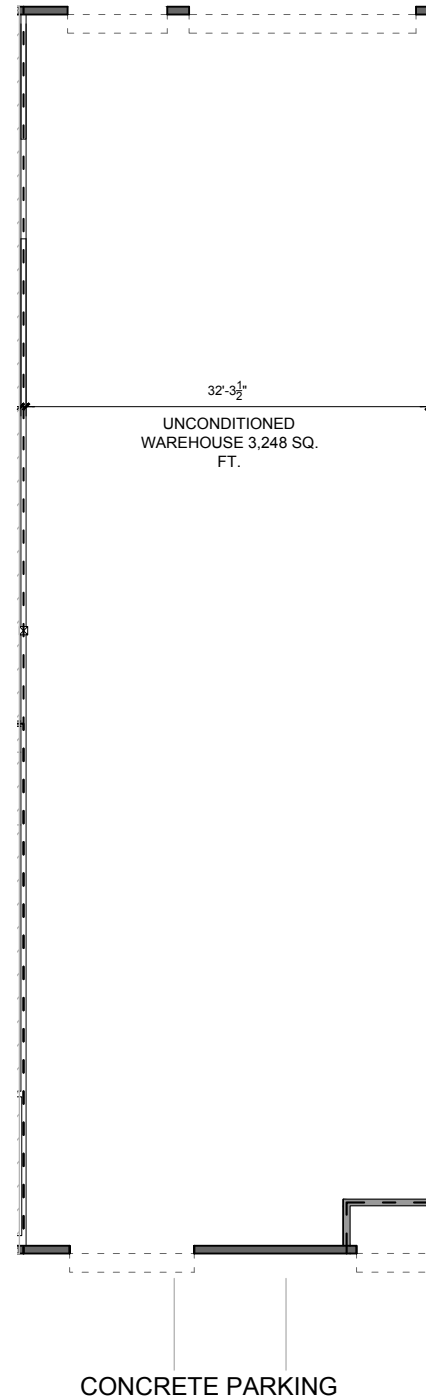
# SUITE 7442-7444



SUITE	7442-7444
SF	±10,204 SF
RATE	\$10.50 NNN
BUILD OUT	Office: ±803 SF Warehouse: ±9,401 SF
LOADING	3 Grade Level Doors 5 Dock High Doors
COMMENTS	Available Now

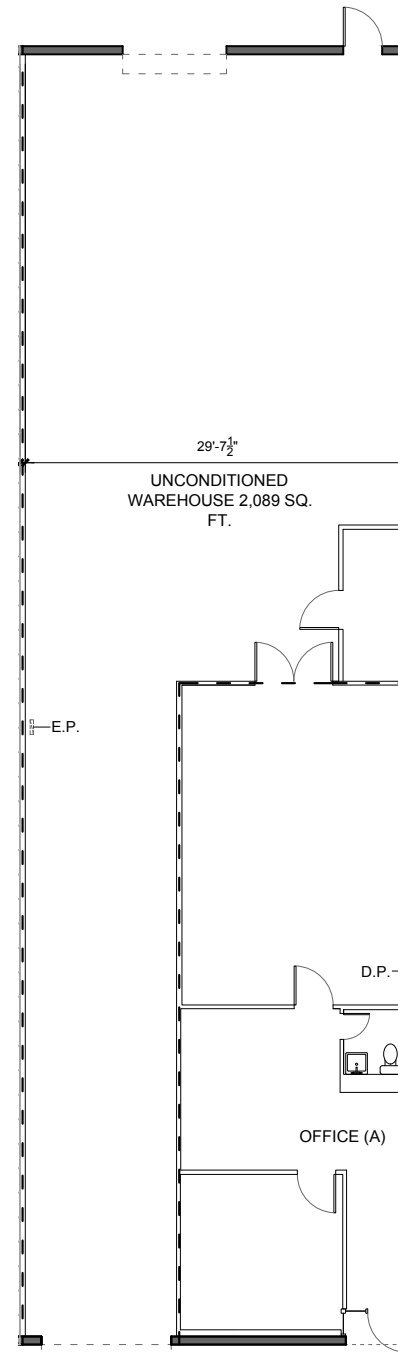
# SUITE 7502

SUITE	7502
SF	±3,248 SF
RATE	Contact Broker
BUILD OUT	Warehouse: ±3,248 SF
LOADING	2 Dock High Doors
COMMENTS	Available Now



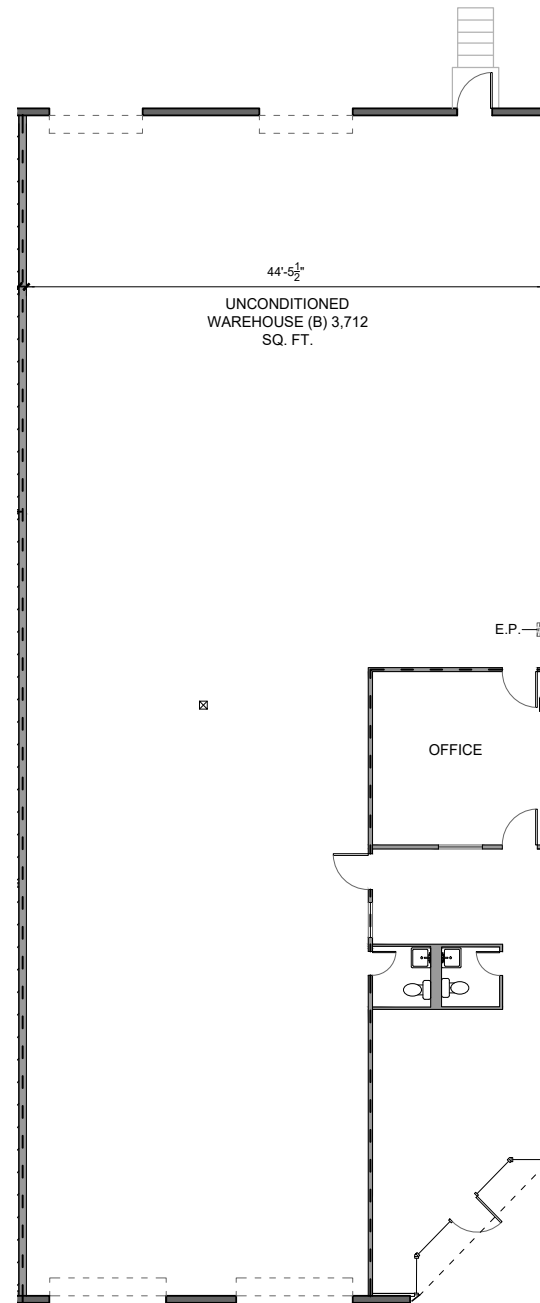
# SUITE 7514

SUITE	7514
SF	±3,005 SF
RATE	\$11.75 NNN
BUILD OUT	Office: ±902 SF Warehouse: ±2,103 SF
LOADING	1 Grade Level Door 1 Dock High Door
COMMENTS	Available Now



# SUITE 7556

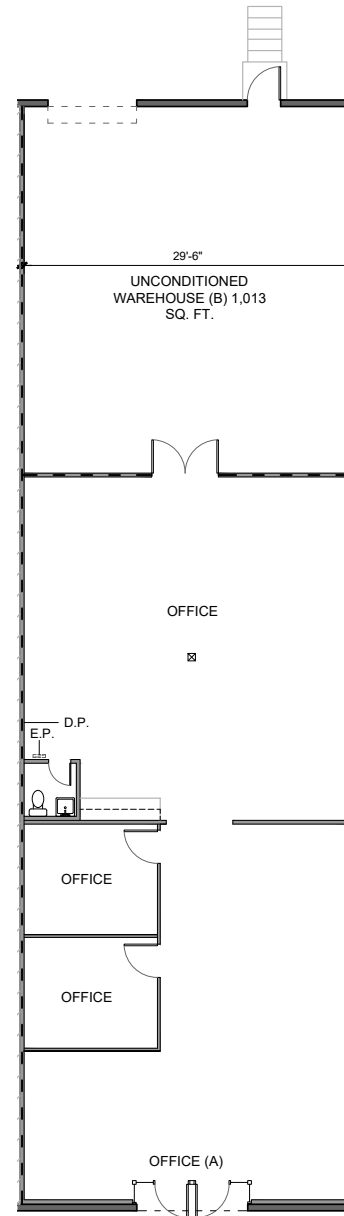
SUITE	7556
SF	±4,464 SF
RATE	\$11.75 NNN
BUILD OUT	Office: ±715 SF Warehouse: ±3,746 SF
LOADING	2 Dock High Doors
COMMENTS	Available 5/1/2026



CONCRETE PARKING

# SUITE 7560

SUITE	7560
SF	±3,000 SF
RATE	\$11.75 NNN
BUILD OUT	Office: ±1,961 SF Warehouse: ±1,039 SF
LOADING	1 Dock High Door
COMMENTS	Available Now



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