

FOR SALE OR LEASE

SUITES 5351 & 5355 · OR ENTIRE BUILDING

5351

BREWSTER STREET

SAN ANTONIO, TX 78233

BEXAR COUNTY · NORTHEAST
SUBMARKET

4,800 - 10,200 SF FLEX/INDUSTRIAL · I-35 &
LOOP 410

RifleCRE



LEASING
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PROPERTY SUMMARY

LOCATION

Positioned in San Antonio's established Weidner Road industrial/flex corridor, just off the I-35 & Loop 410 interchange near Wurzbach Parkway — less than 10 minutes from San Antonio International Airport, with fast access across the northeast metro.

PROPERTY

±10,200 SF two-suite flex/industrial building offered for sale or for lease. Suite 5355 offers 4,800 SF; Suite 5351 offers 5,400 RSF, just renovated with an expanded, 100% climate-controlled warehouse and high-end modern finishes. Lease either suite standalone, combine both for a single-tenant user, or purchase the building — an owner-user can occupy one side and collect cash flow from the other.



PROPERTY HIGHLIGHTS

Suite 5355 — 4,800 SF available

Suite 5351 — 5,400 RSF, fully renovated, move-in ready

Entire building — combine both suites for ±10,200 SF single-tenant use

For sale — owner-user can occupy one suite and collect cash flow from the other

Own entrance, grade-level doors, and fenced asphalt yard

Expanded, 100% climate-controlled warehouse

Open warehouse, 3 private offices, and a break room

TPO roof installed 2020 — 20-year warranty

Off the I-35 & Loop 410 interchange, minutes to the airport

LEASE / SALE TERMS

Sale Price: Contact broker

Asking Rent: \$14.00/SF (NNN)

Est. Opex: \$5.14/SF

Available: 4,800 SF · 5,400 RSF · ±10,200 SF

Availability: Immediate



HIGHLIGHTS

4,800 – 10,200 SF

Two Suites or Entire Building



Renovated 2026

Suite 5351 — Expanded
Warehouse, New Offices, Modern
Finishes

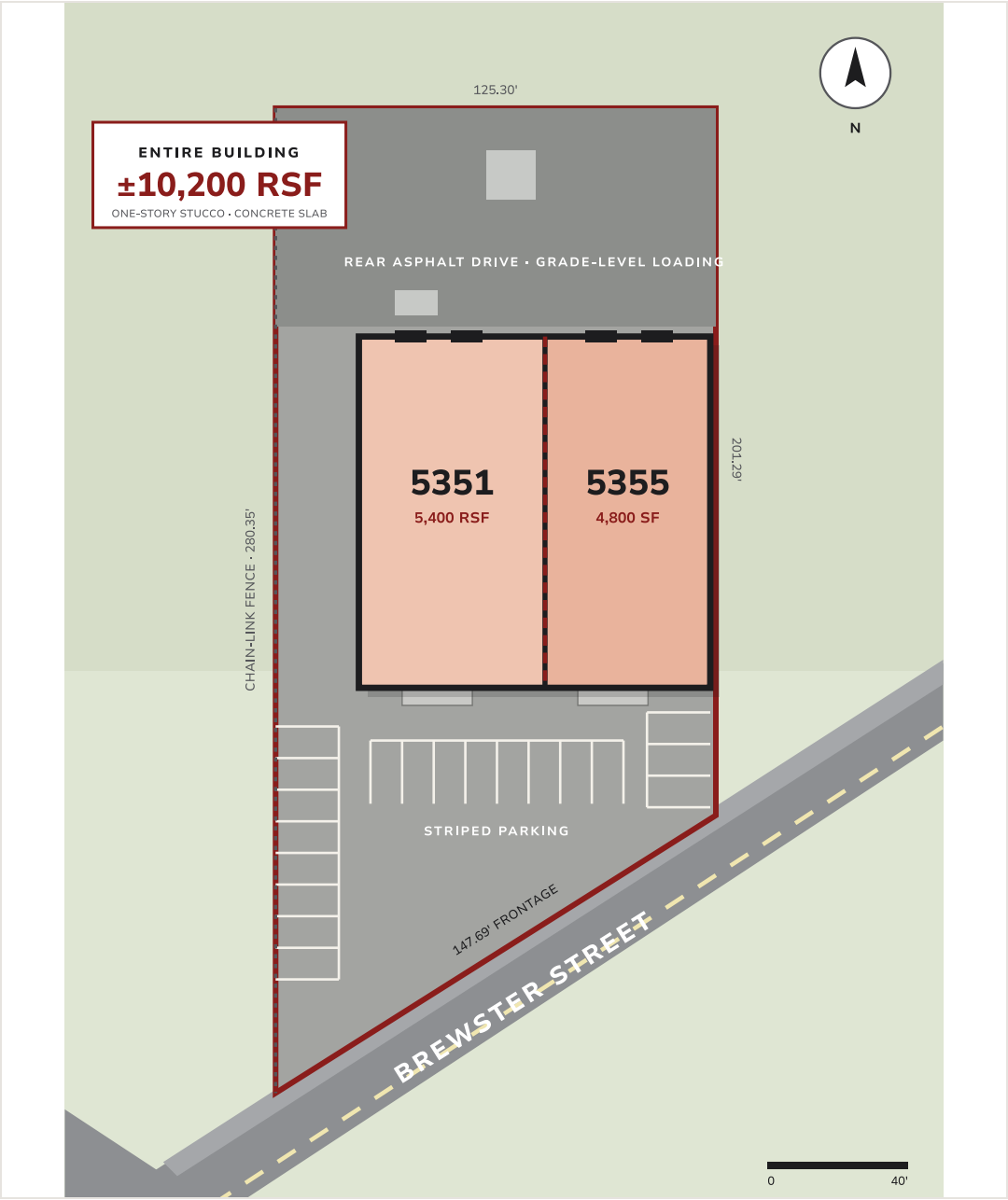


3 Grade-Level Doors

400A Three-Phase · Fenced Yard



SITE PLAN — ±10,200 RSF BUILDING



ONE BUILDING, TWO SUITES

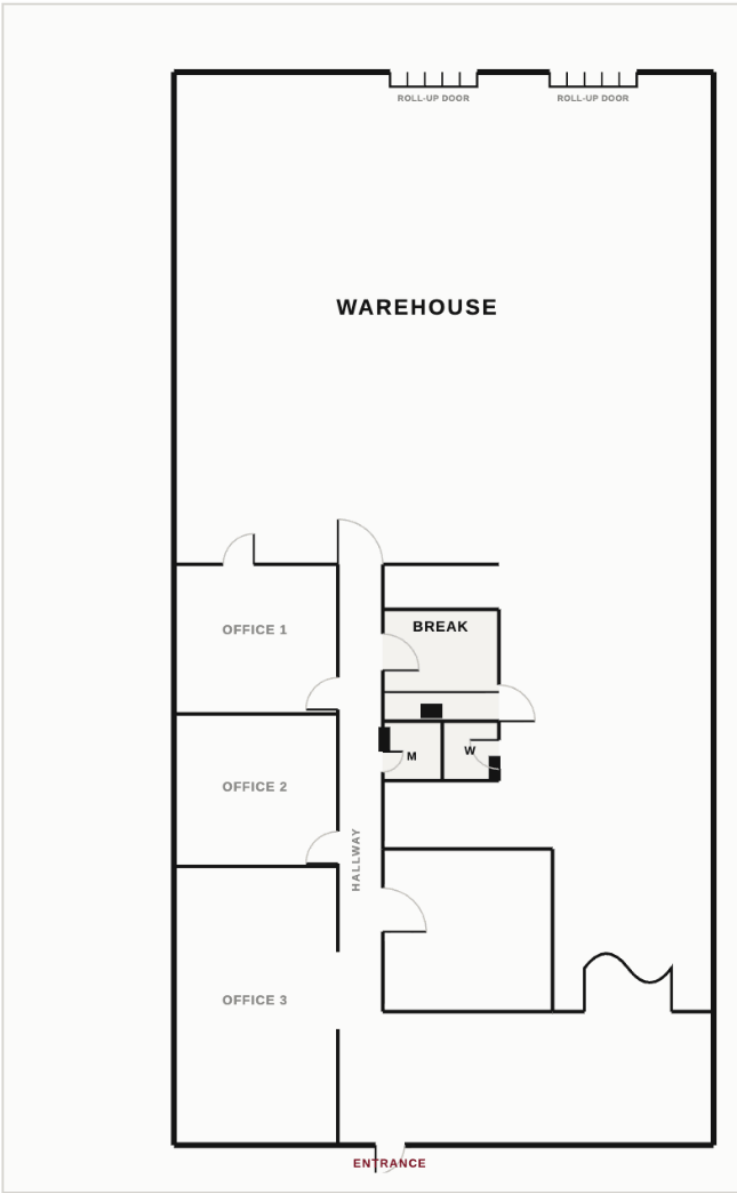
±10,200 RSF one-story stucco building on a 0.691-acre fenced site with 147.69' of frontage on Brewster Street. Combine Suites 5351 and 5355 for a single user, lease them separately, or purchase and occupy one side while leasing the other.

SITE DATA

Building	±10,200 RSF • ±100' × 100' footprint
Land Area	0.691 AC • 30,096 SF
Legal	Lot 16, Block 1, NCB 16450, Weidner Road Business Park Unit 2
Frontage	147.69' on Brewster Street (60' R.O.W.)
Loading	4 grade-level overhead doors off rear asphalt drive
Parking	Striped asphalt lot, front and side; reciprocal parking agreement
Site	Fully fenced, chain-link along west line
Electrical	Building service 400A 3-phase / 4-wire at 208/120 volts
Flood	Zone X — outside special flood hazard area

Colorized site plan drawn from the ALTA/NSPS Land Title Survey (Jan. 2025). Suite split, door locations, and parking layout are approximate. Not to scale.

FLOOR PLAN — SUITE 5351



□ Break Room /
Restrooms

Diagrammatic floor plan of Suite 5351. Not to scale. Field-verify all dimensions.

MOVE-IN READY

Office and support areas are fully built out and freshly renovated — no additional buildout required to occupy.

SPACE PLAN HIGHLIGHTS

3 private offices along a central hallway — ideal for management, sales, or admin staff

Dedicated break room with adjoining men's and women's restrooms

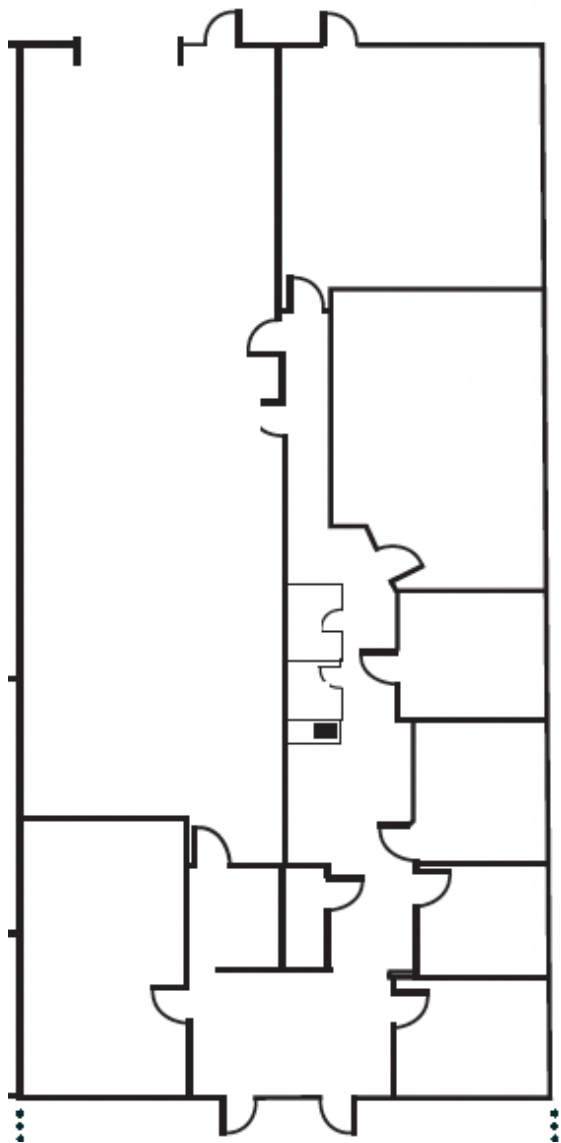
Hallway opens directly into the open warehouse — no separate conference room to give up floor space

Direct interior access from the office area into the warehouse — no need to go outside

Front entrance opens directly into the hallway for easy customer/visitor access

Remainder of the suite is open, climate-controlled warehouse — ready for racking, staging, or production

FLOOR PLAN — SUITE 5355



Diagrammatic floor plan of Suite 5355. Not to scale. Field-verify all dimensions.

4,800 SF · AVAILABLE

Climate-controlled warehouse with a deep office and flex component — leasable standalone or combined with Suite 5351 for a ±10,200 RSF single-tenant building.

SPACE PLAN HIGHLIGHTS

100% climate-controlled warehouse with grade-level overhead doors

Two flex spaces — showroom, assembly, or additional office

4 private offices along the east side

Conference room at the front entry

Men's and women's restrooms

Direct interior access from offices into the warehouse

ADDITIONAL PHOTOS



EXTERIOR — OFFICE / RETAIL ENTRANCE



EXTERIOR — 2 OF 4 OVERHEAD DOORS



SUITE 5351 — RENOVATED OFFICE



SUITE 5351 — RENOVATED WAREHOUSE

AVAILABILITY

SUITE	SIZE	EST. OPEX	ASKING RATE
5355	4,800 SF	\$5.14/SF	\$14.00/SF NNN
5351	5,400 RSF	\$5.14/SF	\$14.00/SF NNN
Entire Building	±10,200 SF	\$5.14/SF	\$14.00/SF NNN

Suites 5355 and 5351 may be leased individually or combined for a single-tenant user of the entire building. Suite 5351 is fully renovated and available immediately. Contact broker for lease terms.



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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.

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.

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 to communicate with, provide opinions and advice to, and carry out instructions of each party; and 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, or any confidential information or any other information that a party specifically instructs the agent 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.

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