

RAIL DRIVE COMMERCE CENTER

# 11926 RAIL DRIVE

San Antonio, TX 78233

NEW CONSTRUCTION



# PROPERTY OVERVIEW

**11926 Rail Drive** is a modern, tenant-focused three-building flex industrial park totaling 134,500 SF in Northeast San Antonio. The project offers move-in-ready suites with dock-high and drive-thru access, clear-span interiors, and 25' clear heights designed to accommodate a wide range of light industrial, service, and distribution users. Constructed with TPO roof, reinforced CMU block and carbon fiber rebar, the property features automatic 12x14 roll-up doors, stainless steel ventilation fans, sprinklered suites, motion-sensor LED lighting, and fully secured concrete ingress and egress. Located off Wurzbach Parkway and one mile from I-35, Rail Drive provides exceptional cross-city access and operational efficiency.



*Each suite is ready for occupancy and includes office and restrooms in each availability.*

## SCALABLE FLEX INDUSTRIAL WITH DOCK & DRIVE-THRU ACCESS

Three-building, 134,500 SF flex industrial park offering dock-high and drive-thru configurations with 25' clear heights and immediate cross-city connectivity.

### WHY RAIL DRIVE?



2,025 - 48,600 SF contiguous flexibility



Dock-high and drive-thru options



25' clear heights



Reinforced construction and secure, fenced site



Immediate access to I-35, Loop 1604, and Northeast SA labor base



Security camera monitoring

# SITE PLAN

Access

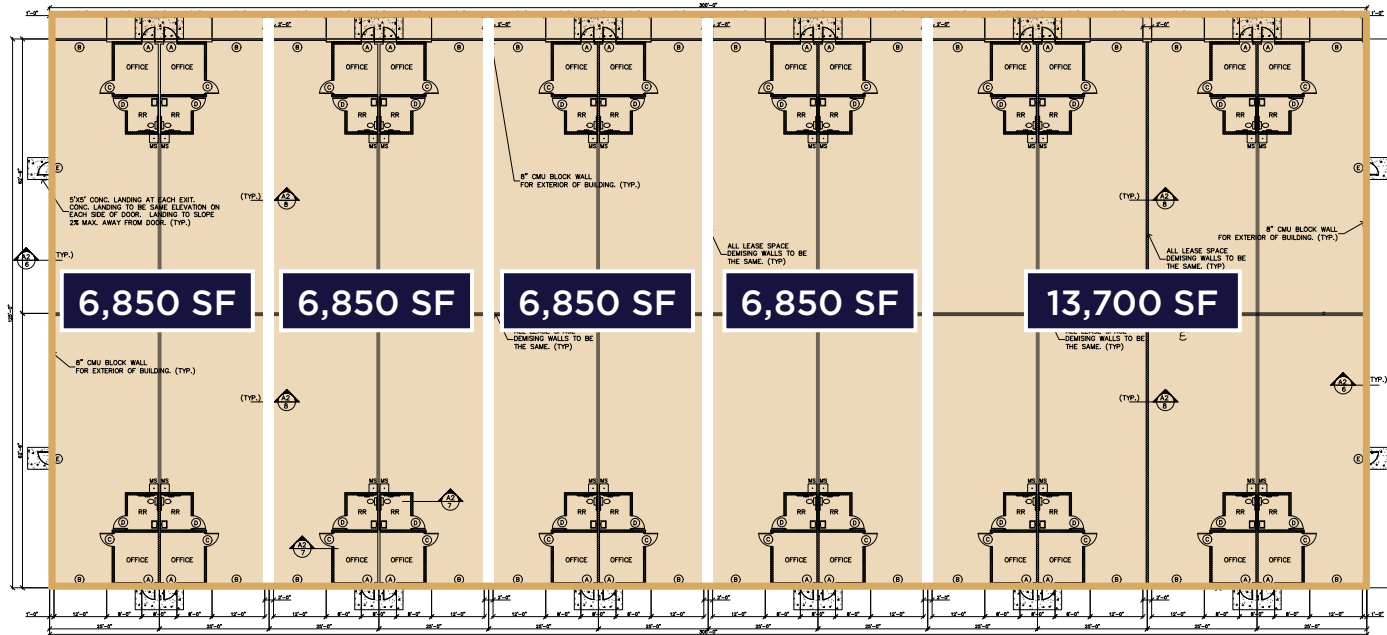


➤ INGRESS

◀ EGRESS

# BUILDING 1

## Floor Plan



125' BAY DEPTH

**BUILDING SIZE**  
41,100 SF

**CLEAR HEIGHT**  
25'

**BAY SIZE**  
25' X 125'

**CONSTRUCTION**  
8" CMU Block Wall

**ROOF**  
TPO, Insulated Metal

**DRIVE-IN**  
24 Overhead Doors (12' X 14')

**FIRE PROTECTION**  
Wet Sprinkler System

**POWER**  
1600 amps, 277/480v, 3-phase

**FLOOR SLAB**  
5" thick, 3000 PSI Reinforced Concrete

**LIGHTING**  
LED in Warehouse

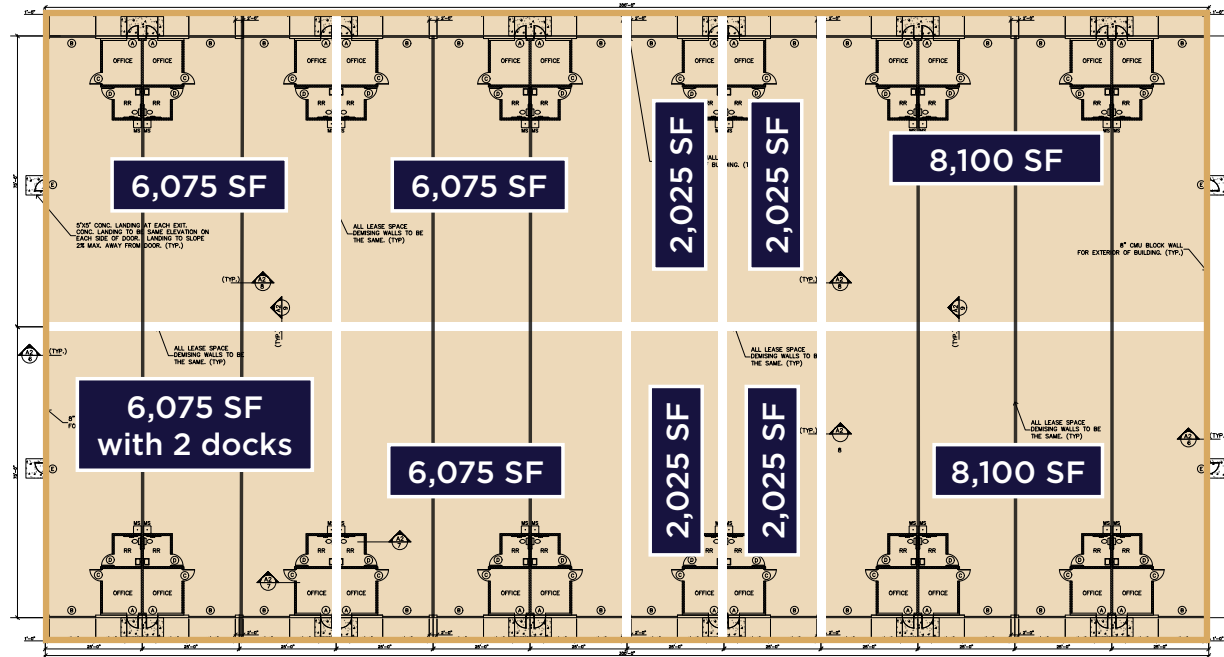
**VENTILATION**  
Forced Ventilation system

**SPEC OFFICE**  
One office and restroom per 1,712 SF

**FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES**

# BUILDING 2

## Floor Plan



150' BAY DEPTH

**BUILDING SIZE**  
48,600 SF

**CLEAR HEIGHT**  
25'

**BAY SIZE**  
25' X 150'

**CONSTRUCTION**  
8" CMU Block Wall

**ROOF**  
TPO, Insulated Metal

**DRIVE-IN**  
24 Overhead Doors (12' X 14')

**FIRE PROTECTION**  
Wet Sprinkler System

**POWER**  
1600 amps, 277/480v, 3-phase

**FLOOR SLAB**  
5" thick, 3000 PSI Reinforced Concrete

**LIGHTING**  
LED in Warehouse

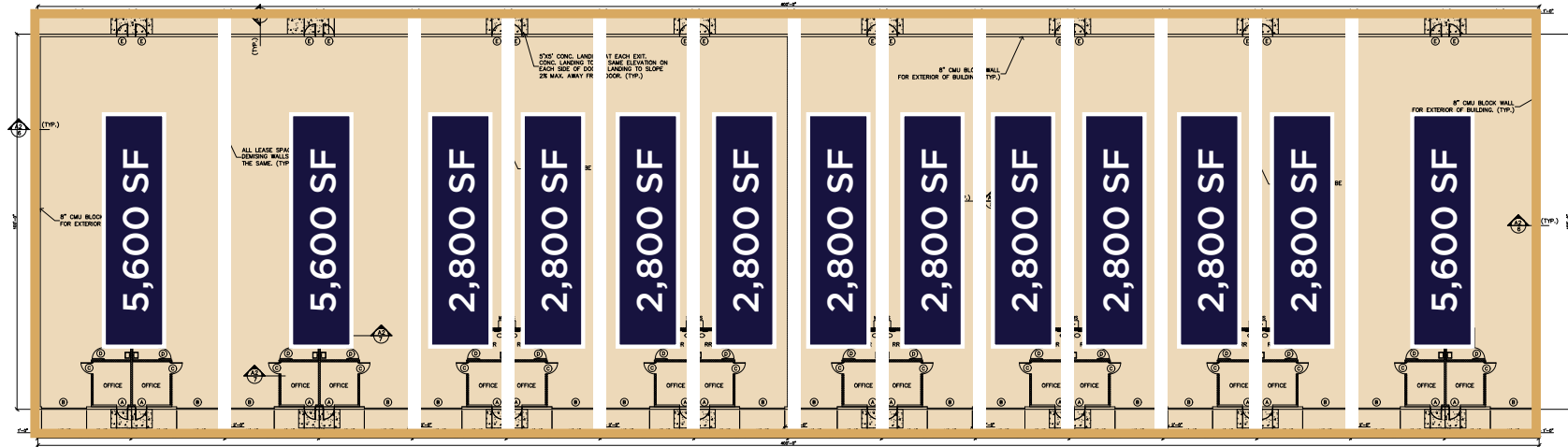
**VENTILATION**  
Forced Ventilation system

**SPEC OFFICE**  
One office and restroom per 2,025 SF

**FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES**

# BUILDING 3

## Floor Plan



100' BAY DEPTH

**BUILDING SIZE**  
44,800 SF

**CLEAR HEIGHT**  
25'

**BAY SIZE**  
25' X 100'

**CONSTRUCTION**  
8" CMU Block Wall

**ROOF**  
TPO, Insulated Metal

**DRIVE-IN**  
16 Overhead Doors (12' X 14')

**FIRE PROTECTION**  
Wet Sprinkler System

**POWER**  
1600 amps, 277/480v, 3-phase

**FLOOR SLAB**  
5" thick, 3000 PSI Reinforced Concrete

**LIGHTING**  
LED in Warehouse

**VENTILATION**  
Forced Ventilation system

**SPEC OFFICE**  
One office and restroom per 2,800 SF

**FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES**

# AERIAL MAP



**11926**  
RAIL DRIVE

RAIL DR.

# REGIONAL MAP



## CONTACT INFORMATION

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