



[Video](#)

[360° Virtual Tour](#)

[Website](#)

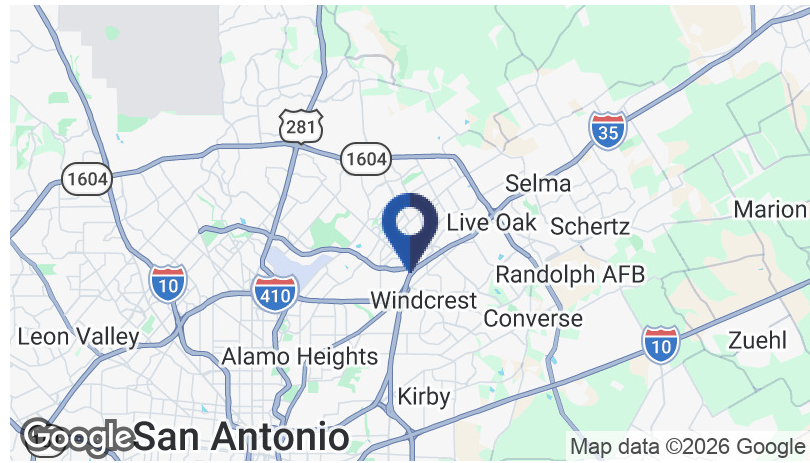
For Lease | 10201 - 10237 Interstate 35 Frontage Road San Antonio, TX 78233

Summary

Lease Rate: \$14 SF/yr (NNN)
Available SF: 1,490 - 4,700 SF

Property Description

Functional flex/industrial spaces with storefront glass entries and dock-high loading in the rear. Each suite features secure access doors, versatile layouts, and options for one or two-story warehouse configurations. Located just off a major I-35 interchange in Northeast San Antonio, the property offers outstanding accessibility for service, distribution, and light industrial users. Move-in-ready spaces available, including smaller suites ideal for growing businesses.



Highlights

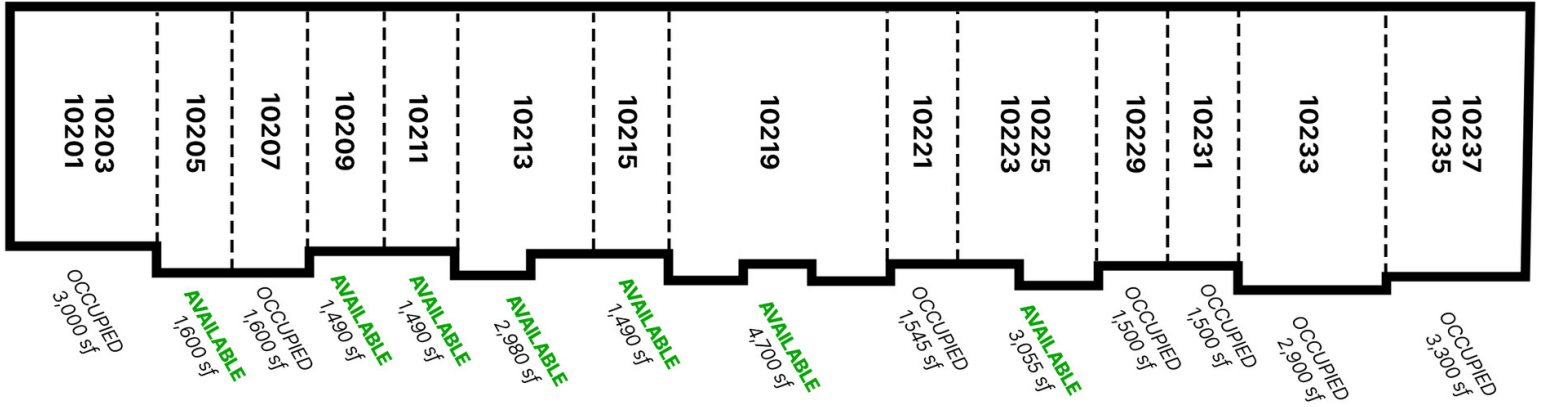
- Glass-front flex spaces with rear dock-high loading
- Many suites feature showroom or office buildouts
- Ideal for service, distribution, and light industrial use
- Secure access with versatile layouts
- Move-in-ready spaces available
- Prime I-35 Northeast San Antonio location



Adam Lippstone
Vice President
adam@caissonre.com
210.552.4071

Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244





Lease Information

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,490 - 4,700 SF Lease Rate: \$14 SF/yr

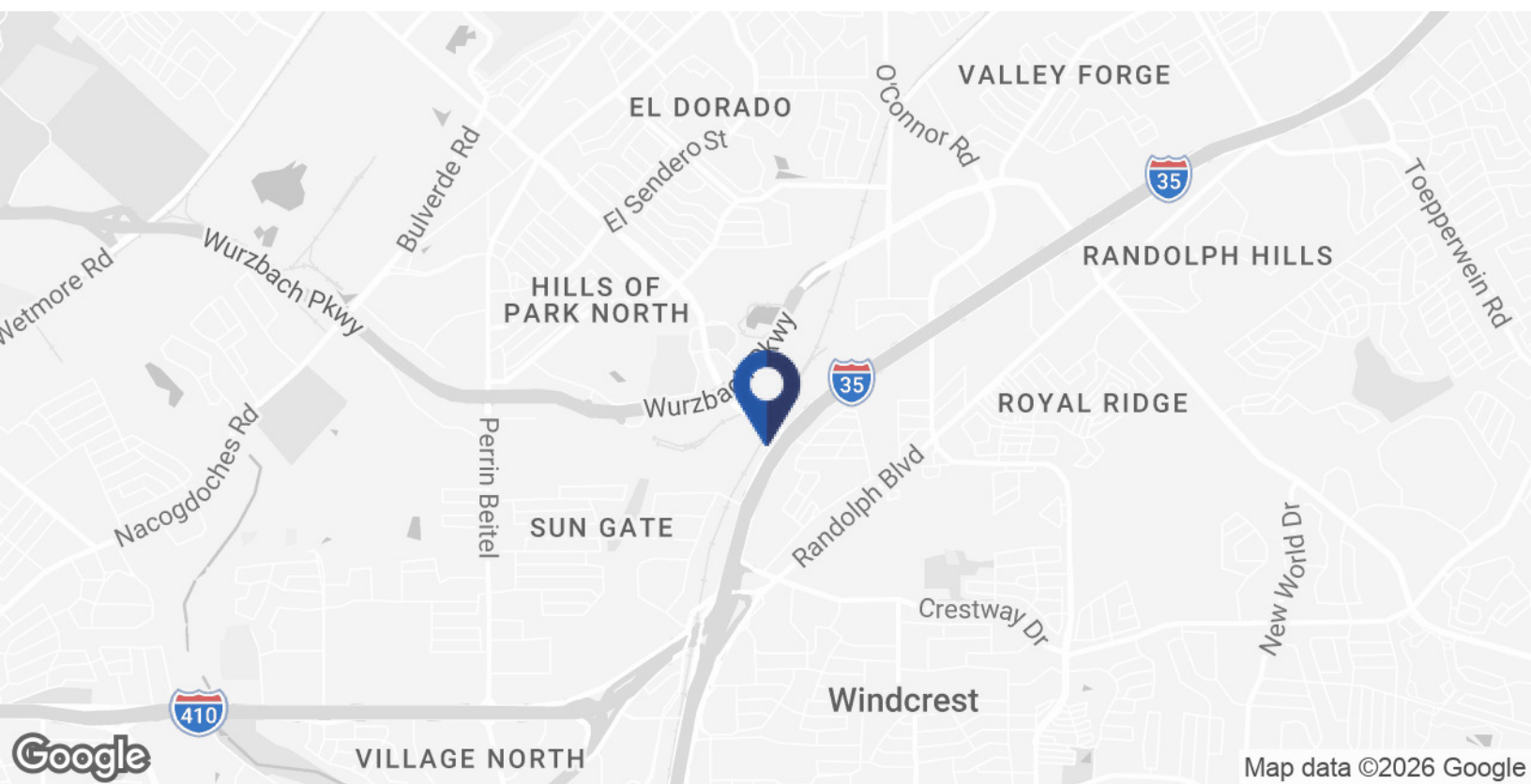
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ 10205 IH 35N	Available	1,600 SF	NNN	\$14.00 SF/yr
■ 10209 IH 35N	Available	1,490 SF	NNN	\$14.00 SF/yr
■ 10211 IH 35N	Available	1,490 SF	NNN	\$14.00 SF/yr
■ 10213 IH 35N	Available	2,980 SF	NNN	\$14.00 SF/yr
■ 10215 IH 35N	Available	1,490 SF	NNN	\$14.00 SF/yr
■ 10219 IH 35N	Available	4,700 SF	NNN	\$14.00 SF/yr
■ 10223 IH 35N	Available	3,055 SF	NNN	\$14.00 SF/yr

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Location



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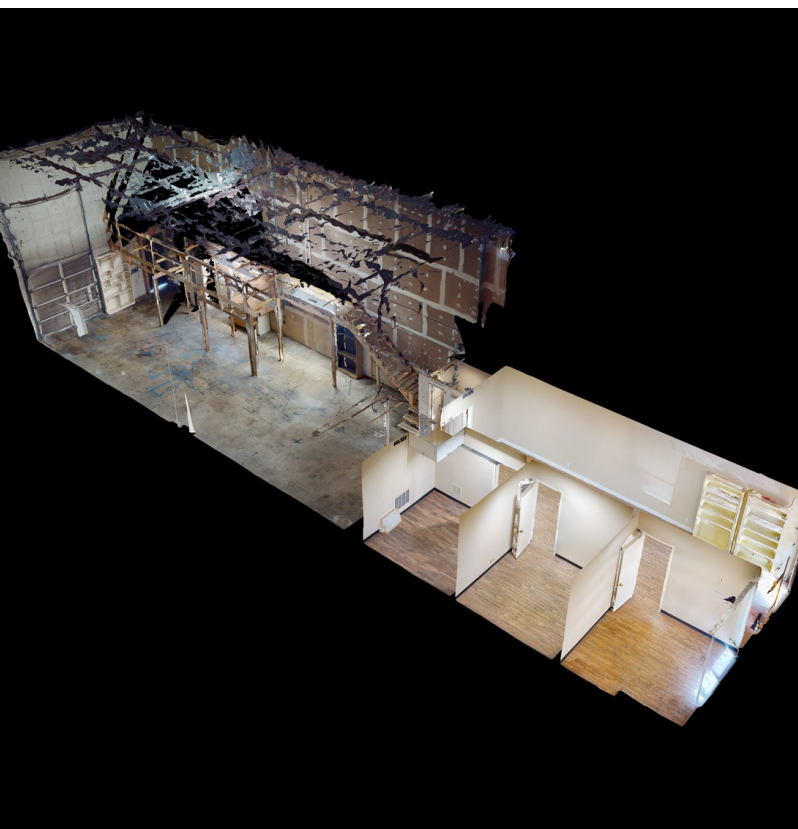
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10205 IH 35N - 1,600sf



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Vice President
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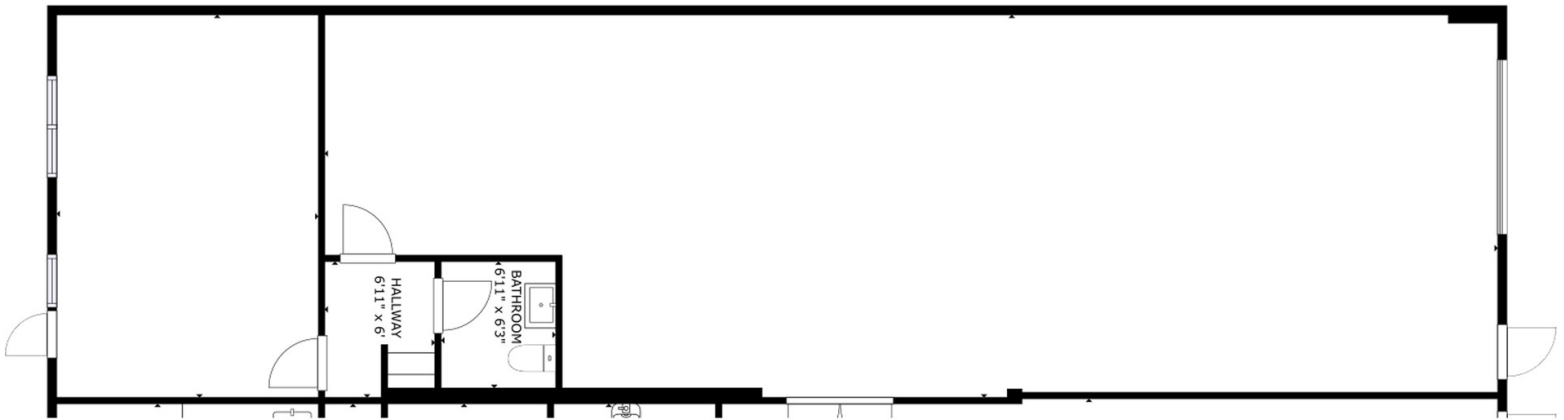
Jonathon Webster
Associate
jonathon@caissonre.com
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10209 IH 35N - 1,490 sf



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Vice President
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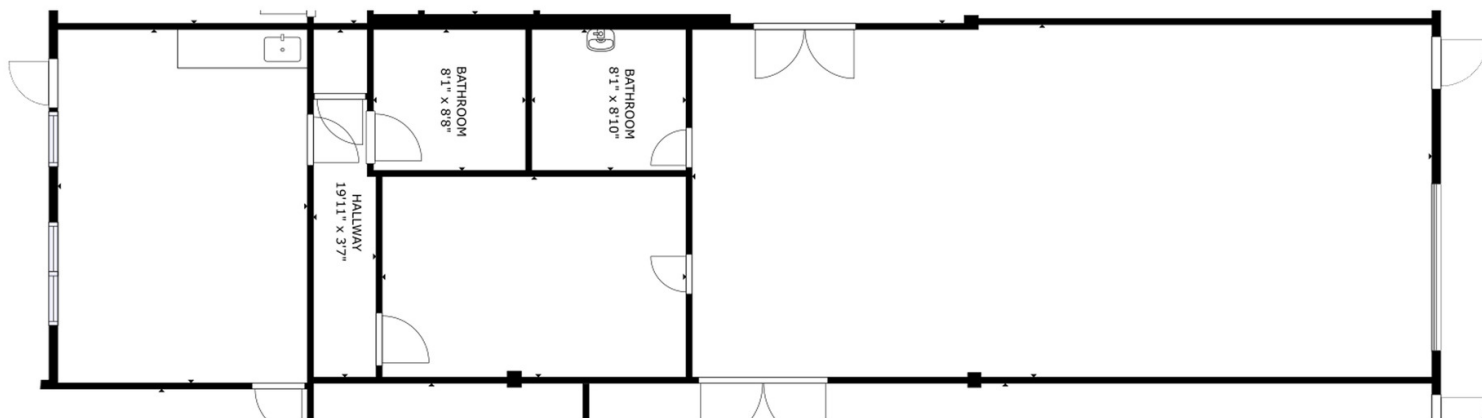
Jonathon Webster
Associate
jonathon@caissonre.com
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10211 IH 35N - 1,490sf



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Vice President
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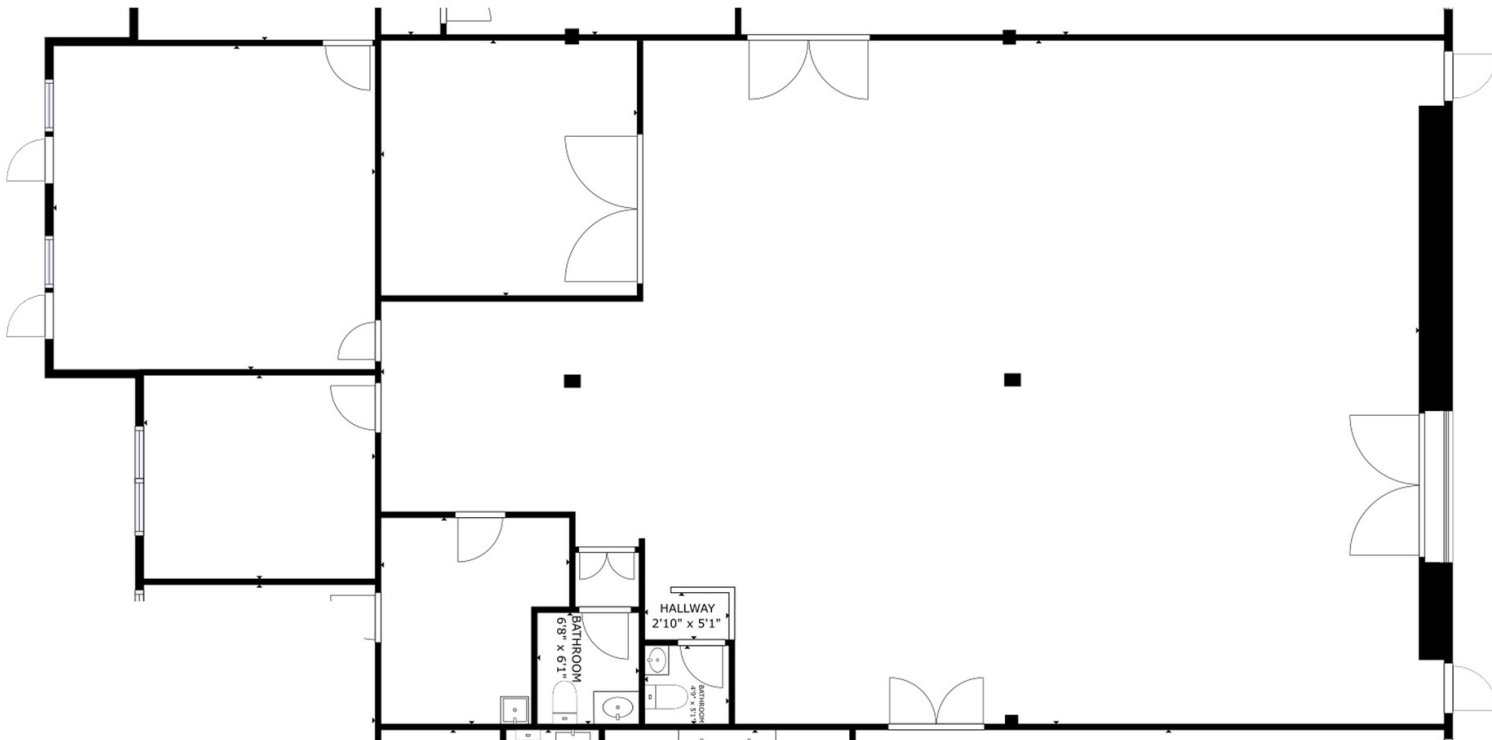
Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244



**For
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10213 IH 35N - 2,980sf



Adam Lippstone
Vice President
adam@caissonre.com
210.552.4071

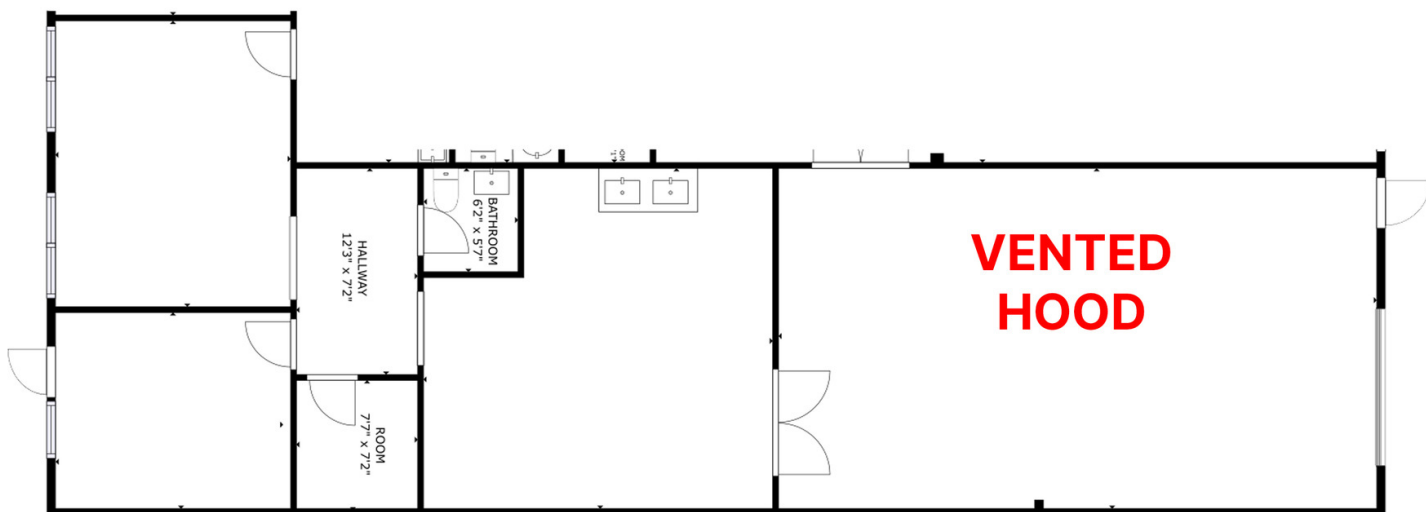
Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244



**For
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10215 IH 35N - 1,490sf



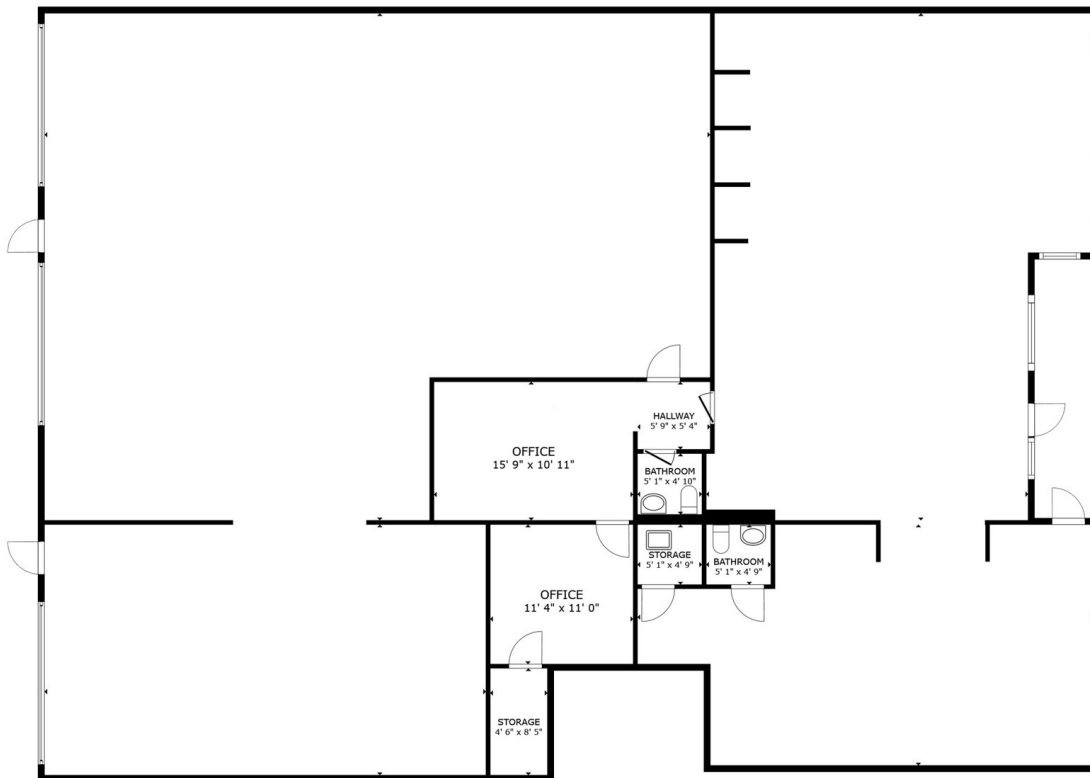
Adam Lippstone
Vice President
adam@caissonre.com
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**For
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10219 IH 35N - 4,700sf



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Vice President
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Associate
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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.

11-2-2015



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 (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.

CAISSON REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006624 License No.	INFO@CAISSONRE.COM Email	210.934.7368 Phone
JAMES COTTER Designated Broker of Firm	668717 License No.	JAMES@CAISSONRE.COM Email	210.787.0764 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
ADAM LIPPSTONE Sales Agent/Associate's Name	751039 License No.	ADAM@CAISSONRE.COM Email	210.552.4071 Phone

Buyer/Tenant/Seller/Landlord Initials

Date