



4603 N. Stahl Park

Available Units:

#106 - 2,026 SF

#107 - 2,000 SF

#108 - 2,028 SF



COMMERCIAL®

AVAILABLE FOR LEASE

4603 N Stahl Park

Flex Warehouse with Office Loft



OFFERING MEMORANDUM | 4603 NORTH STAHL PARK | SAN ANTONIO, TX

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Executive Summary



Available::	FOR LEASE
Building SF:	16,000 SF
Price / SF:	\$13.00/SF Plus NNN's
Occupancy:	Available Units 106, 107, & 108.
Power:	220 V
Truck Door:	12 x 12 Roll Up
Warehouse SF:	900 SF
Office:	1100 SF

Property Overview

Flex Warehouse (Light Distribution)

Total Size: 17,784 SF (divided into 8 units)

Lot Size: 1.23 acres

Year Built: 2021

Zoning: C-3R (General Commercial – Restrictive Alcoholic Sales District)

Building Features:

Class: B

Clear Ceiling Height: 22 feet

Doors: One grade-level door per unit with 12-foot roll-up access

Parking Ratio: 4 spaces per 1,000 SF

Metal building with a modern design featuring a fenced lot

Mezzanine: Available in each unit for additional functional space

HVAC: Air conditioning installed for climate control

Unit Configuration:

Each unit consists of approximately:

900 SF Warehouse Space

1,100 SF Office/Showroom Space (two-story loft layout)

Property Highlights

- This flex warehouse is perfect for businesses seeking a combination of warehouse space and office/showroom facilities. Its location and modern features make it an attractive option for light manufacturing, distribution, or creative office uses. Situated in a growing commercial and industrial area of San Antonio, providing excellent visibility and access. Highway 1604 and I-35 just 3 miles away, facilitating quick access to the greater San Antonio area and surrounding suburbs. The area is experiencing growth with new residential communities, increasing the local workforce and customer base for businesses operating in the warehouse.



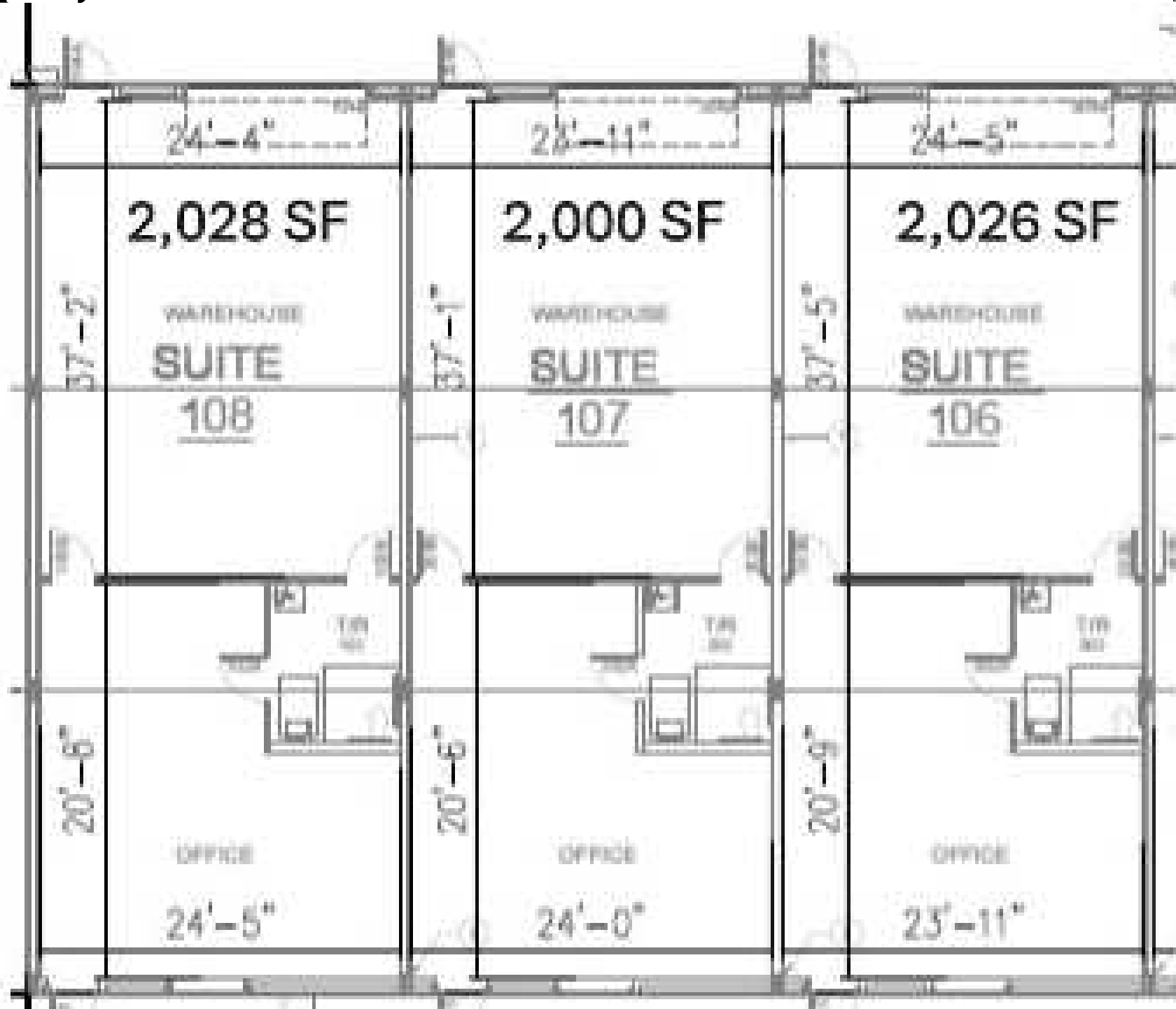
Property Photos



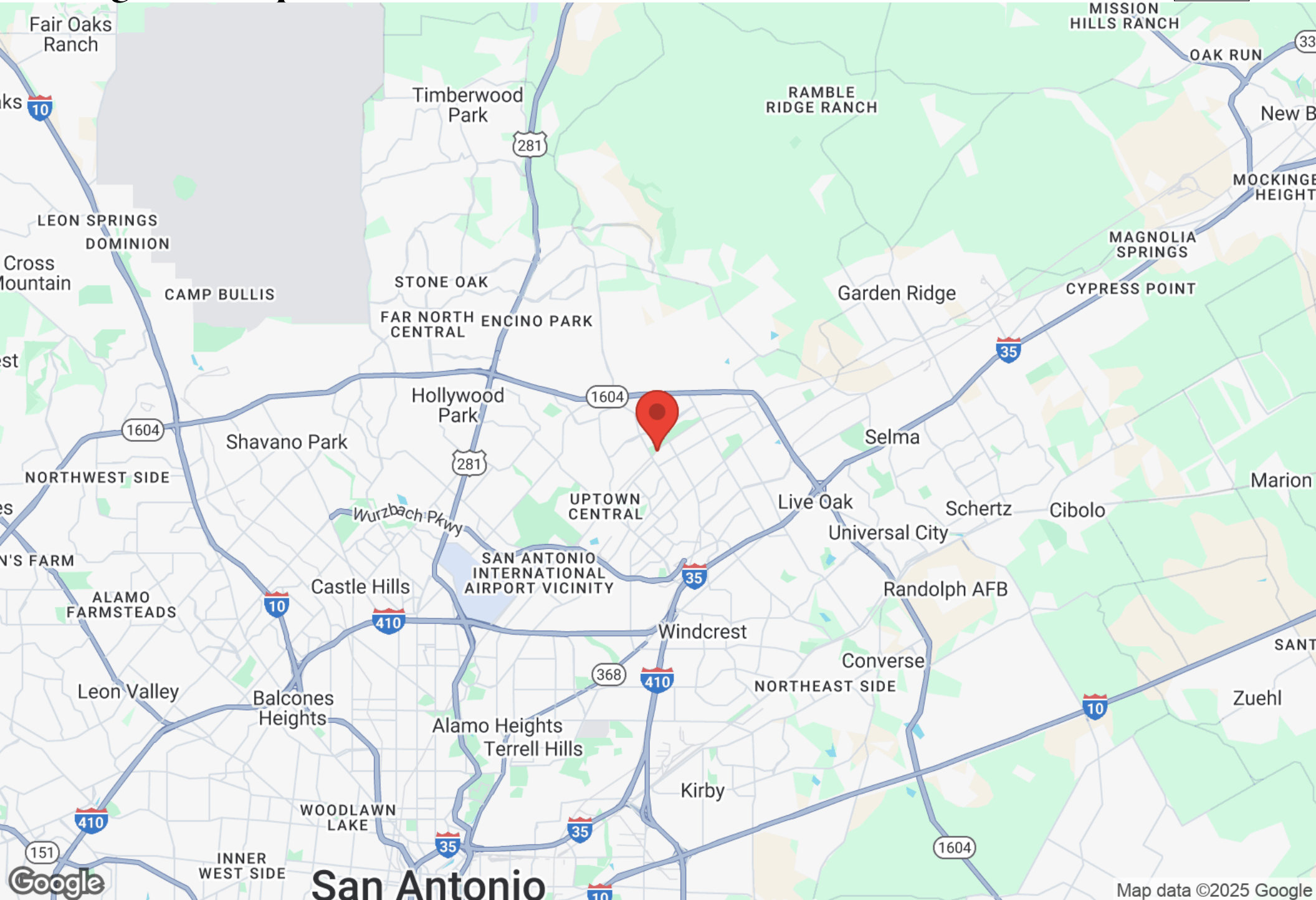
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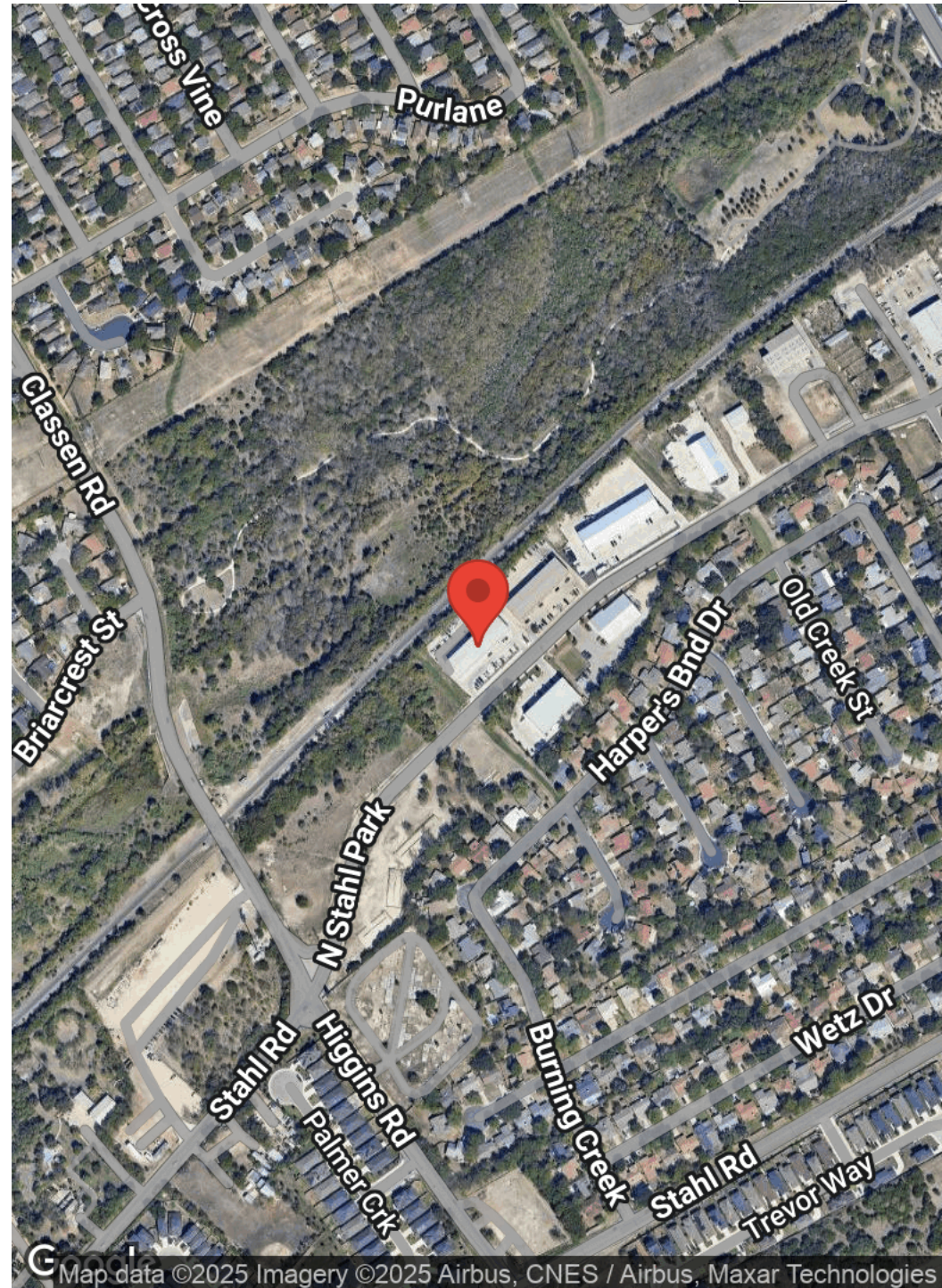
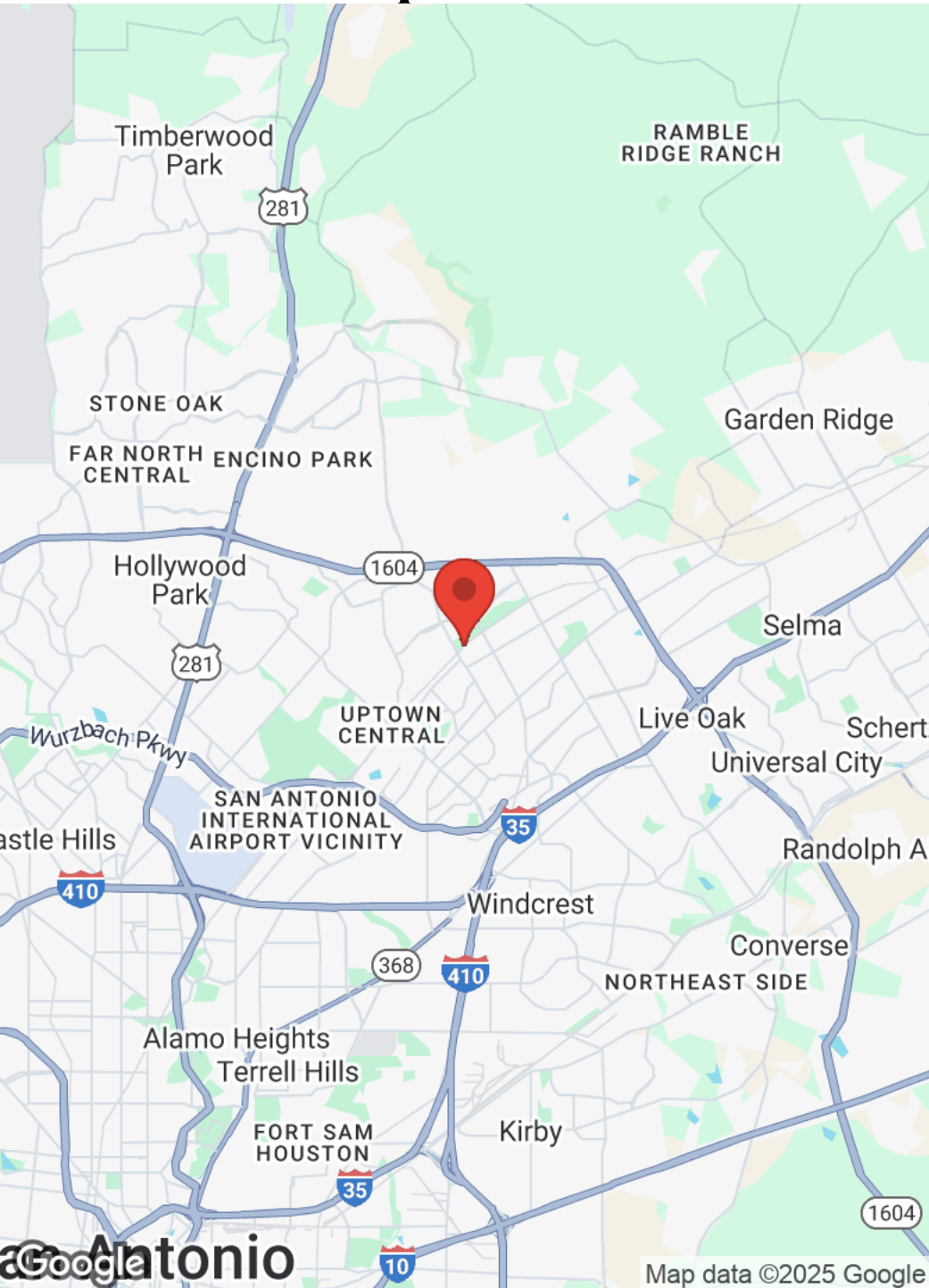
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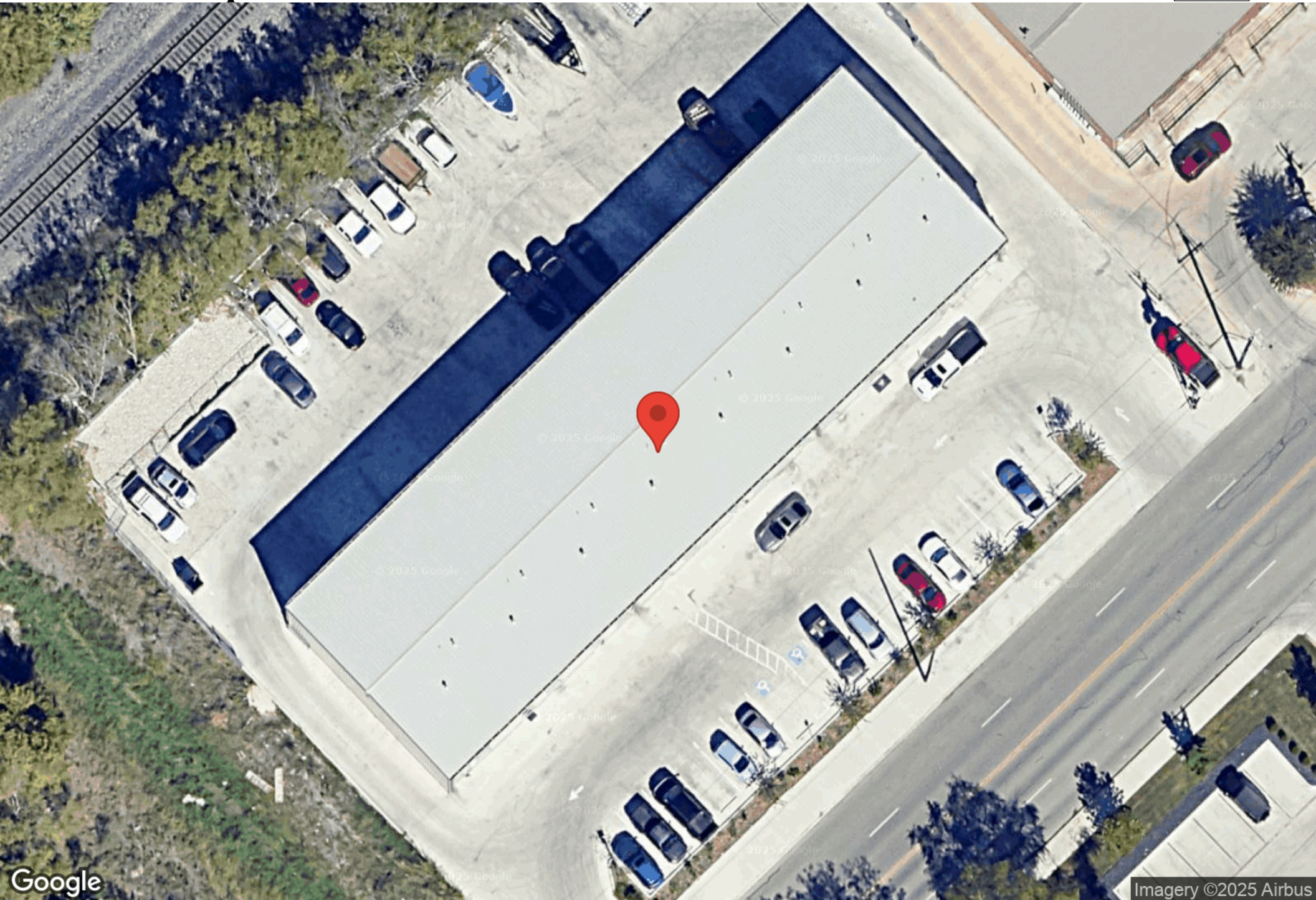


Regional Map

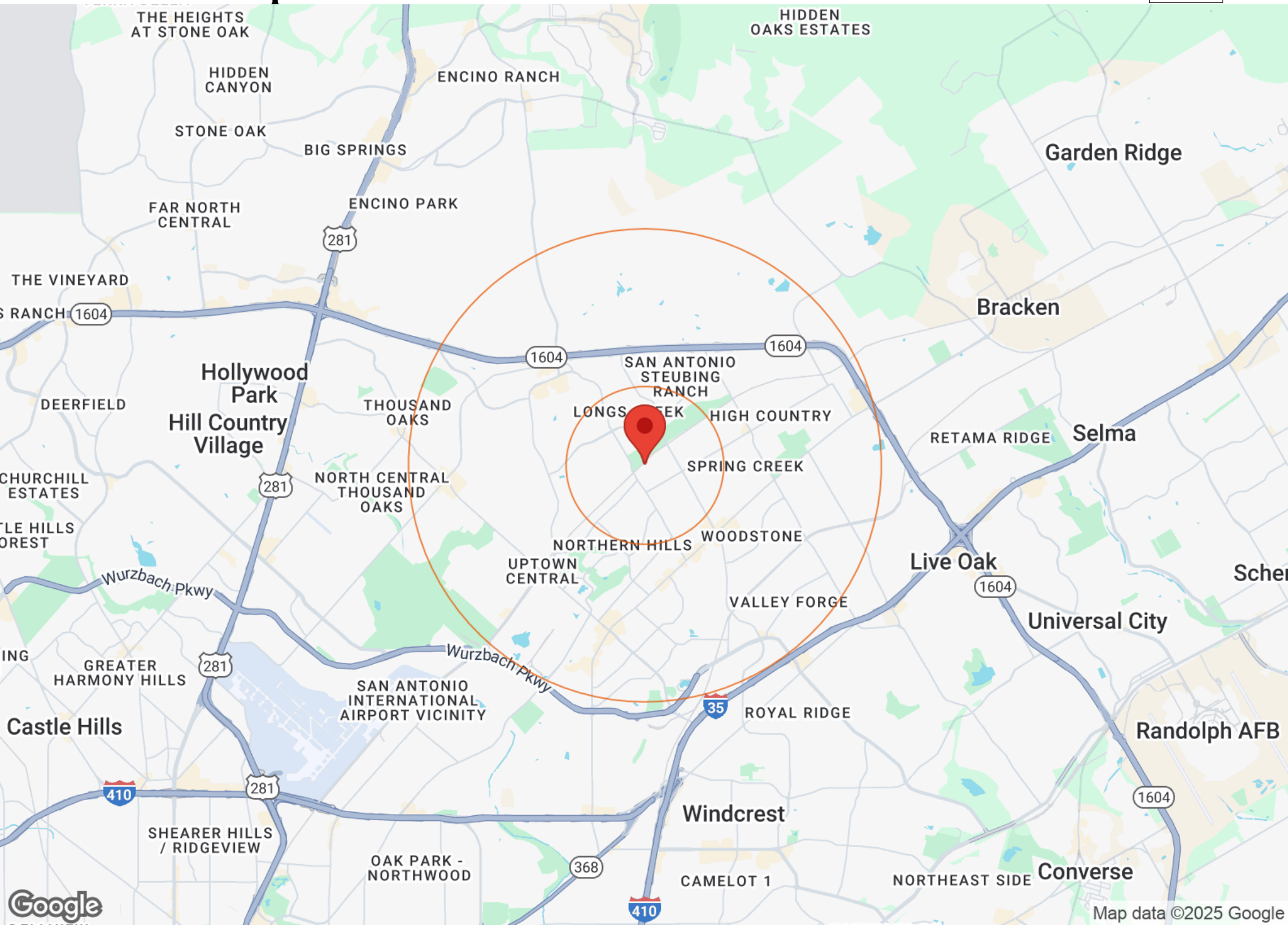


Location Maps

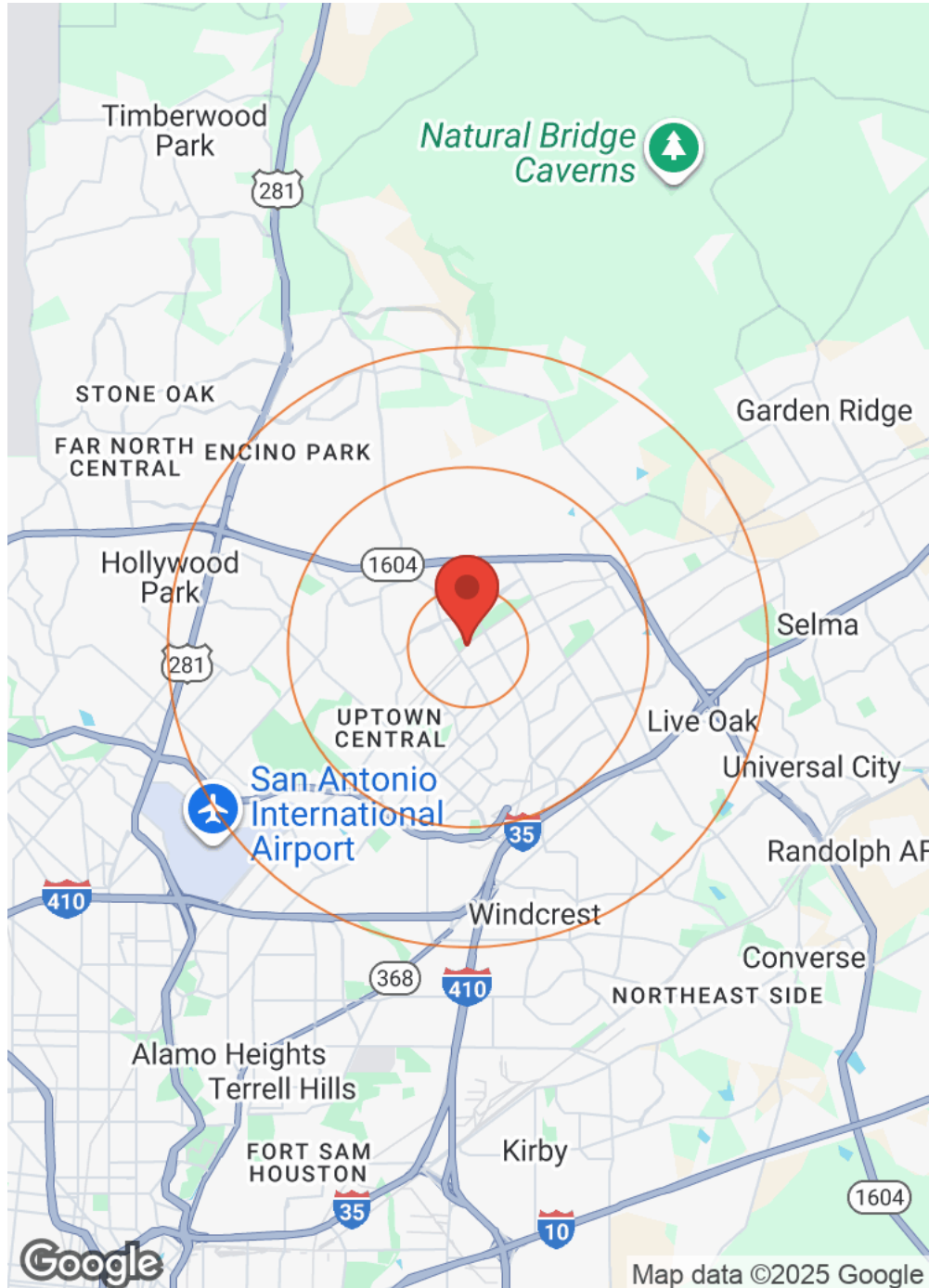




Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,884	47,998	110,685
	Female	7,223	50,866	116,373
	Total Population	14,107	98,864	227,058
Age	Ages 0-14	2,712	19,235	43,760
	Ages 15-24	1,798	12,185	27,476
	Ages 25-54	6,008	41,339	94,491
	Ages 55-64	1,708	11,445	26,075
	Ages 65+	1,880	14,660	35,256
Race	White	5,064	34,523	79,902
	Black	1,028	8,631	22,887
	Am In/AK Nat	23	158	386
	Hawaiian	13	89	295
	Hispanic	7,206	50,154	109,442
	Asian	443	3,075	8,810
	Multi-Racial	319	2,037	4,836
	Other	13	198	477
Income	Median	\$89,461	\$81,117	\$80,808
	< \$15,000	221	1,999	5,437
	\$15,000-\$24,999	224	2,097	4,465
	\$25,000-\$34,999	230	2,598	6,144
	\$35,000-\$49,999	381	3,493	8,945
	\$50,000-\$74,999	1,027	7,149	17,345
	\$75,000-\$99,999	826	6,649	14,456
	\$100,000-\$149,999	1,232	7,573	17,516
	\$150,000-\$199,999	481	3,516	8,753
	> \$200,000	499	2,852	8,328
Housing	Total Units	5,440	40,601	98,236
	Occupied	5,119	37,927	91,388
	Owner Occupied	3,879	25,072	54,544
	Renter Occupied	1,240	12,855	36,844
	Vacant	321	2,675	6,847

Professional Bio



Cody Murphy

Agent




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4603 N. Stahl Park Units 106,107, & 108

Available for Lease

OFFERING MEMORANDUM | 1102 E. SONTERRA STE. 106 | SAN ANTONIO, TX 78258

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