

5300

Wurzbach Rd.

San Antonio, Texas 78258

**±17,480 SF Industrial/Flex Building
on 1.65 Acres & 100% Climate Controlled**



Sale or Lease

Highlights

- Make-ready construction underway
- Immediate access to Bandera Rd. & NW Loop 410
- Dock-high, semi-dock and grade-level loading
- Heavy Power: 3-phase 1000 amps
- 18' clear height
- Divisible to 8,427 SF
- 100% climate-controlled
- C-3 zoning



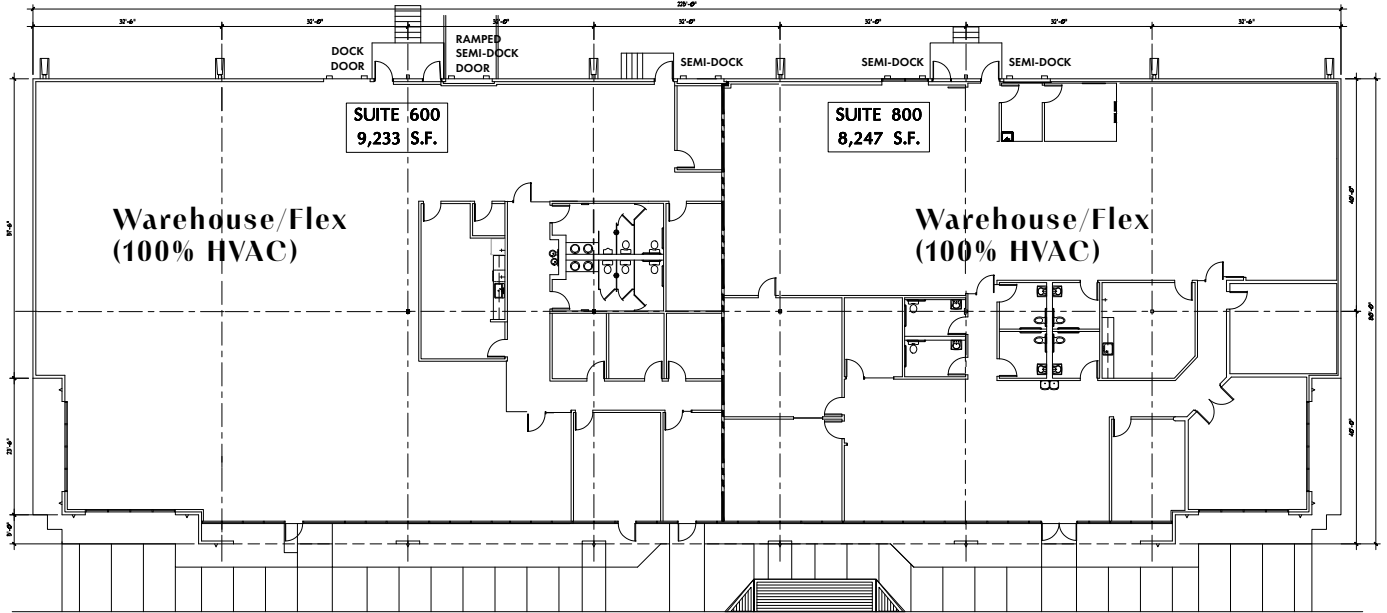
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Floorplan



17,480 SF



**Industrial/
Flex
Building**

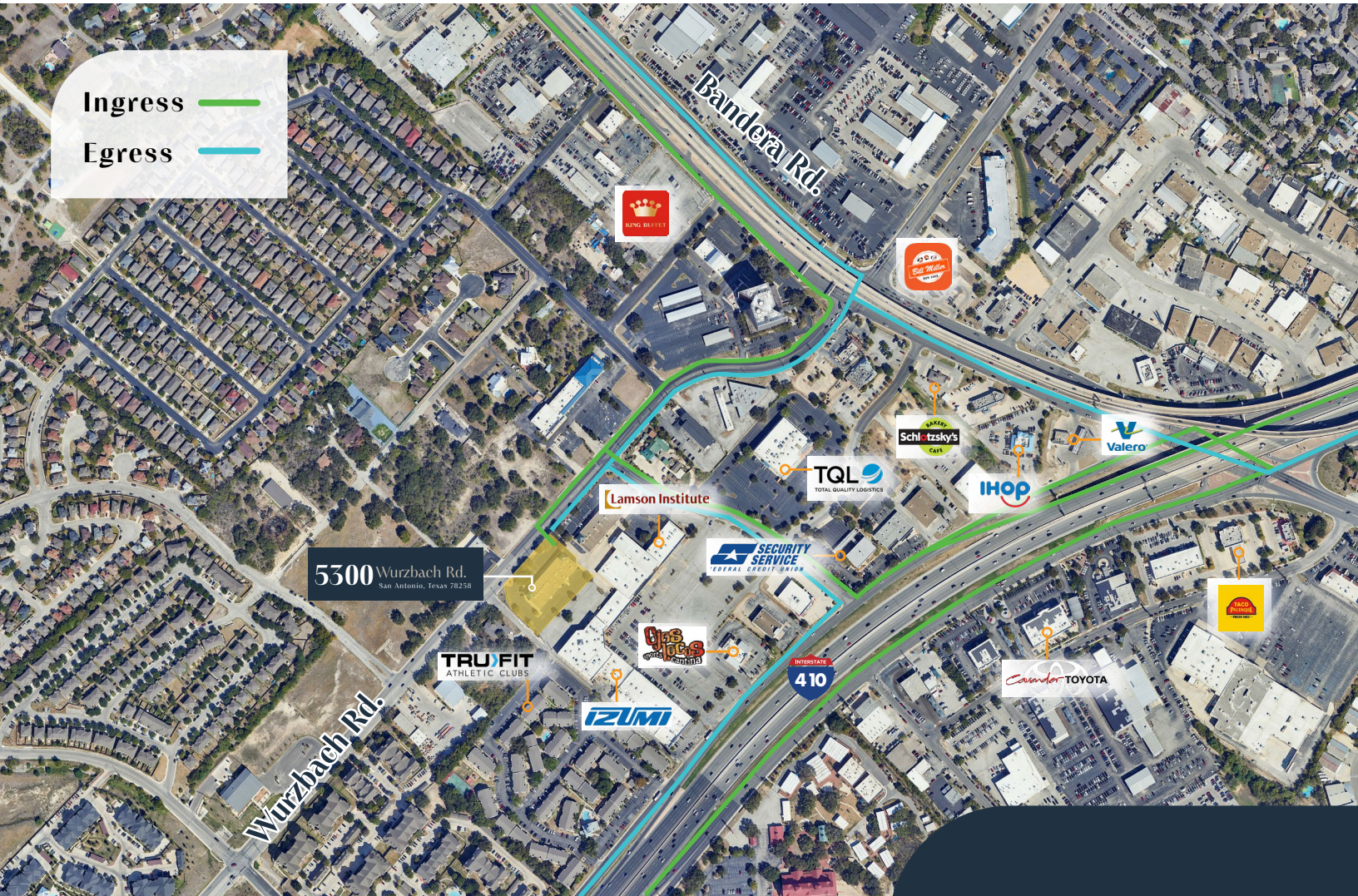
**For Sale
or Lease**



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Ingress/Egress



Demographics

15/30 Minute
Drive-Times

	15 Minutes	30 Minutes
Population	664,980	2,073,680
Average HH Income	\$82,167	\$99,565
Median Age	35.3	35.8
White Collar Professional	59%	62%

Drive Times

1 Minute
Loop 410

5 Minutes
IH-10

7 Minutes
Hwy 151

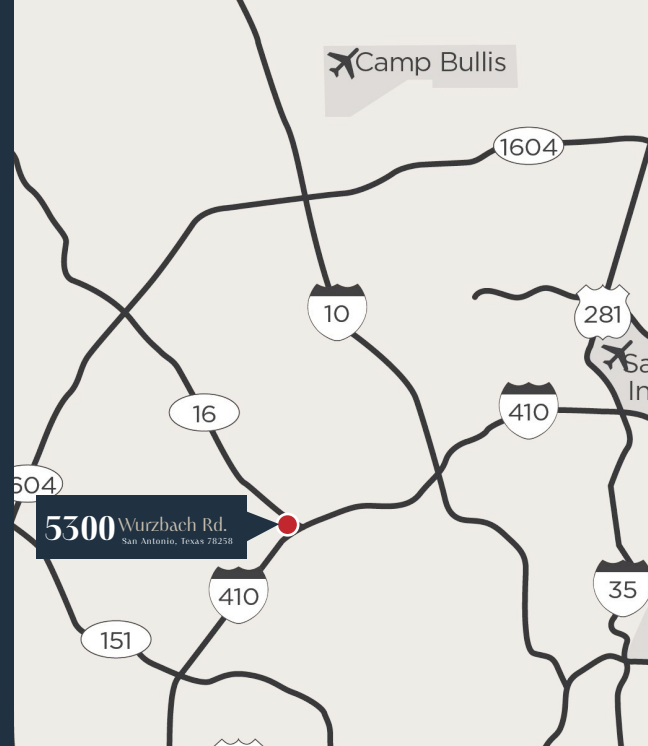
10 Minutes
Hwy 281

11 Minutes
IH-35

16 Minutes
Loop 1604



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