

# For Sale or Lease

## Building 1 Now Complete!



14607 US Highway 281 South  
San Antonio, Texas 78221

- **218,800 SF** Available
- Up to **7MW Heavy Power**
- Divisible to **40,000 SF**

Photo Taken 01/16/26



Leasing and Sale By



**Michael T. Kent**  
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Development Of





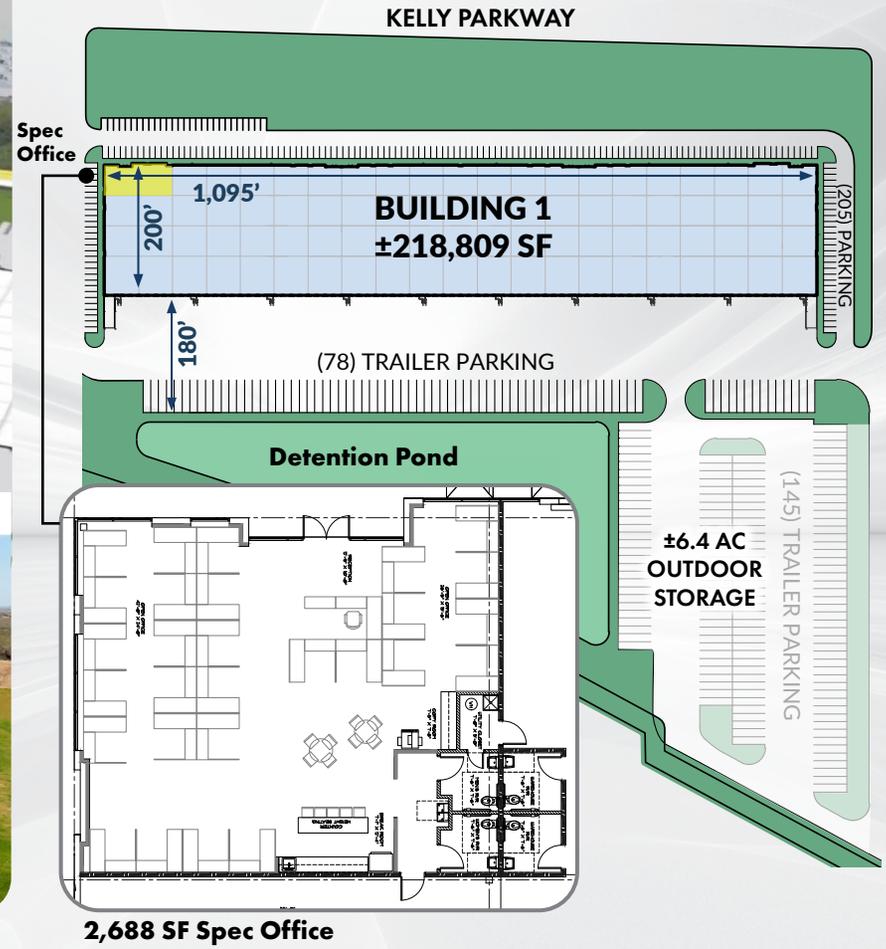
# Building 1: 218,000 SF

Configuration: Rear Load  
 Building Dimensions: 1,095'x200'  
 Divisibility: 40,000 SF  
 Zoning: I-2 (Heavy Industrial)

Spec Office: 2,688 SF  
 Lights: Motion Sensor LED (30 FD 3' AFF)  
 Sprinklers: ESFR  
 Clear Height: 32'

Loading Docks: 72  
 Ramps: (2) 12'x14'  
 Employee Parks: 202  
 Trailer Parks: 78 (55' stalls)

Power: 480V 3 Phase Service  
 2,000 Amps Day 1  
 Ability to get up to 7MW in 12 Months



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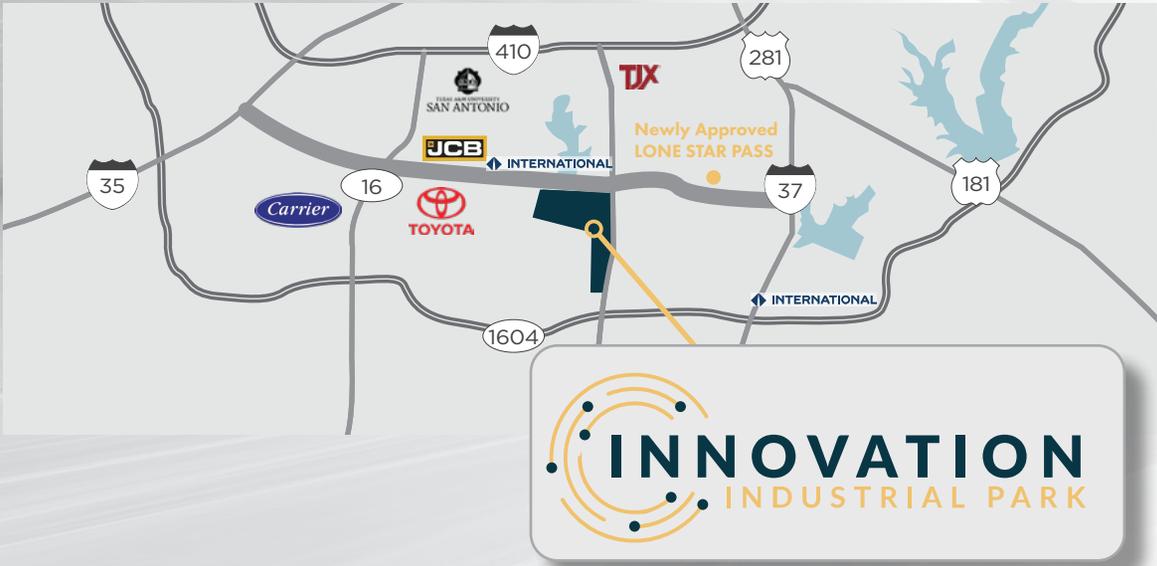
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# Strong Labor Force and Easy Access To San Antonio Mega Site Developments

	10 Minutes	20 Minutes	30 Minutes
Estimated Population (2025)	29,821	401,758	1,264,770
Projected Annual Growth (2025-2028)	2.91%	1.38%	0.76%
Estimated Average Household Income (2025)	\$79,645	\$71,212	\$82,394
Daytime Employees	6,370	221,157	721,357
Blue Collar Workers	3,746	55,385	155,536



## Distances

- 5 Miles (10 Minutes)**  
Toyota Motor Manufacturing
- 5 Miles (10 Minutes)**  
Interstate 37
- 5.4 Miles (10 Minutes)**  
Loop 410
- 10 Miles (20 Minutes)**  
Interstate 35
- 25 Miles (28 Minutes)**  
San Antonio Int'l Airport
- 91 Miles (1 Hour, 37 Minutes)**  
Austin
- 134 Miles (1 Hour, 55 Minutes)**  
To Corpus Christi
- 159 Miles (2 Hours, 28 Minutes)**  
To Laredo
- 203 Miles (3 Hours, 7 Minutes)**  
To Houston
- 286 Miles (4 Hours, 19 Minutes)**  
To Dallas

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