



8106

NE LOOP 410

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SAN ANTONIO  
TEXAS

INDUSTRIAL FLEX SPACE FOR LEASE

CBRE

8106 NE Loop 410 presents a premier Class A industrial space available for lease at a competitive pricing of \$8.25 per square foot NNN. Located in the Olympic Park Warehouse, this available space offers 45,560 square feet of modern industrial space, complemented by a brand new office being delivered move-in ready.

Key highlights include:

- Class A construction featuring a 28-foot clear height
- ESFR sprinkler system for enhanced safety
- Prime highway frontage providing exceptional visibility
- A spacious 180-foot truck court, facilitating efficient logistics and operations
- This property represents an opportunity for businesses seeking high-quality industrial space in an advantageous location



**Address** 8106 NE Loop 410  
San Antonio, TX 78219

**Square Footage** 45,560 SF

**Submarket** Northeast

**Lease Rate** \$8.25 psf/NNN



**PRIME  
LOCATION**



**RENOVATED  
IN 2023**



**MOVE-IN READY  
FLEX SPACE**

S I T E P L A N



45,560 SF AVAILABLE



INGRESS  
EGRESS



INTERSTATE  
410

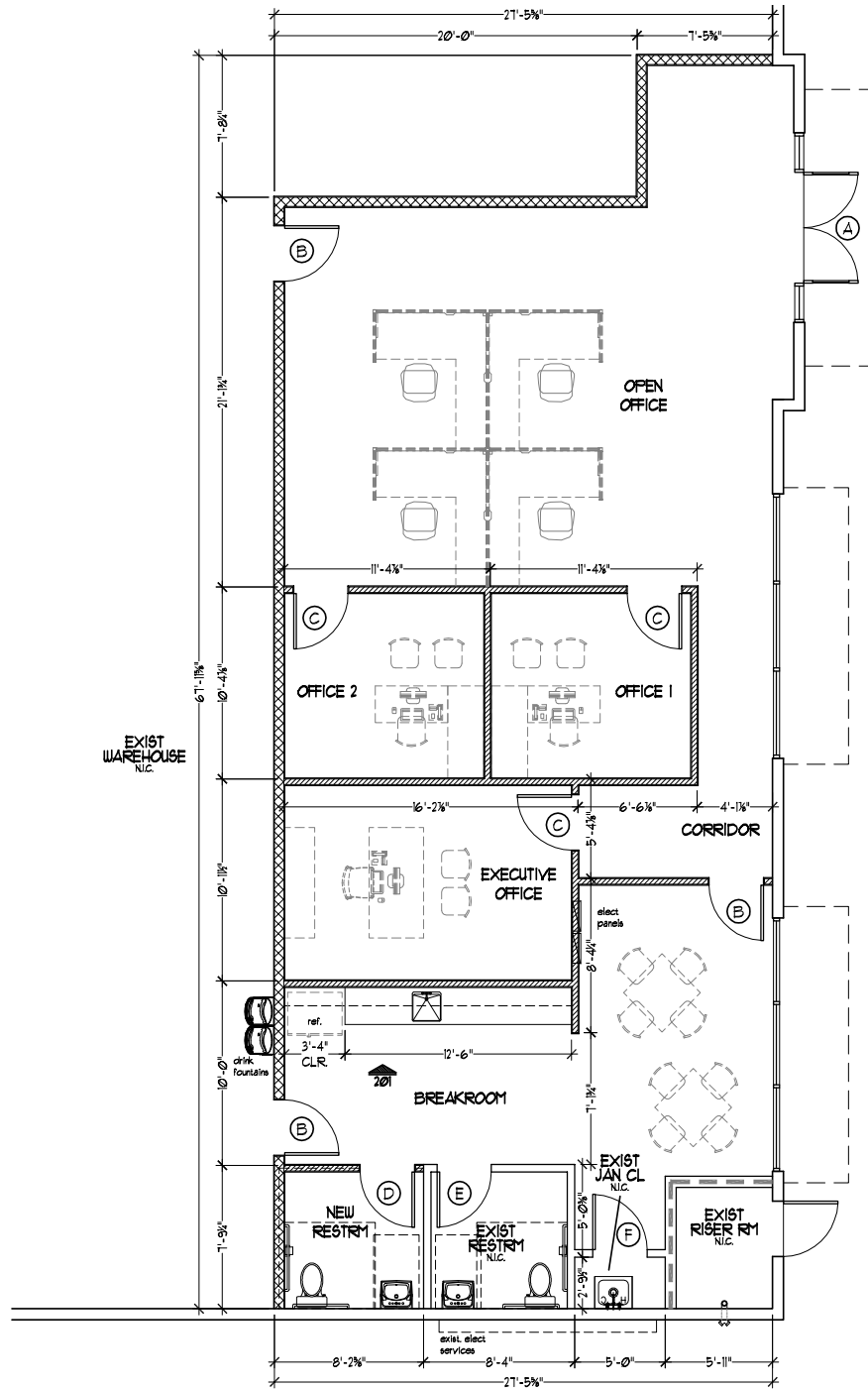
S I T E P L A N

45,560 SF AVAILABLE

180' TRUCK  
COURT

INGRESS  
EGRESS

FLOOR PLAN





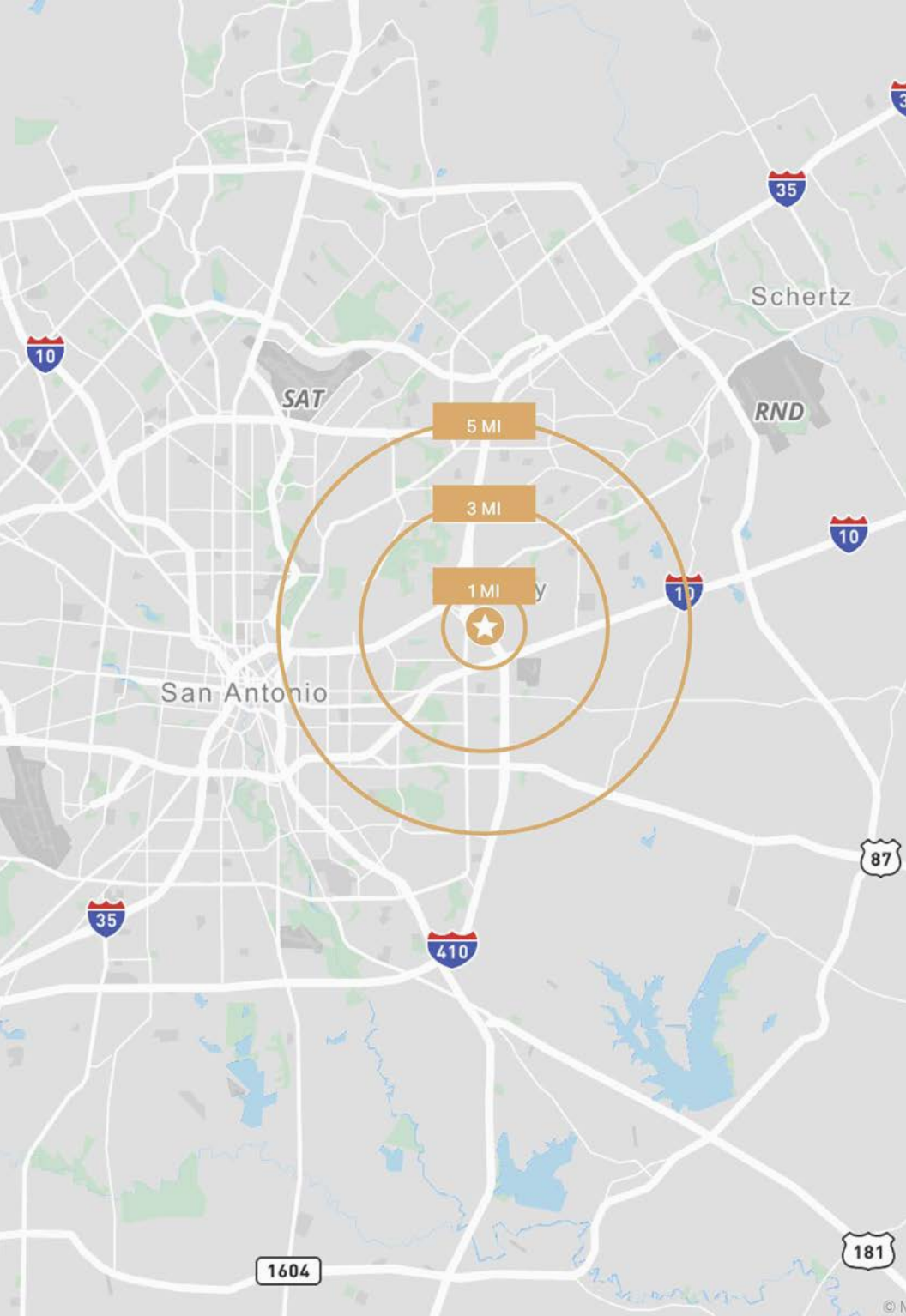
AREA OVERVIEW

**San Antonio, Texas** is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

The strength of the city’s economic structure is its diverse business culture, making San Antonio’s economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state’s rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

**Northeast Submarket - Major Employers:**

- |             |                              |
|-------------|------------------------------|
| H-E-B       | UPS                          |
| SYGMA       | Builders First Source        |
| Caterpillar | ABC Supply Co                |
| Home Depot  | Bimbo Bakeries               |
| Amazon      | Professional Flooring Supply |



A R E A D E M O G R A P H I C S

**DEMOGRAPHIC COMPREHENSIVE**      **1 MILE**    **2 MILES**    **3 MILES**

**POPULATION & HOUSEHOLDS**

|   |       |        |         |
|---|-------|--------|---------|
| 2024 Population - Current Year Estimate | 5,439 | 59,759 | 213,418 |
| 2024 Households - Current Year Estimate | 1,861 | 19,185 | 76,987  |

**HOUSEHOLD GROWTH RATE**

|                                   |       |       |       |
|-----------------------------------|-------|-------|-------|
| 2024-2029 Annual Household Growth | 0.03% | 0.76% | 0.91% |
|-----------------------------------|-------|-------|-------|

**HOUSEHOLD INCOME**

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| Average Household Income | \$69,197 | \$70,586 | \$86,541 |
| Median Household Income  | \$58,123 | \$52,426 | \$58,322 |

**PLACE OF WORK**

|                 |       |        |        |
|-----------------|-------|--------|--------|
| 2024 Businesses | 274   | 1,809  | 6,669  |
| 2024 Employees  | 4,291 | 29,642 | 79,193 |







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