

# 14,343 SF CO-TENANT FLEX PROPERTY

AVAILABLE:  
8,008 SF

LEASED THROUGH  
APRIL 2029



## 12131-12137 VALLIANT IS A SINGLE-STORY, MULTI-TENANT, FLEX PROJECT

In San Antonio's most desirable North Central submarket, **12131 Valiant** is an 8,008 SF fully climate controlled office warehouse or showroom space with a modern feel that will be available for occupancy for a purchaser or tenant February 2026.



Located in San Antonio's **most desirable** industrial service submarket



**Flexible investment** for an owner-user to realize passive cash flow as well as investors to add value through lease up of vacancy



Modern feel that that will be available for **immediate occupancy**



Highly sought after **climate-controlled space** within the submarket



**Secured loading area** with grade level and semi-dock high loading

12131-12137 VALLIANT ST.  
SAN ANTONIO, TX 78216

THE SHOPPE  
BY CAR

14,343 SF  
FOR SALE OR LEASE



## BUILDING SPECS

**Type:** Co-Tenant / Flex

**Total Property Size:** 14,343 SF

**Site Size:** 0.9715 Acres

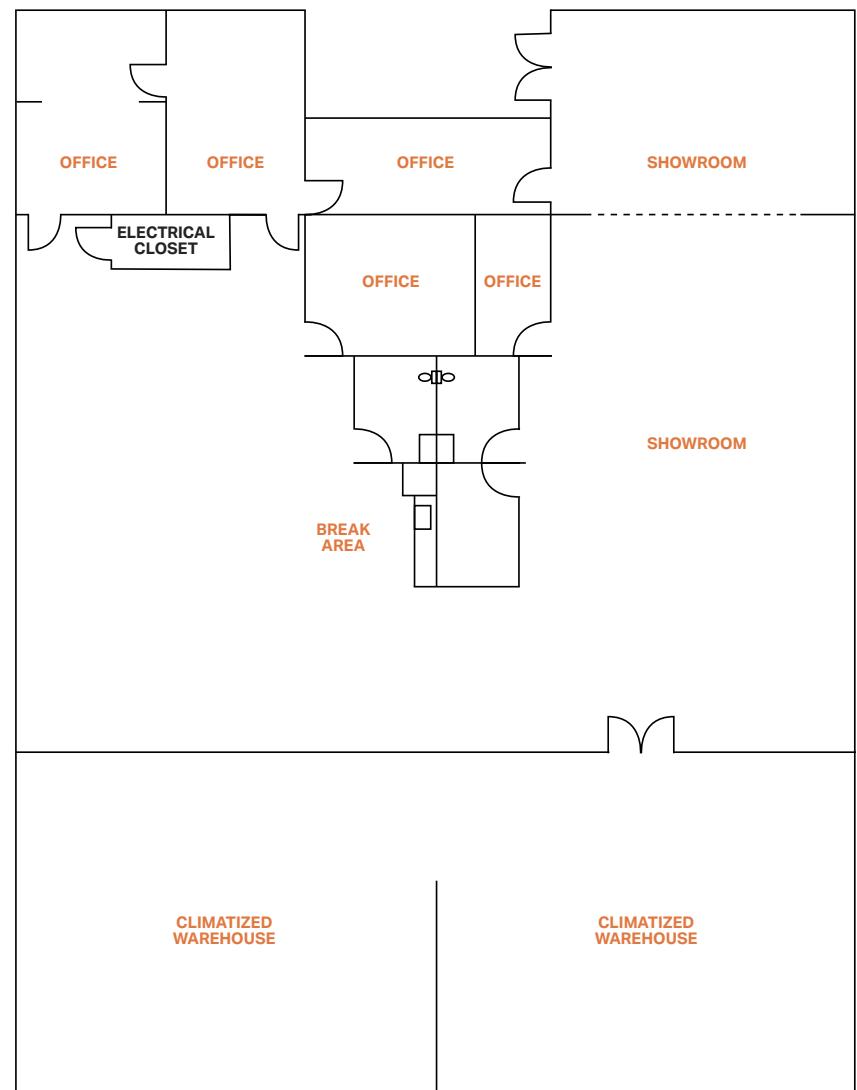
**Zoning:** I-1

**Clear Height:** 10'+

**Availability:** 12131 Valliant - 8,008 SF

**Lease Rate and Sale Price:** Contact Broker

### AVAILABLE SPACE - 8,008 SF



12131-12137 VALLIANT ST.  
SAN ANTONIO, TX 78216

14,343 SF  
FOR SALE OR LEASE

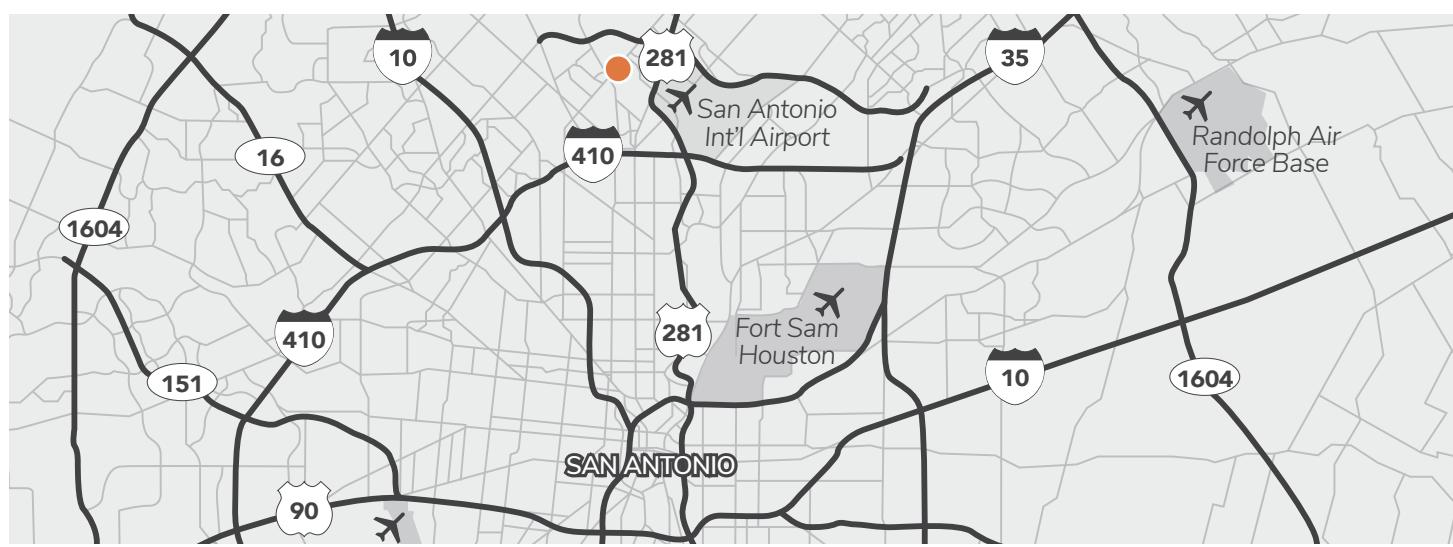
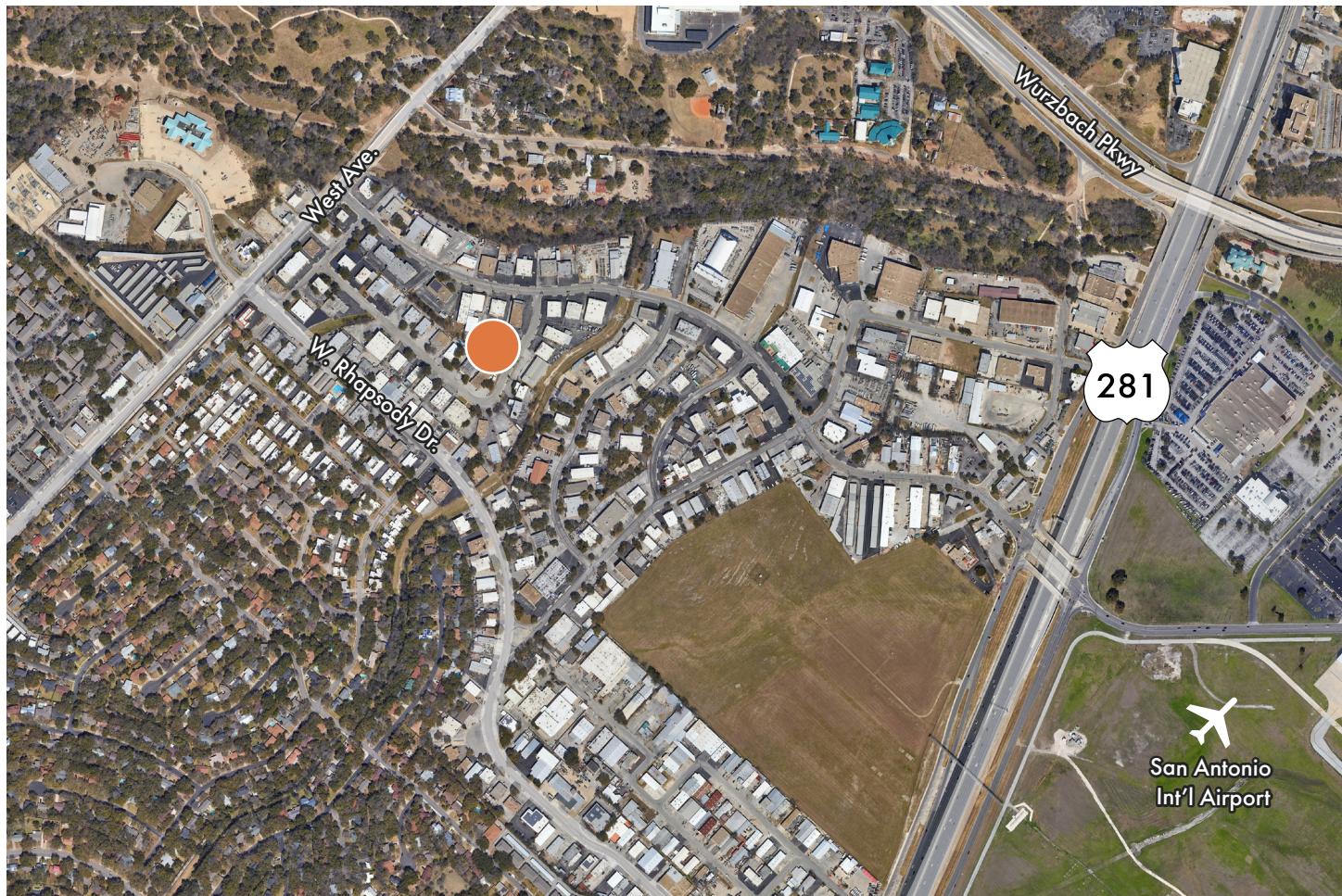
## DRIVE TIMES

HWY 281: 3 MINUTES

LOOP 410: 6 MINUTES

WURZBACH PKWY: 3 MINUTES

SAN ANTONIO INT'L AIRPORT: 7 MINUTES



12131-12137 VALLIANT ST.  
SAN ANTONIO, TX 78216

THE SHOPPE  
BY CAA

14,343 SF  
FOR SALE OR LEASE

# 14,343 SF CO-TENANT FLEX PROPERTY

**12137 VALLIANT IS A 6,335 SF** flex space currently occupied by **BELFOR**, a global leader in property restoration and disaster recovery with over 150 offices in North America approximately **\$3 billion** in yearly revenue across the company.

**BELFOR'S EXISTING LEASE** runs through April 2029 with **1 remaining 5-year extension**, giving purchasers the opportunity for stable cash flow from a national credit tenant and the ability for future expansion of their use should the purchaser occupy the available space.



FOR INFORMATION,  
CONTACT

**KENNETH HARTMANN**

Vice President

210.298.8536

[kenneth.hartmann@streamrealty.com](mailto:kenneth.hartmann@streamrealty.com)

**ANDREW KATZFEY**

Vice President

210.298.8537

[andrew.katzfey@streamrealty.com](mailto:andrew.katzfey@streamrealty.com)

**STREAM**®

Copyright © 2025 Stream Realty Partners, All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.