

12131-12137 VALLIANT ST.
SAN ANTONIO, TX 78216

**FOR SALE
OR LEASE**

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



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BUILDING SPECS

Type: Co-Tenant / Flex

Total Property Size: 14,343 SF

Site Size: 0.9715 Acres

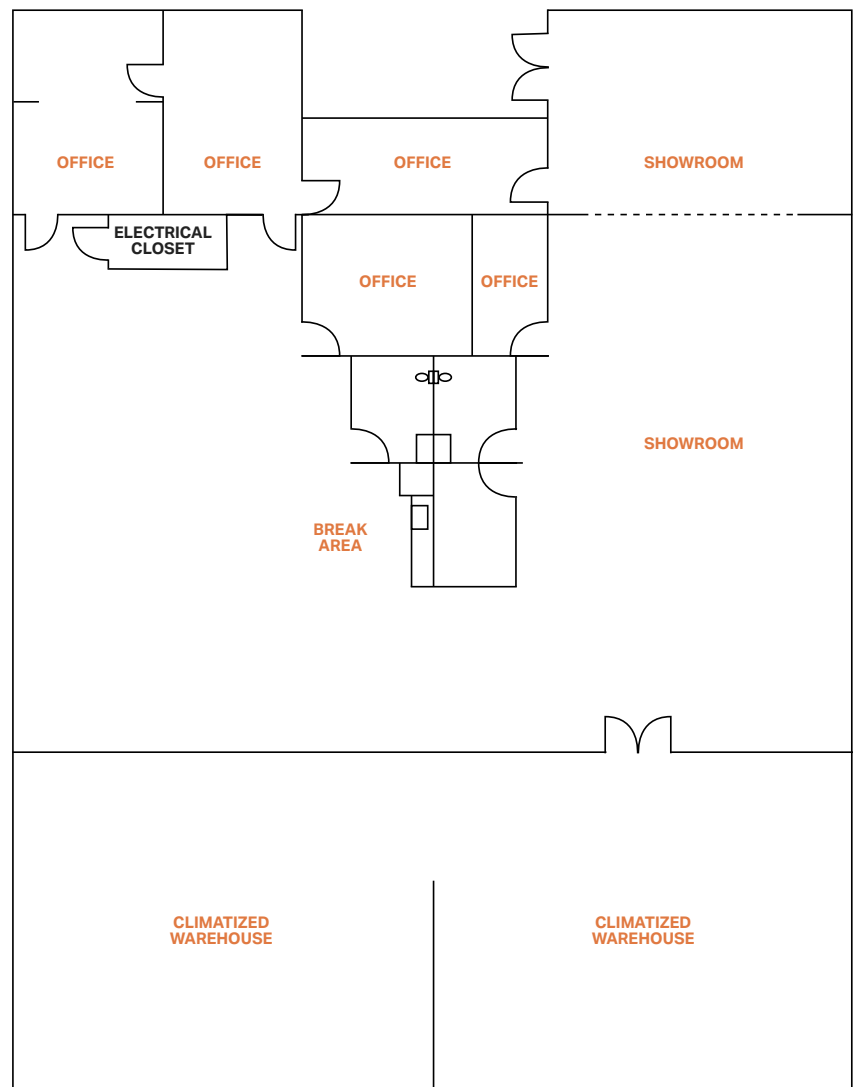
Zoning: I-1

Clear Height: 10'+

Availability: 12131 Valliant - 8,008 SF

Lease Rate and Sal Price: Contact Broker

AVAILABLE SPACE - 8,008 SF



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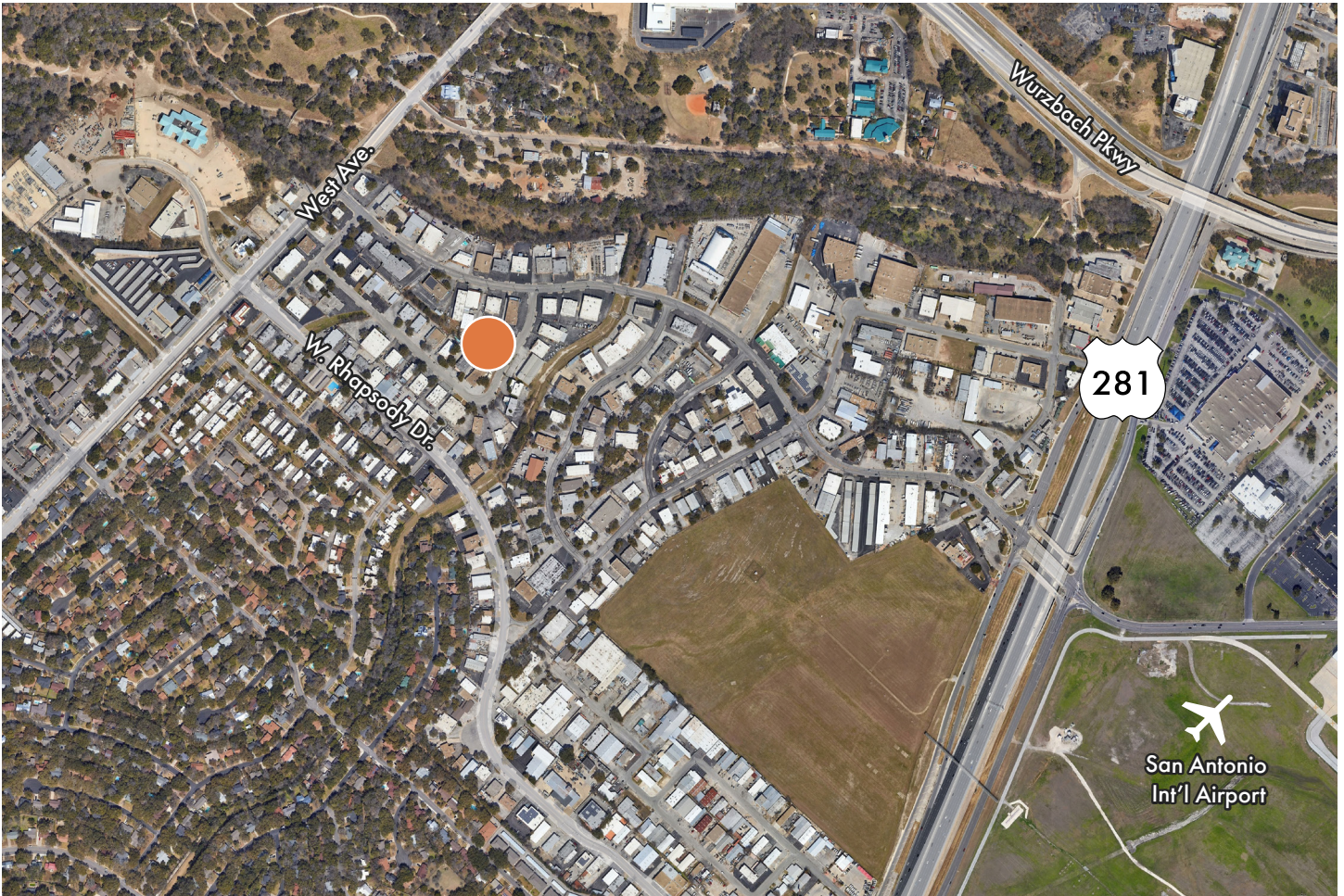
DRIVE TIMES

HWY 281: 3 MINUTES

LOOP 410: 6 MINUTES

WURZBACH PKWY: 3 MINUTES

SAN ANTONIO INT'L AIRPORT: 7 MINUTES



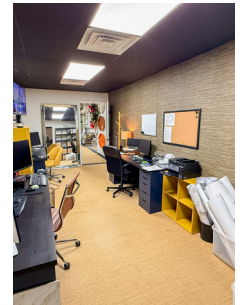
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12137 VALLIANT IS A 6,335 SF flex space currently occupied by **BELFOR**, a global leader in property restoration and disaster recovery with over 150 offices in North America approximately **\$3 billion** in yearly revenue across the company.

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

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