



FOR SALE OR LEASE

±198,000 SF on ±9.93 AC Industrial Space

10120 Fischer Road, Von Ormy, TX 78073

Property Highlights

- ±198,000 SF Total
- ±7,080 SF Office
- ±9.93 Acres of Land
- Move-in Ready
- 40' Clear Height
- 2,500-Amp, 3-Phase, 480v
- 24 Dock-High Doors
- 1 Drive-In Ramp
- ESFR Sprinkler
- Built 2008
- Zoned I-2 / Located in Opportunity Zone
- Easy Access to IH-35 & Loop 410
- Close proximity to Port San Antonio, JCB, Toyota & Navistar

John Colglazier, Jr. - SIOR

Partner
210.996.2934
john.colglazier@partnersrealestate.com



Stan Nowak, SIOR

Partner
512.601.8120
stan.nowak@partnersrealestate.com



Kyle Kennan

Vice President
210.714.2196
kyle.kennan@partnersrealestate.com



David Oldham

Associate
210.702.3952
david.oldham@partnersrealestate.com



Sale Price & Lease Rate

Contact Broker

112 E Pecan St, Suite 1515 / San Antonio, TX 78205
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

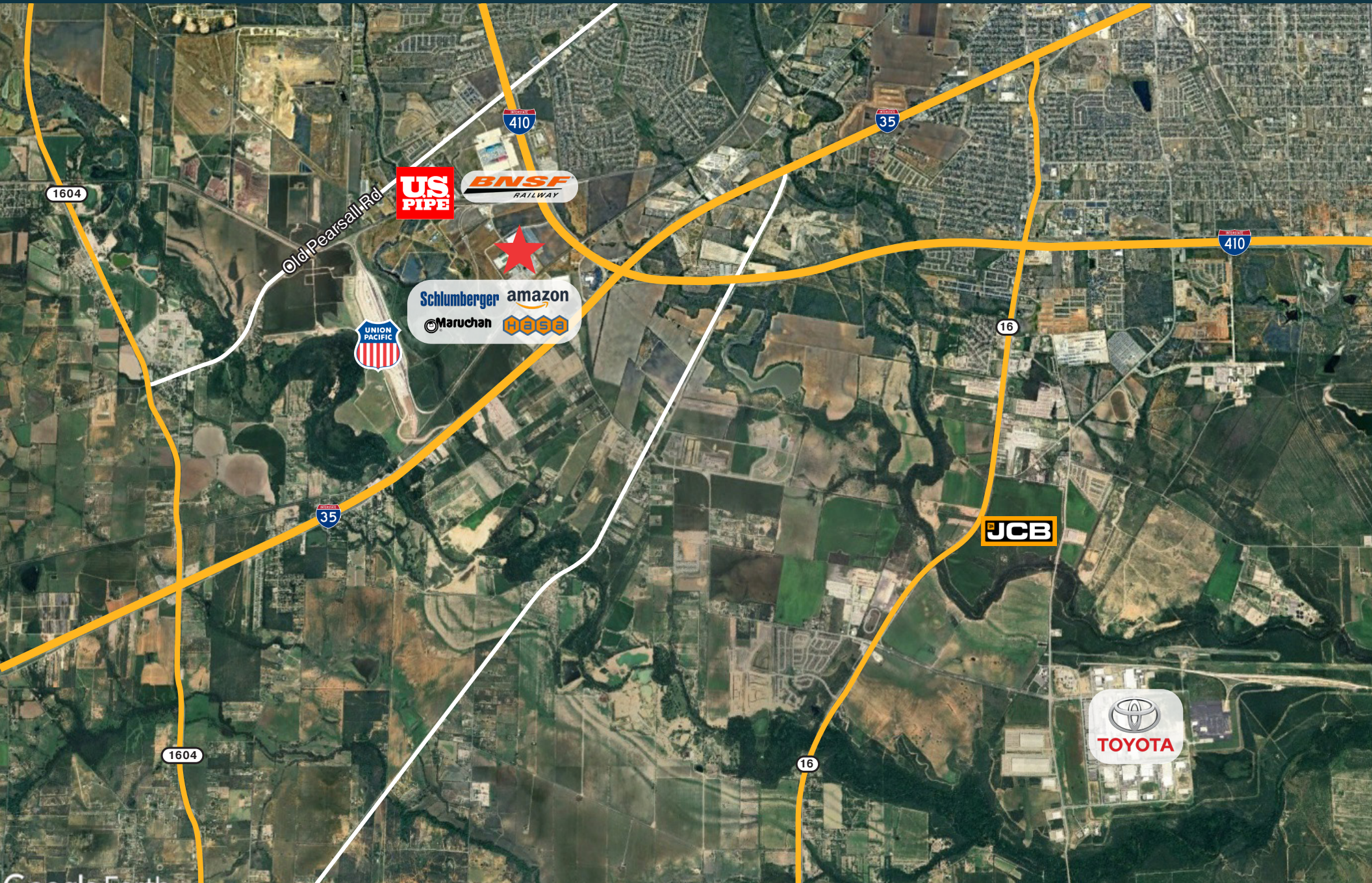
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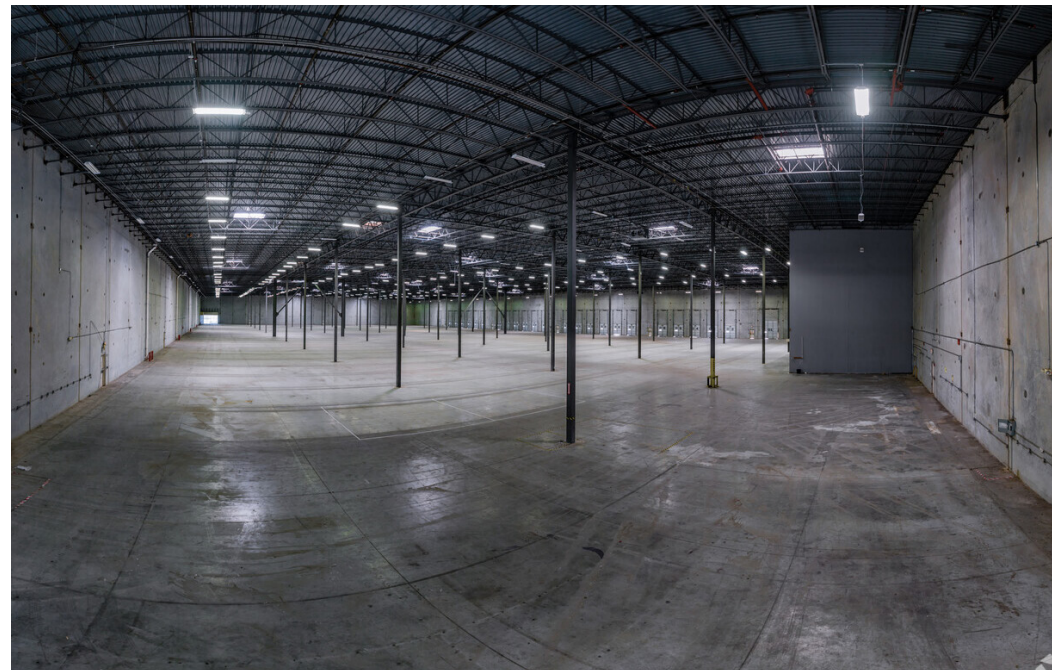
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DRIVE TIMES	DISTANCE	DURATION
Interstate 35	0.8 Miles	1 Minute
Loop 410	0.3 Miles	1 Minute
Loop 1604	4 Miles	7 Minute
Interstate 10	10 Miles	12 Minutes
SH 130	50 Miles	47 Minutes
Downtown San Antonio	11 Miles	14 Minutes
San Antonio International Airport	20 Miles	21 Minutes
Union Pacific Intermodal Terminal	3.3 Miles	7 Minutes
Far West San Antonio	10 Miles	12 Minutes
Toyota Manufacturing Plant	7 Miles	16 Minutes
Navistar Manufacturing Plant	13 Miles	19 Minutes
Austin	80 Miles	75 Minutes
Laredo	130 Miles	2.2 Hours
Downtown Houston	170 Miles	2.5 Hours

BNSF
RAILWAY
TERMINAL

**INGRESS
EGRESS**

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10120 Fischer Road, Von Ormy, TX 78073



DOWNTOWN SAN ANTONIO

11 Miles / 14 Minutes

TO DOWNTOWN HOUSTON

170 Miles / 2.5 Hours



Fischer Rd



±198,000 SF on ±9.93 AC Industrial Space

[illegible]



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9003950

License No.

licensing@partnersrealestate.com

Email

713-629-0500

Phone

Jon A. Silberman

Designated Broker of Firm

389162

License No.

jon.silberman@partnersrealestate.com

Email

713-985-4626

Phone

Ryan W. Kasten

Licensed Supervisor of Sales Agent/
Associate

574089

License No.

ryan.kasten@partnersrealestate.com

Email

512-580-6061

Phone

Stanley Nowak

Sales Agent/Associate's Name

771890

License No.

stan.nowak@partnersrealestate.com

Email

951-743-0383

Phone

Buyer/Tenant/Seller/Landlord Initials

Date