

FOR SALE

3603 SPEEDWAY RUN

SAN ANTONIO, TX 78073



**CUSHMAN &
WAKEFIELD**

75,000 SF ON 7.56 ACRES

Industrial Warehouse/Manufacturing Facility

Contact Information:

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EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire a **75,000 SF** industrial warehouse facility on **7.56 acres** in Speedway Business Park. Strategically positioned near between **I-35, I-410 and, and I-410**, providing direct connectivity to San Antonio, Austin, and southbound to Laredo (the busiest inland port with Mexico). Its proximity next to **Toyota Motor Manufacturing Texas** and **JCB's** newest North American provides strong synergies for suppliers, logistics firms, and other industrial users that support advanced manufacturing. The area is increasingly seen as part of San Antonio's **south industrial corridor** together **Texas A&M University–San Antonio campus**, which adds another layer of attractiveness to the area, especially for employers and investors.

- Strategically positioned in south San Antonio's growing industrial corridor with immediate access to I-35, I-410, and I-37 — connecting San Antonio to Austin and access to the south for Mexico-U.S. trade.
- Speedway Business Park benefits from being at the intersection of blue-collar workforce access (Toyota/JCB) and white-collar / technical talent (Texas A&M–San Antonio) — a combination that strengthens its appeal as an industrial and business location.
- Building's layout is designed for warehousing or light manufacturing, with an open floor plan in warehouse/production areas and 3,750 SF office space.
- Ample yard and truck court for outdoor storage and additional parking.
- Immediate access to SH-16 which connects to I-410 to the north and Loop 1604 to the south.

Terms

Interested parties should submit to a detailed Letter of Intent ("LOI") which should include:

1. Proposed pricing;
2. A description of the approval process and financing source (in-place);
3. Due diligence and closing timing; and
4. Earnest money deposit amount.
5. No outside broker fee to be paid. Buyer is responsible for Buyer's agent fee.

BUILDING INFORMATION



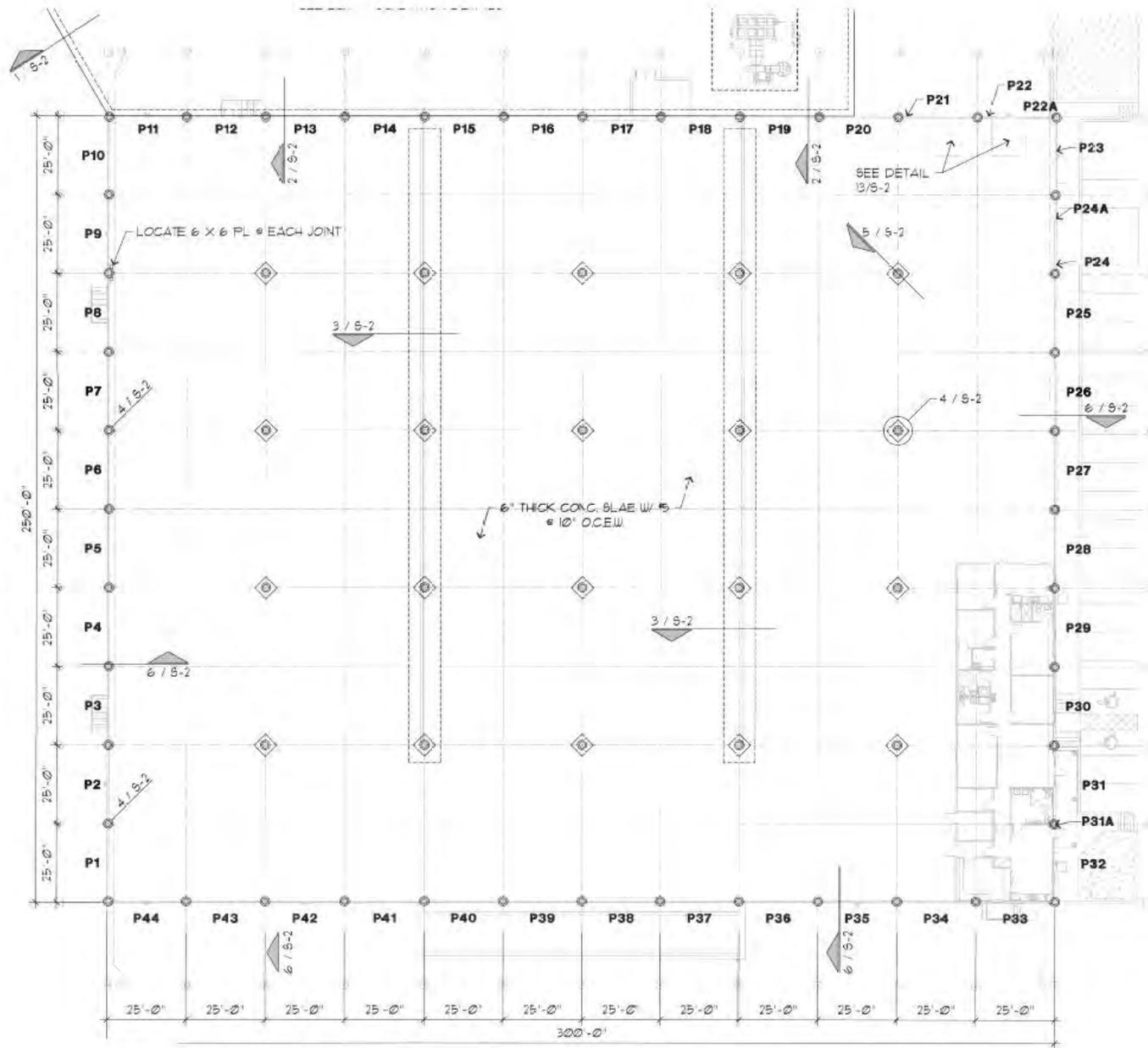
Building Size
±75,000 SF

Acres
±7.56

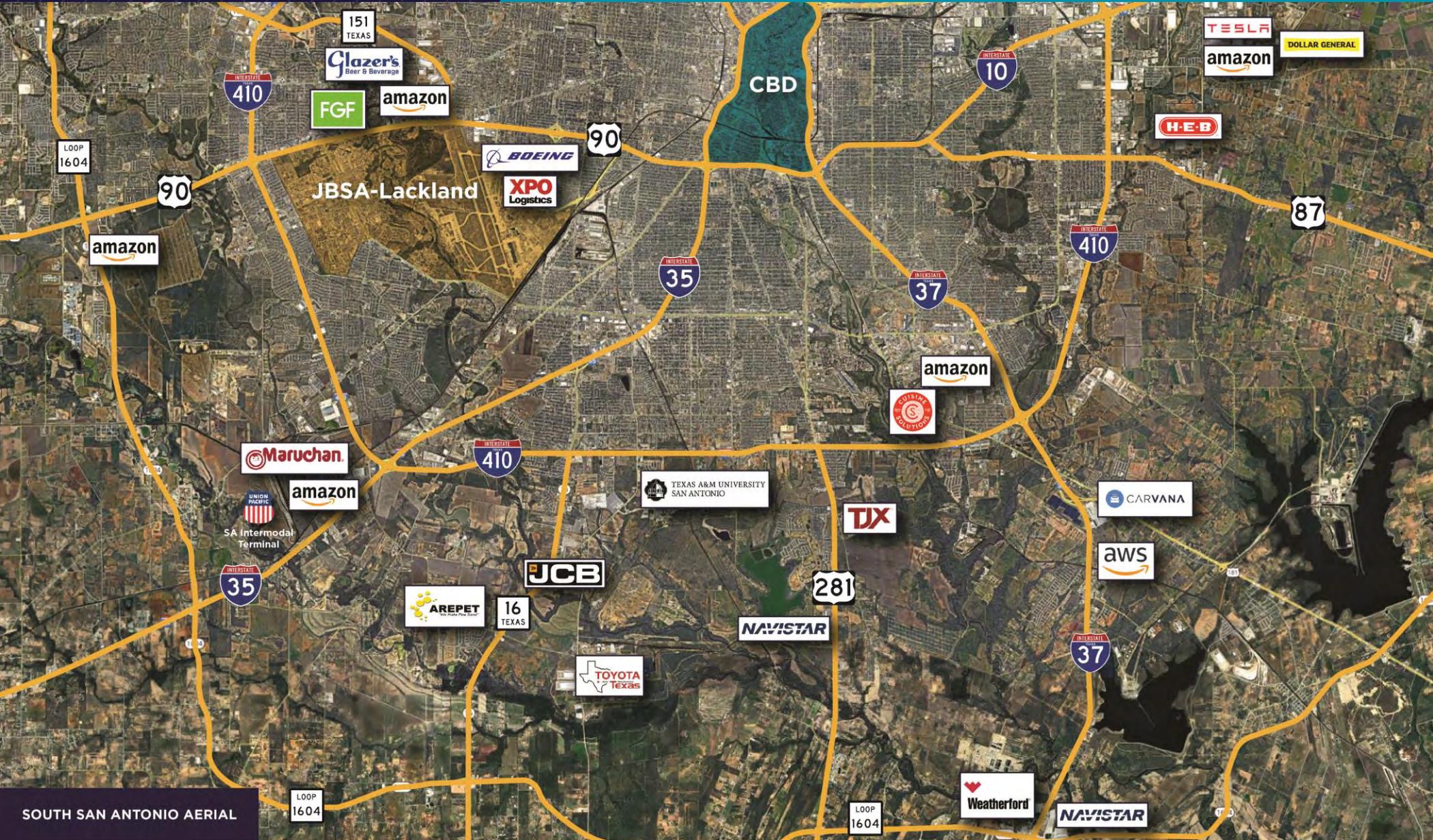
Office
3,750 SF

YEAR BUILT 2011	2 DOCK HIGH DOORS AND 1 GRADE LEVEL DOOR	50' X 50' COLUMN SPACING	30' CLEAR HEIGHT	FULLY SPRINKLERED
LED LIGHTING IN WAREHOUSE	BUSINESS PARK ZONING	3-PHASE POWER	SAWS PROVIDER FOR WATER & SEWER	CPS ENERGY PROVIDER FOR ELECTRICITY & NATURAL GAS

PROPERTY FLOOR PLAN



PROPERTY MAP



SOUTH SAN ANTONIO AERIAL



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