



283 Shale Rd

283 Shale Rd, Pleasanton, TX 78064

MHOMENT REALTY



Ana Cude

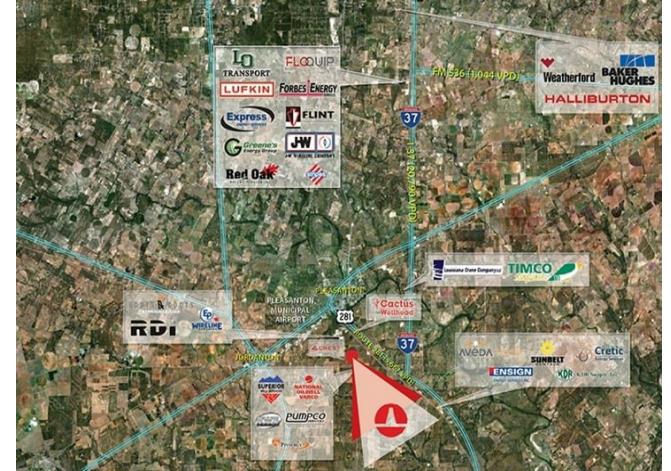
MHOMENT Realty LLC
11230 West Ave, San Antonio, TX 78213
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(210) 861-7000

283 Shale Rd

\$16.38 /SF/YR

Well-located industrial property in Pleasanton, Texas, ideally positioned to serve the Eagle Ford Shale region. The site features a 13,546 SF office/warehouse situated on a 9.6-acre tract, including approximately 9.1 acres of stabilized yard space. Improvements include a covered wash bay, heavy-duty 2, 10-ton bridge cranes, and a functional building footprint of approximately 80' x 170'. The property offers excellent regional access via Highway 281, Highway 97, and I-37, providing efficient connectivity to San Antonio and surrounding South Texas markets. An outstanding opportunity for industrial, oilfield, logistics, or service-oriented users...

- Rare industrial offering heavy-capacity 2, 10-ton bridge cranes - an exceptionally uncommon improvement that significantly reduces capital costs



Rental Rate: \$16.38 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 13,546 SF

Year Built: 1990

Rental Rate Mo: \$1.37 /SF/MO

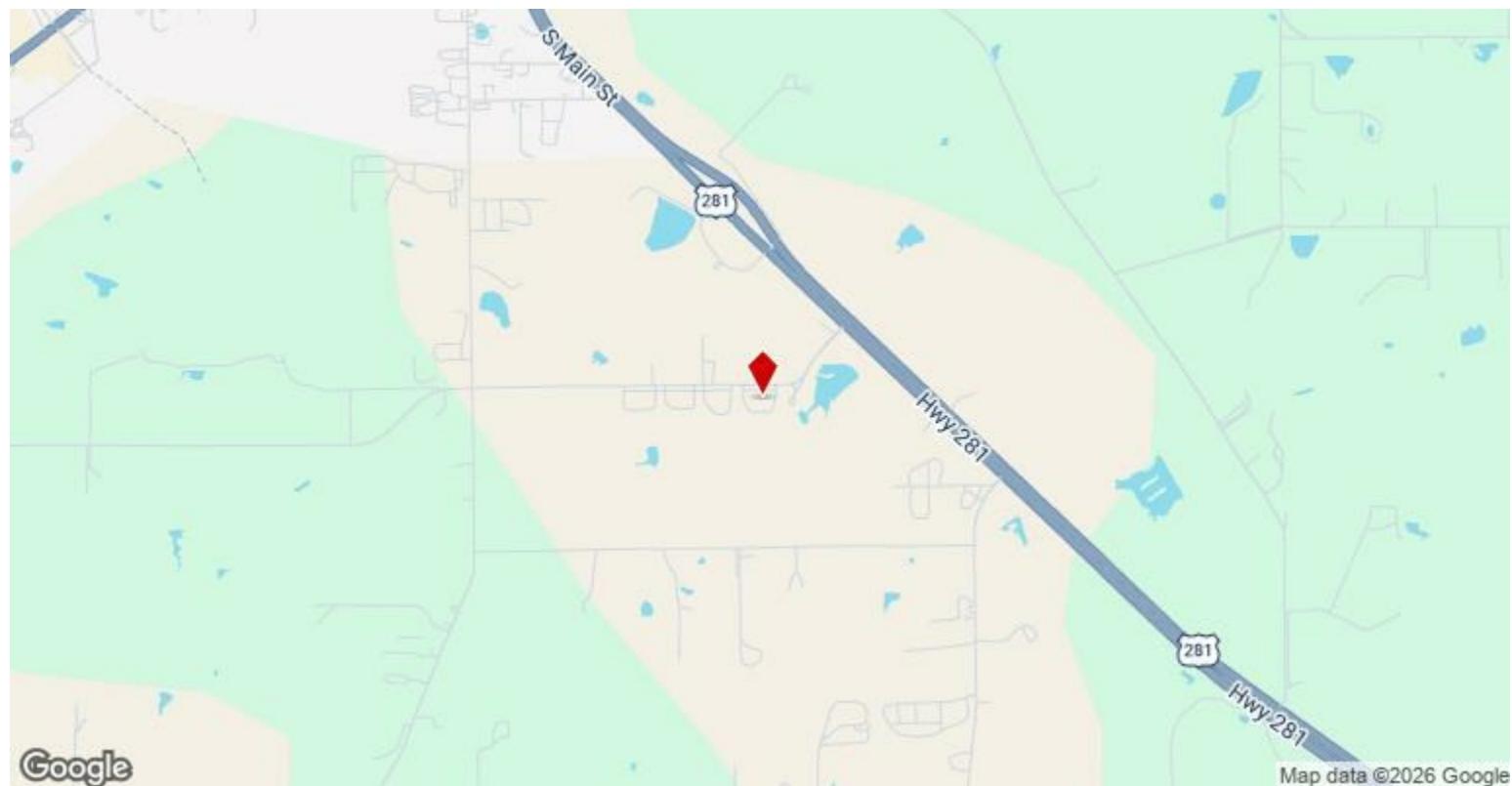
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1st Floor

Space Available	13,546 SF
Rental Rate	\$16.38 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,400 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Manpreet and Bikramjit Singh	-	



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Property Photos

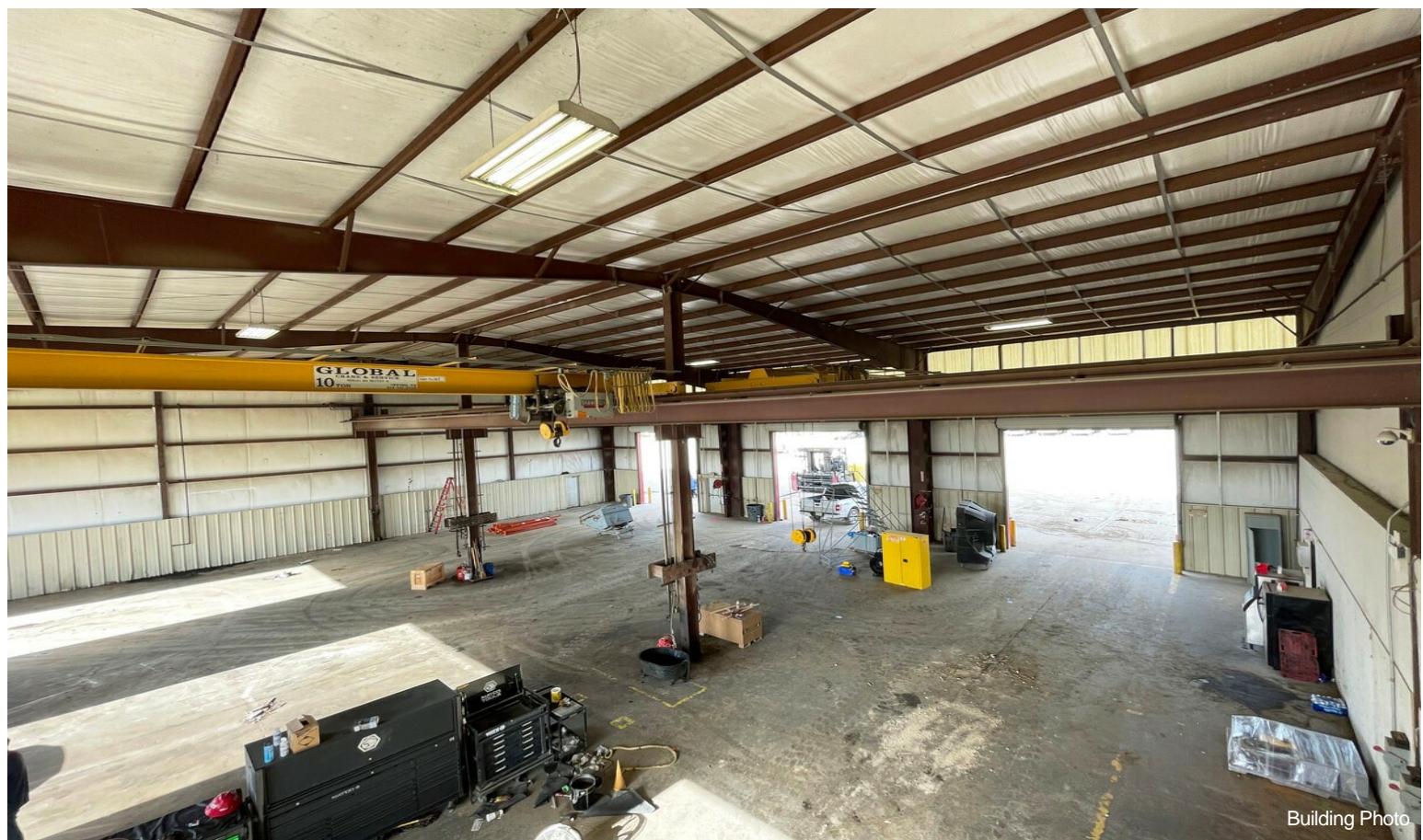


Building Photo

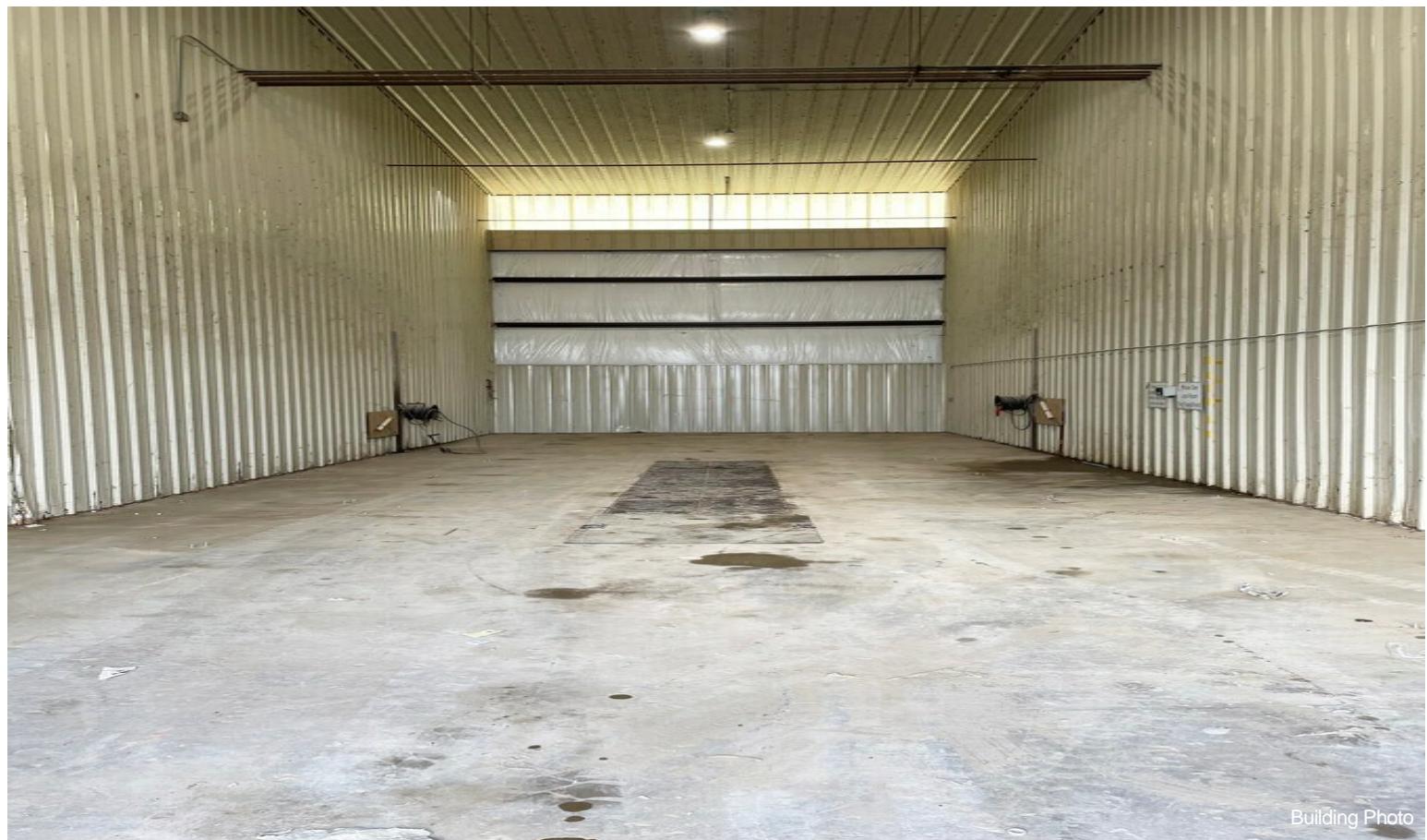


Building Photo

Property Photos



Building Photo



Building Photo

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