

# Rittiman Crossroads

6357 Rittiman Road | San Antonio, Texas 78218

New Class A Industrial  
Development

**257,080 SF**

divisible to

**70,000 SF**

**Now Complete**  
Ready For Occupancy

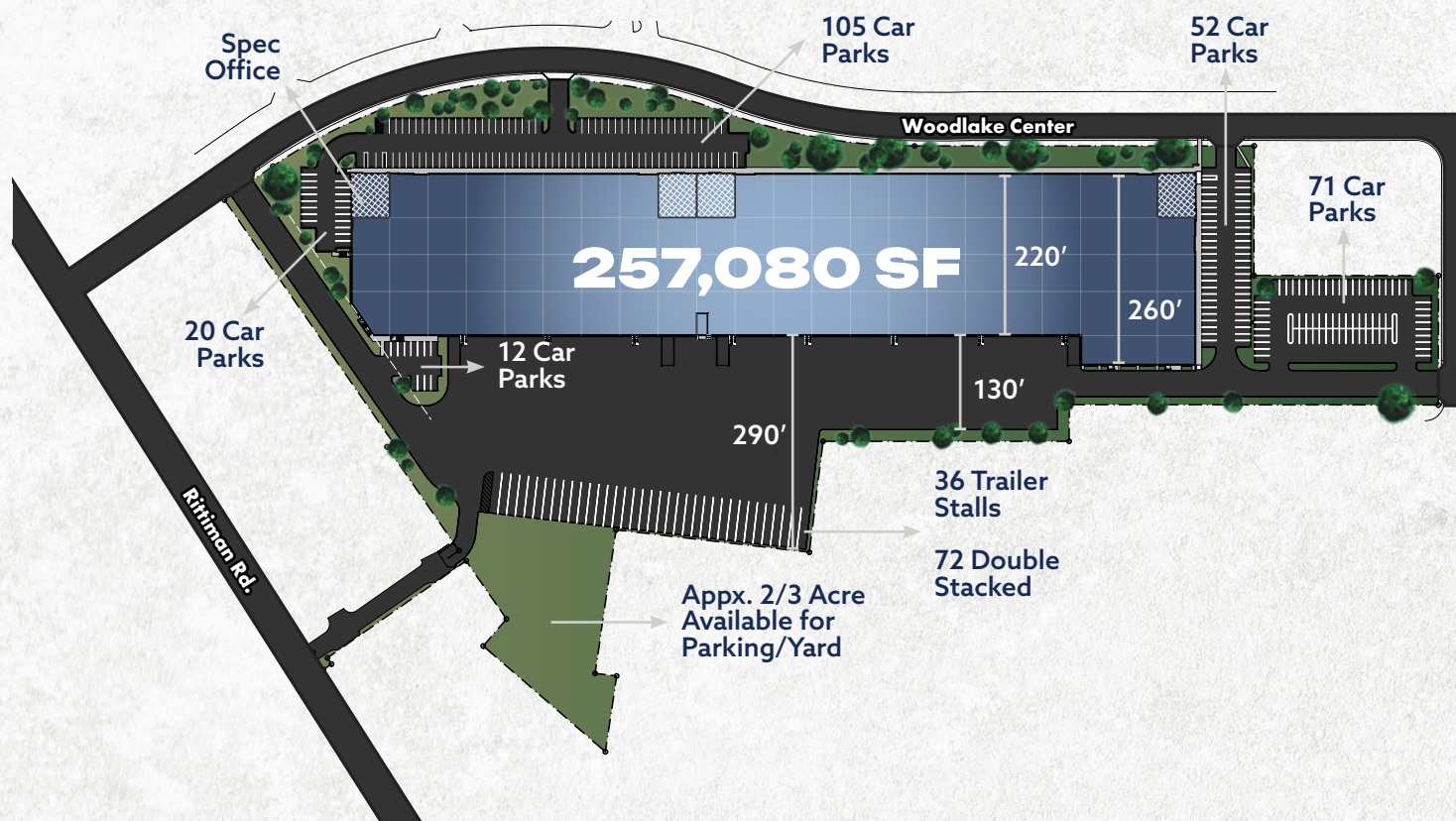


**Click or Scan to Watch**  
The Property Video





# Property Highlights



Move in ready with spec office, LED warehouse lights, and pit levelers at every other door



Functional design with multiple storefronts and demising options



Strategic infill location



Up to 4.97 acres of outside storage including Truck Court



Ample trailer stalls and parking secured parking options



Flexible I-1 Zoning

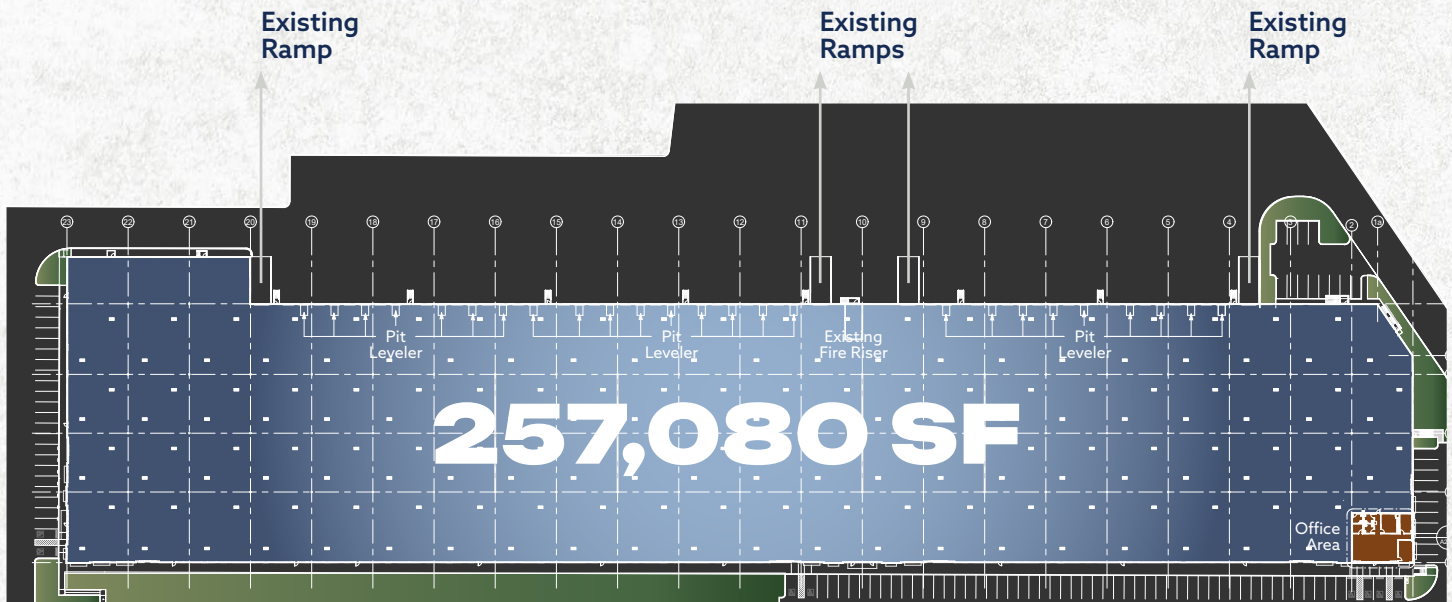


# 2,195 SF Spec Office





# Building Specs



<b>Total Bldg. Area</b>	257,080
<b>Available Space</b>	70,000-257,080
<b>Office Area</b>	2,159 SF
<b>Load Configuration</b>	Rear
<b>Speed Bay</b>	60'
<b>Docks</b>	(49) 9'x10'
<b>Ramps</b>	(4) 12'x14'
<b>Dock Equipment</b>	(26) 35K lb. Mechanical Pit Levelers
<b>Typical Column Spacing</b>	50'x52'
<b>Sprinklers</b>	ESFR
<b>Minimum Clear Height</b>	32'
<b>Auto Parking Spaces</b>	260
<b>Trailer Parking Spaces</b>	36 trailer stalls (Up to 72 double stacked)

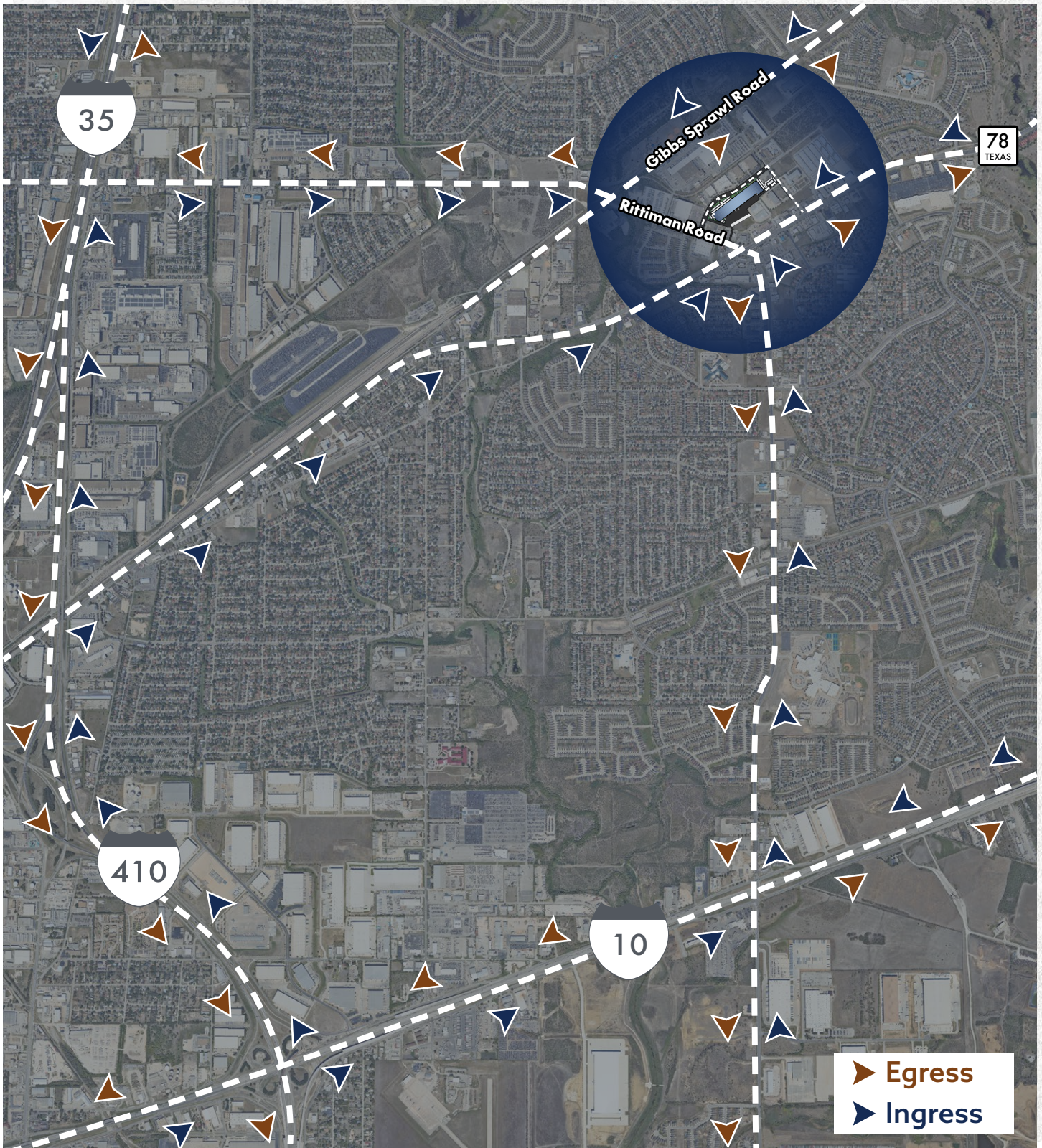


# In the Area



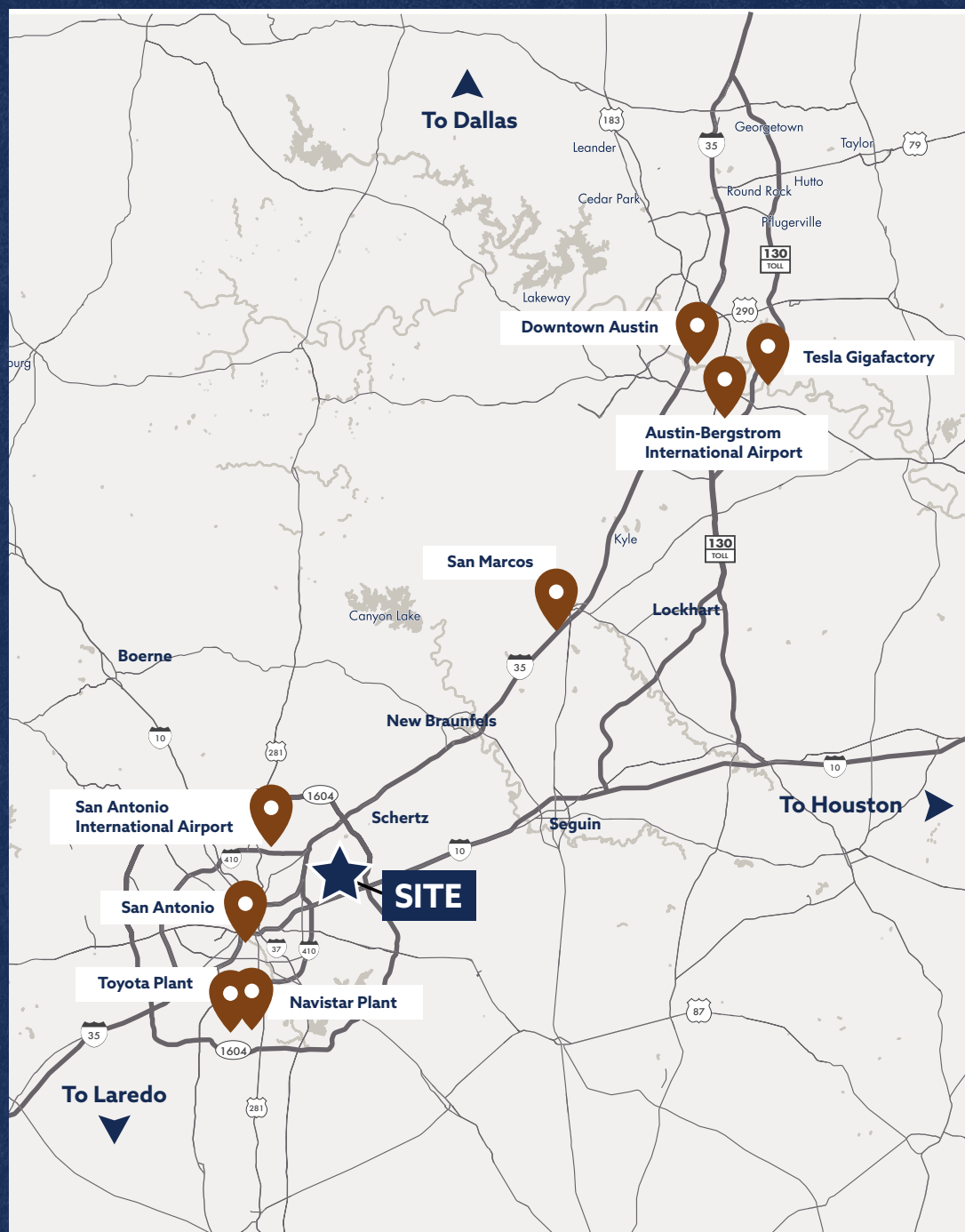


# Getting Around





# Regional Drive Times



Downtown  
San Antonio  
**9 miles**

San Antonio  
Intl' Airport  
**11 miles**

Navistar  
Plant  
**20 miles**

Toyota  
Plant  
**25 miles**

San  
Marcos  
**44 miles**

Downtown  
Austin  
**74 miles**

ABUA  
Airport  
**76 miles**

Tesla  
Gigafactory  
**82 miles**



**3 miles**



**3 miles**



**6 miles**



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Get in Touch with the team at  
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