



5100

K A E P A C T

S A N A N T O N I O ,
T E X A S 7 8 2 1 8

FEATURES:

- +/- 84,500 total SF (+/- 11,500 SF office)
- + 22' clear height & minimal columns
- + 1,200A, 480V 3-phase power
- + Potential to HVAC warehouse
- + 39 dock-high, 1 ramp (1 door for every 2k SF)
- + Fully sprinklered

I N D U S T R I A L S P A C E A V A I L A B L E

CBRE

PROPERTY OVERVIEW

+/- 84,500 SF single-tenant industrial cross-dock facility offers a prime distribution solution in a strategically advantageous location near major transportation routes and the HEB industrial hub. The property, recently upgraded in 2025, features an insulated, ESFR sprinklered warehouse with 1,200A, 480V 3-phase electrical service. Key upgrades include fully updated offices and bathrooms, new LED lighting, fresh interior/exterior paint, and enhanced dock positions, making it an ideal choice for businesses seeking a efficient, and well-positioned facility to optimize their supply chain operations and minimize transit times.

Key highlights include:

- Class A construction featuring a 22-foot clear height
- ESFR sprinkler system for enhanced safety
- Efficient Ingress/egress
- 39 dock high doors with levelers and 1 ramp
- Heavy Power with 3P 480v 1,200A

Address	5100 Kaepa Ct San Antonio, TX 78218
Square Footage	84,500 SF
Submarket	Northeast
Lease Rate	Contact Broker



PRIME
LOCATION



RENOVATED
IN 2025



MOVE-IN
READY







HEB REVERSE LOGISTICS

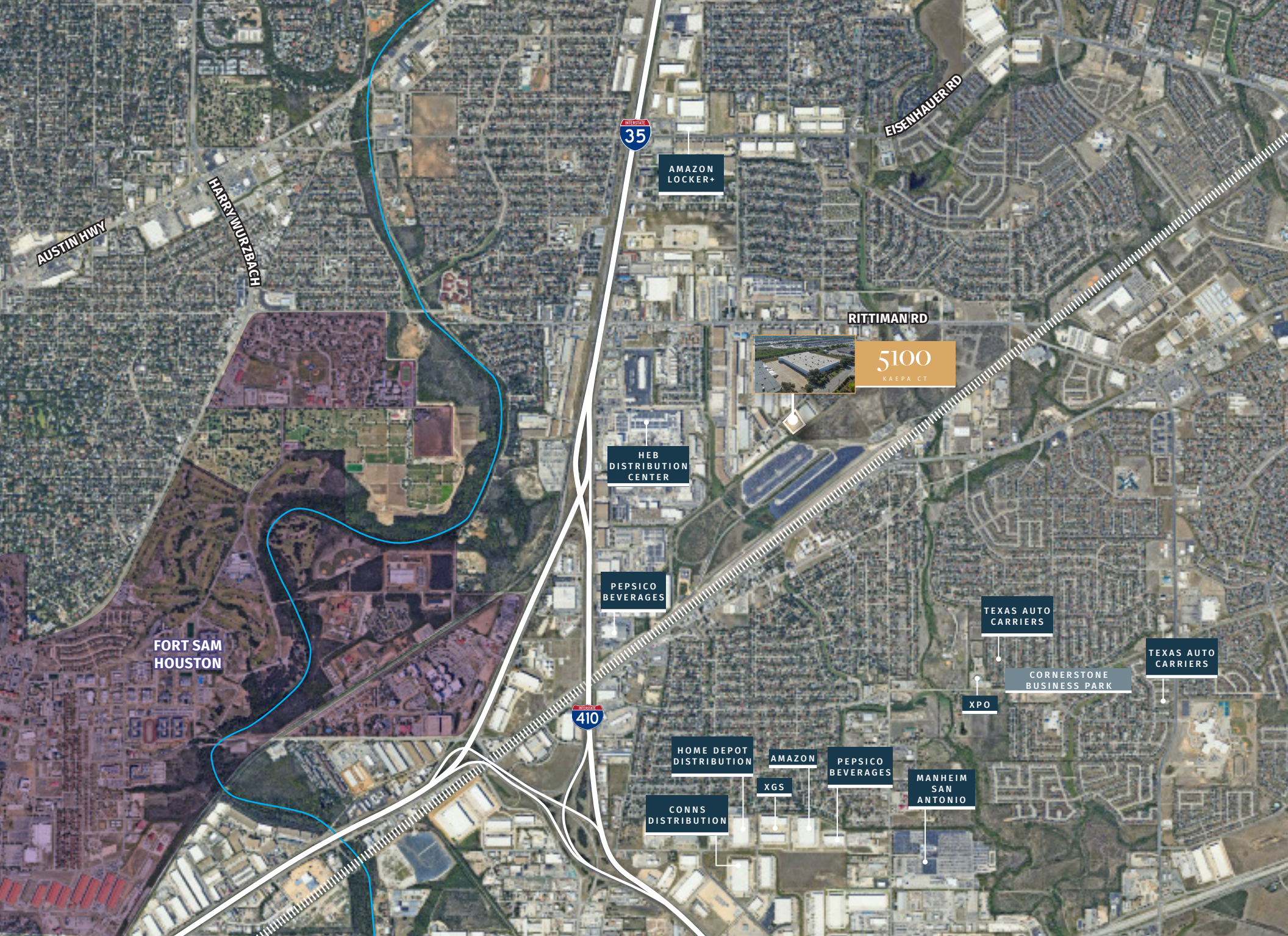
HEB DISTRIBUTION



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AREA OVERVIEW

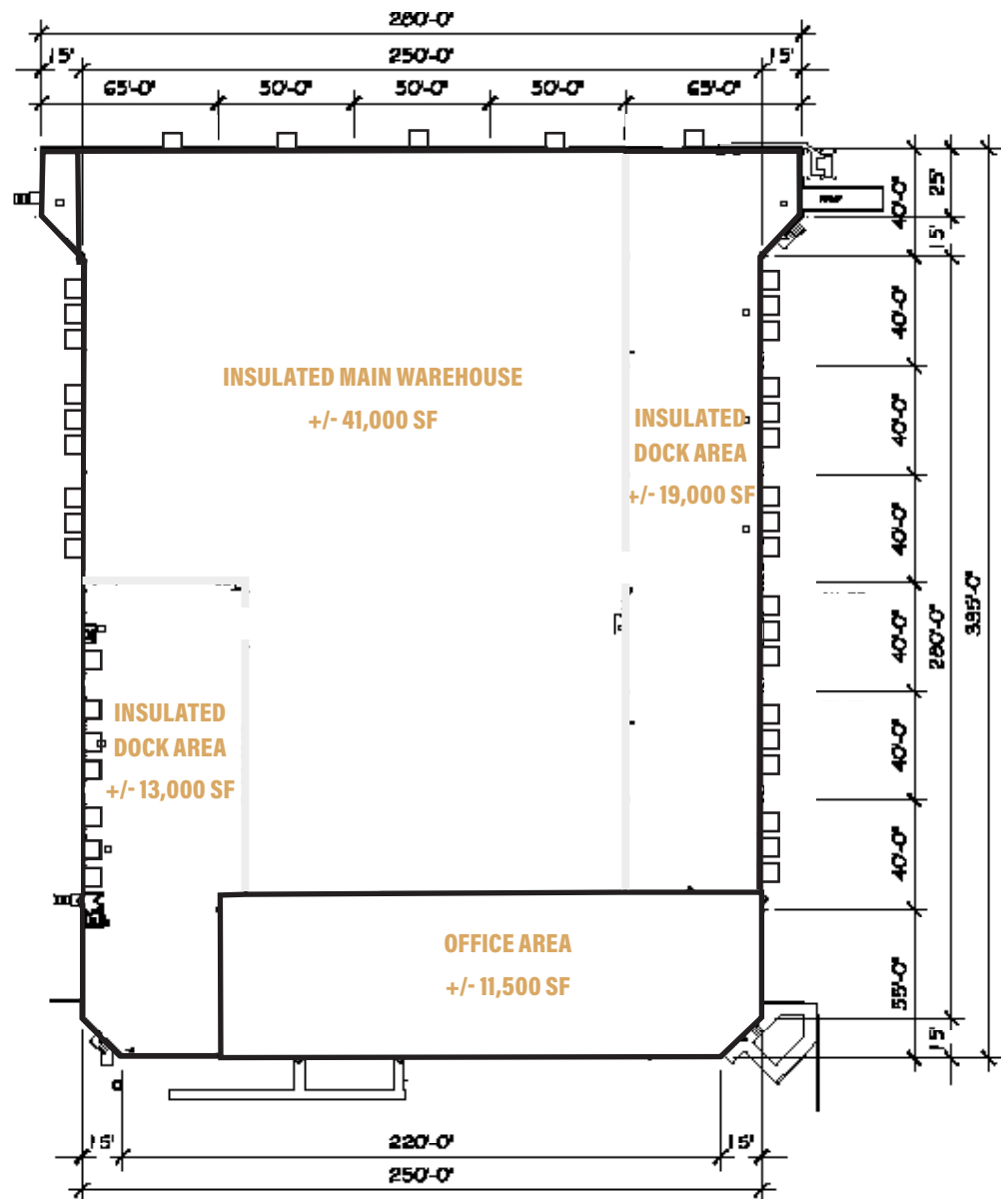
San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

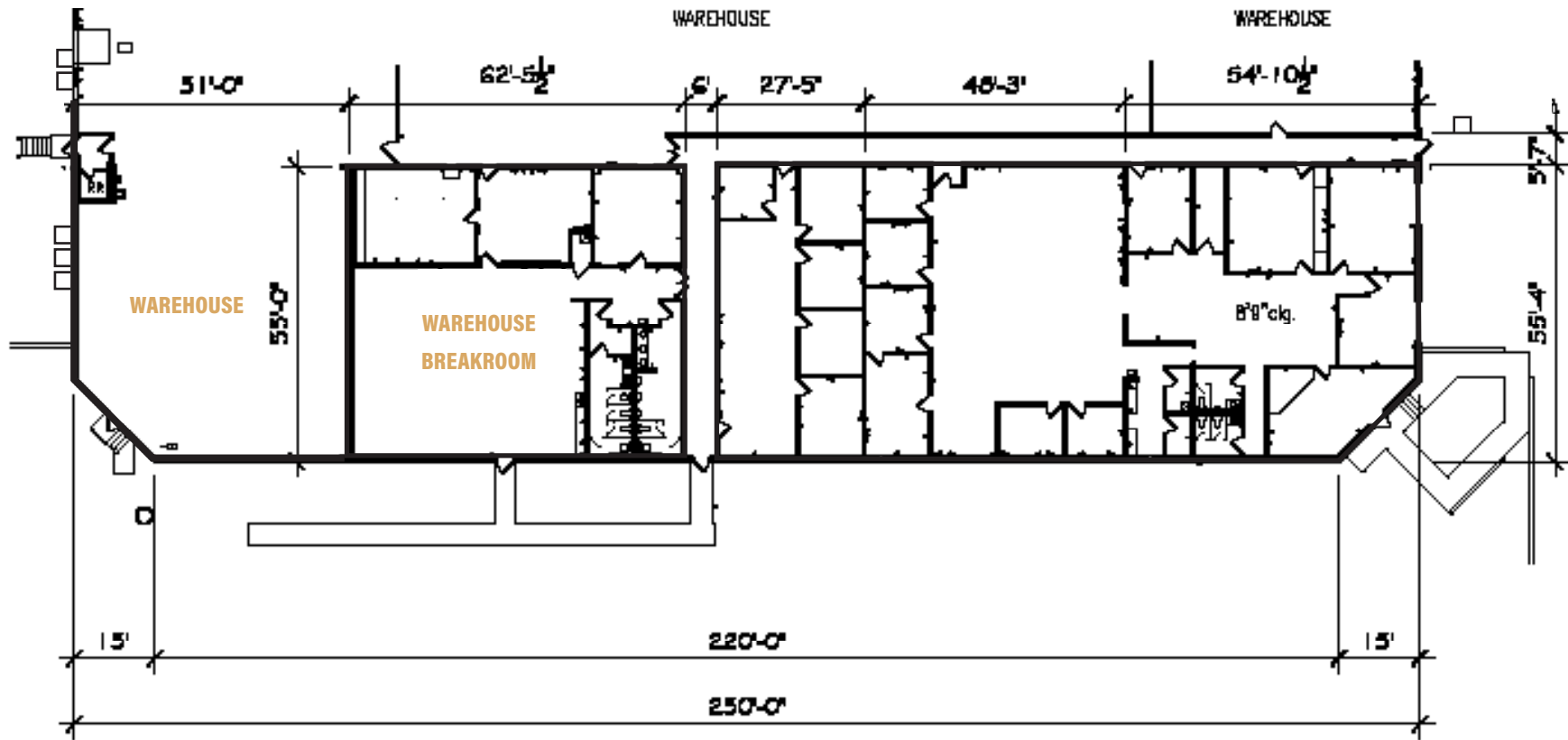
The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

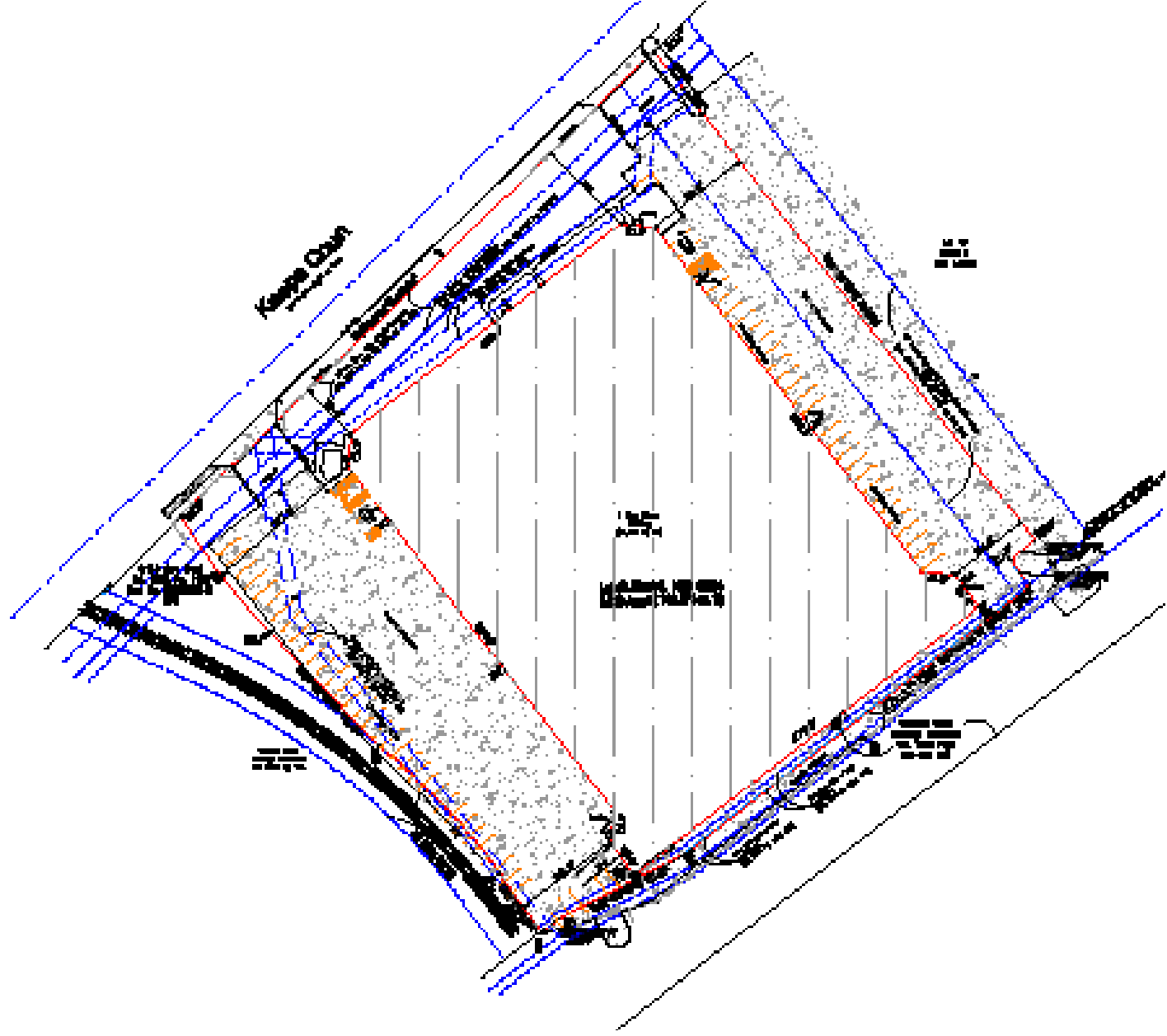
Northeast Submarket - Major Employers:

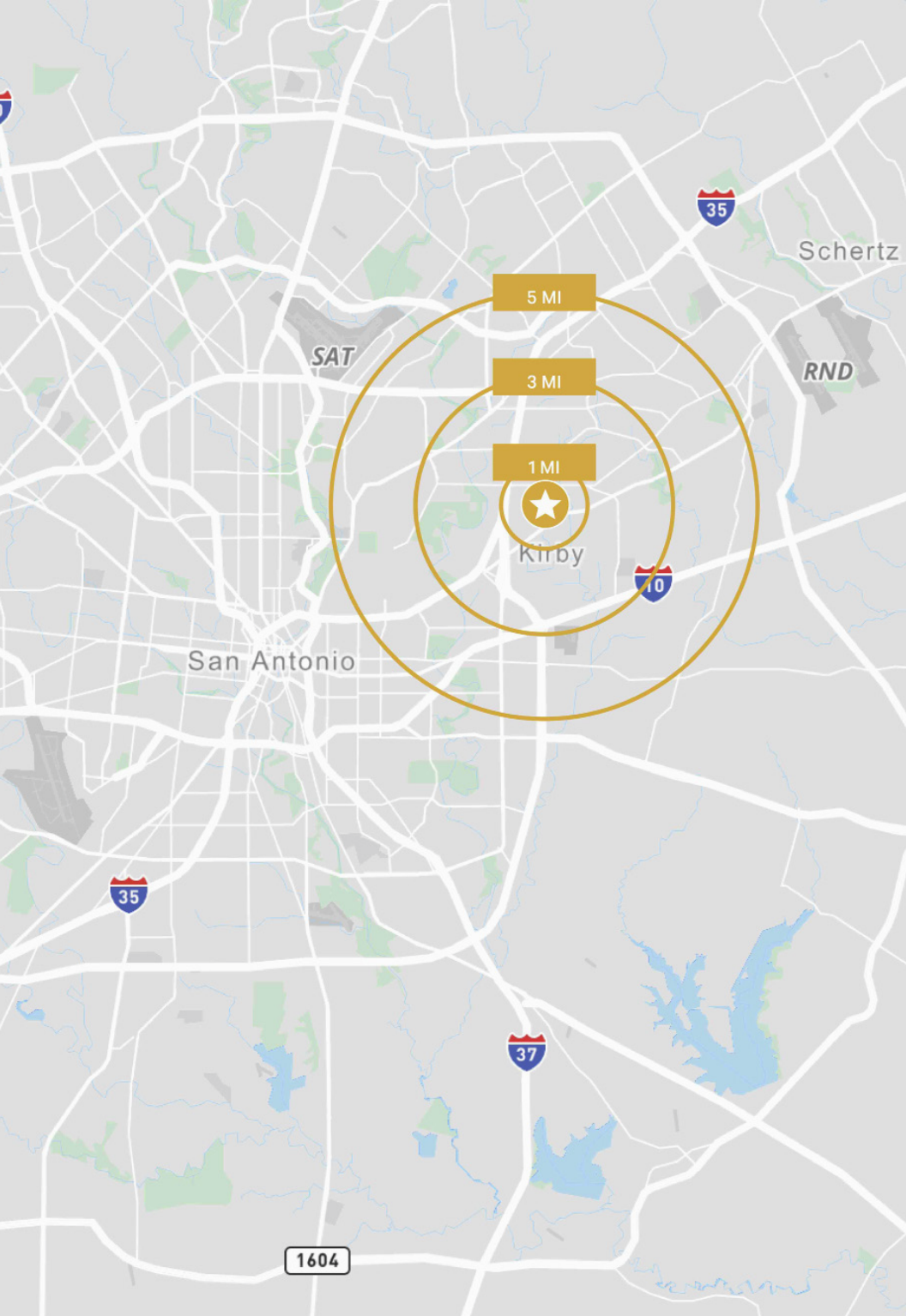
H-E-B
SYGMA
Caterpillar
Home Depot
Amazon

UPS
Builders First Source
ABC Supply Co
Bimbo Bakeries
Professional Flooring Supply









A R E A D E M O G R A P H I C S

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
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POPULATION & HOUSEHOLDS

2025 Population - Current Year Estimate	5,670	90,148	250,962
2025 Households - Current Year Estimate	2,112	32,016	94,262

HOUSEHOLD GROWTH RATE

2025-2030 Annual Household Growth	0.03%	0.76%	0.91%
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HOUSEHOLD INCOME

Average Household Income	\$69,197	\$70,586	\$86,541
Median Household Income	\$58,123	\$52,426	\$58,322

PLACE OF WORK

2025 Businesses	301	2,446	7,967
2025 Employees	5,640	31,340	95,380



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