

5100

KAEPAC

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

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



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

CBRE

+/- 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

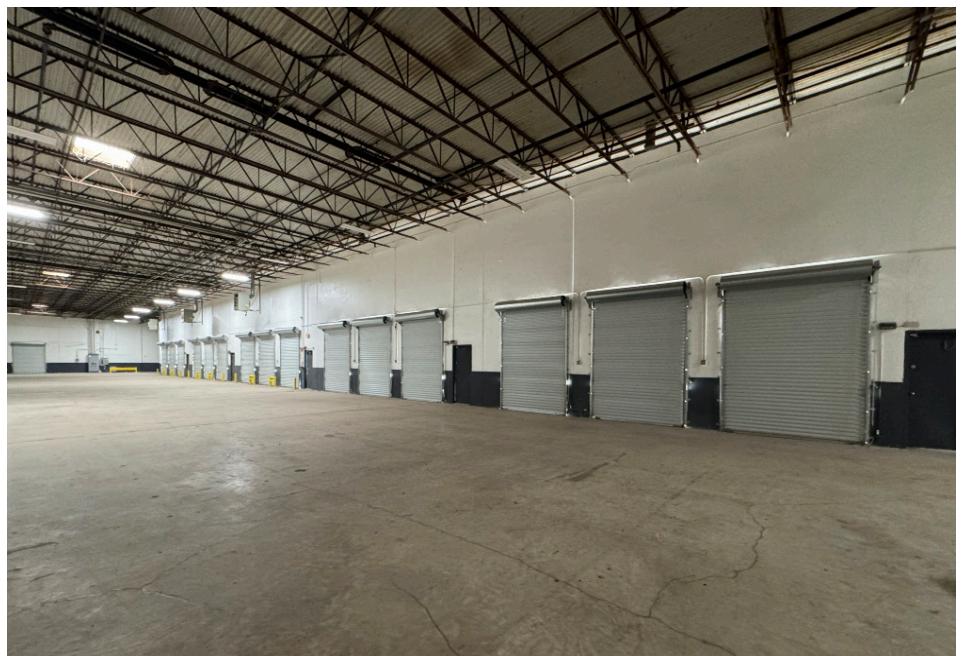
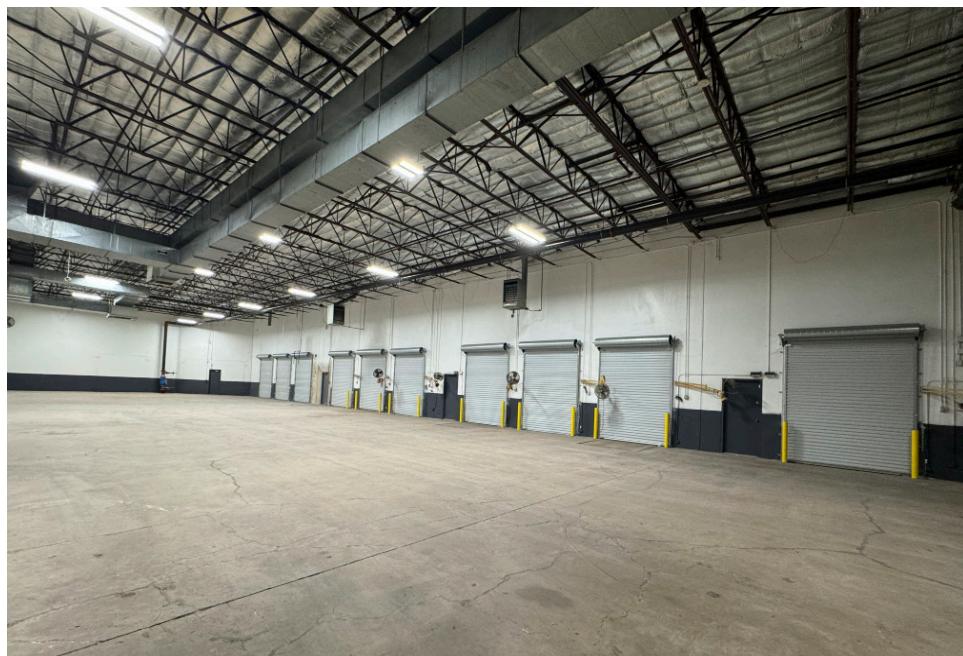
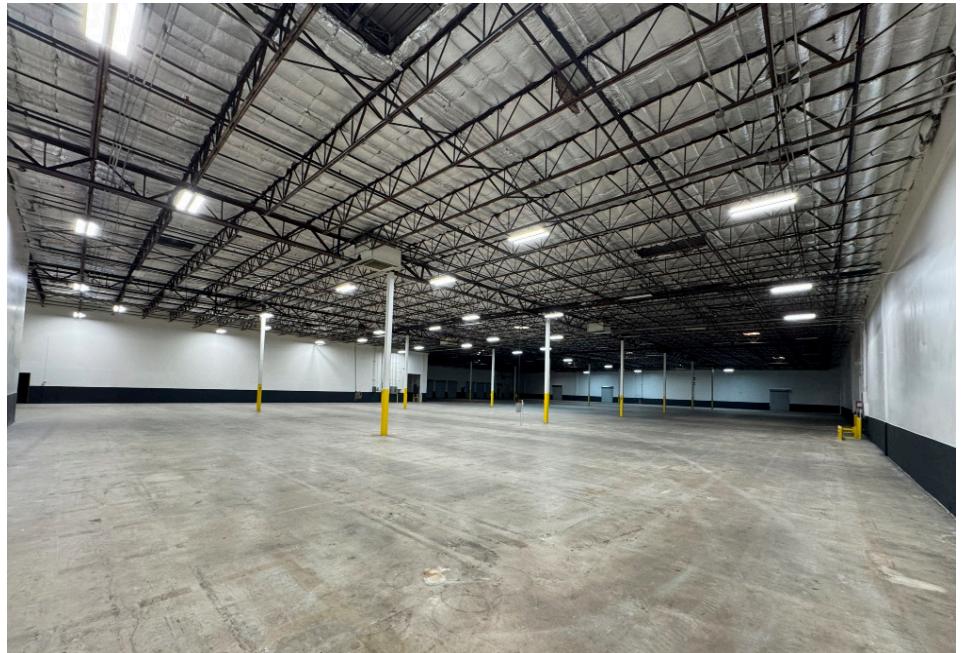


LEASE
||
MOVE-IN
READY

P R O P E R T Y P H O T O S



P R O P E R T Y P H O T O S





HEB REVERSE
LOGISTICS

Labatt
FOOD SERVICE

LUMEN



HEB
DISTRIBUTION

DPT
a Mylan company

tosca

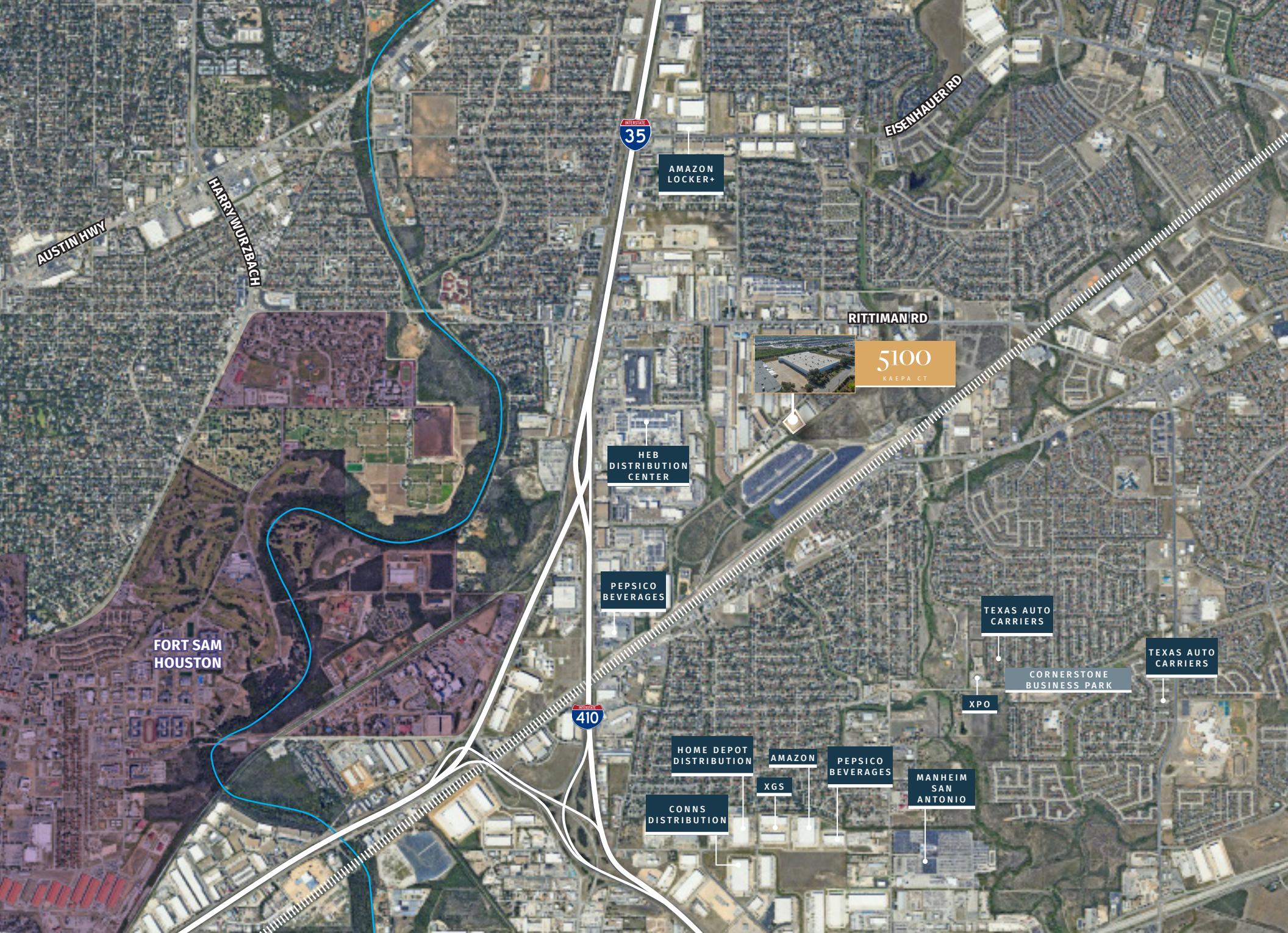
move solutions
A Total Office Solutions / Mayhew Company
SCHEDULE • PURGE • TECH • MOVE • DECOMMISSION

INTERSTATE
35

DOLLAR GENERAL

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KAEPA CT





AREA OVERVIEW

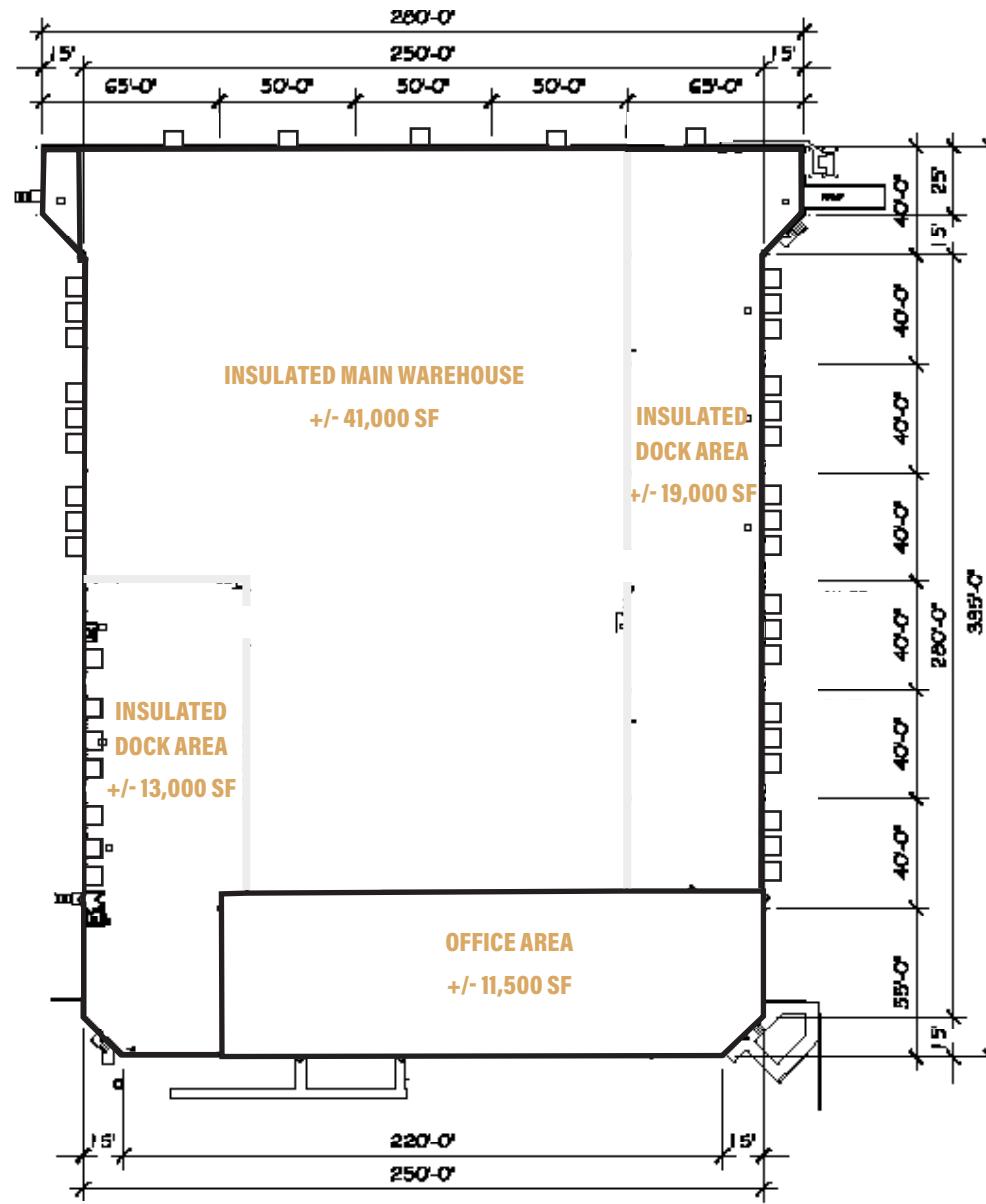
San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, 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.

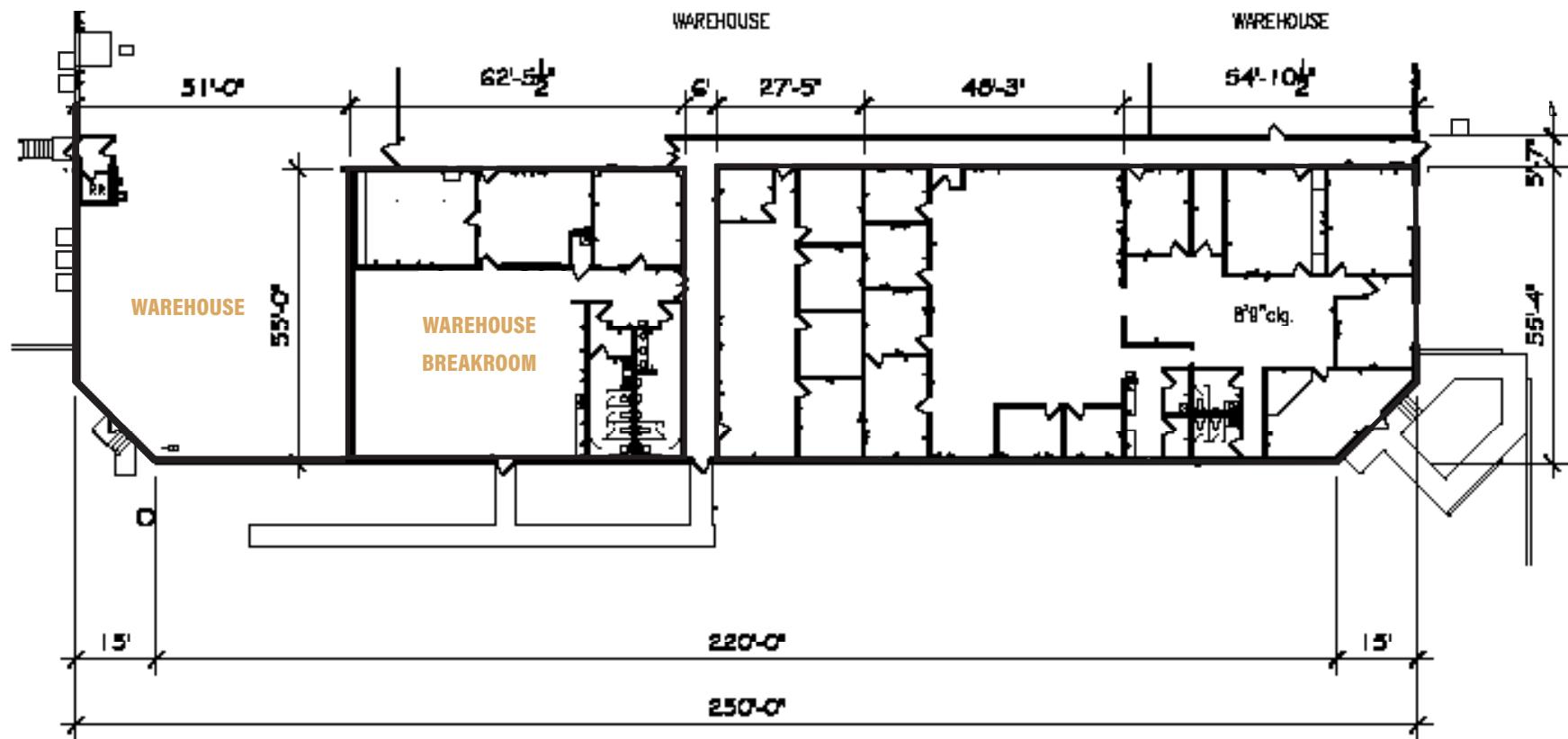
The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of 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.

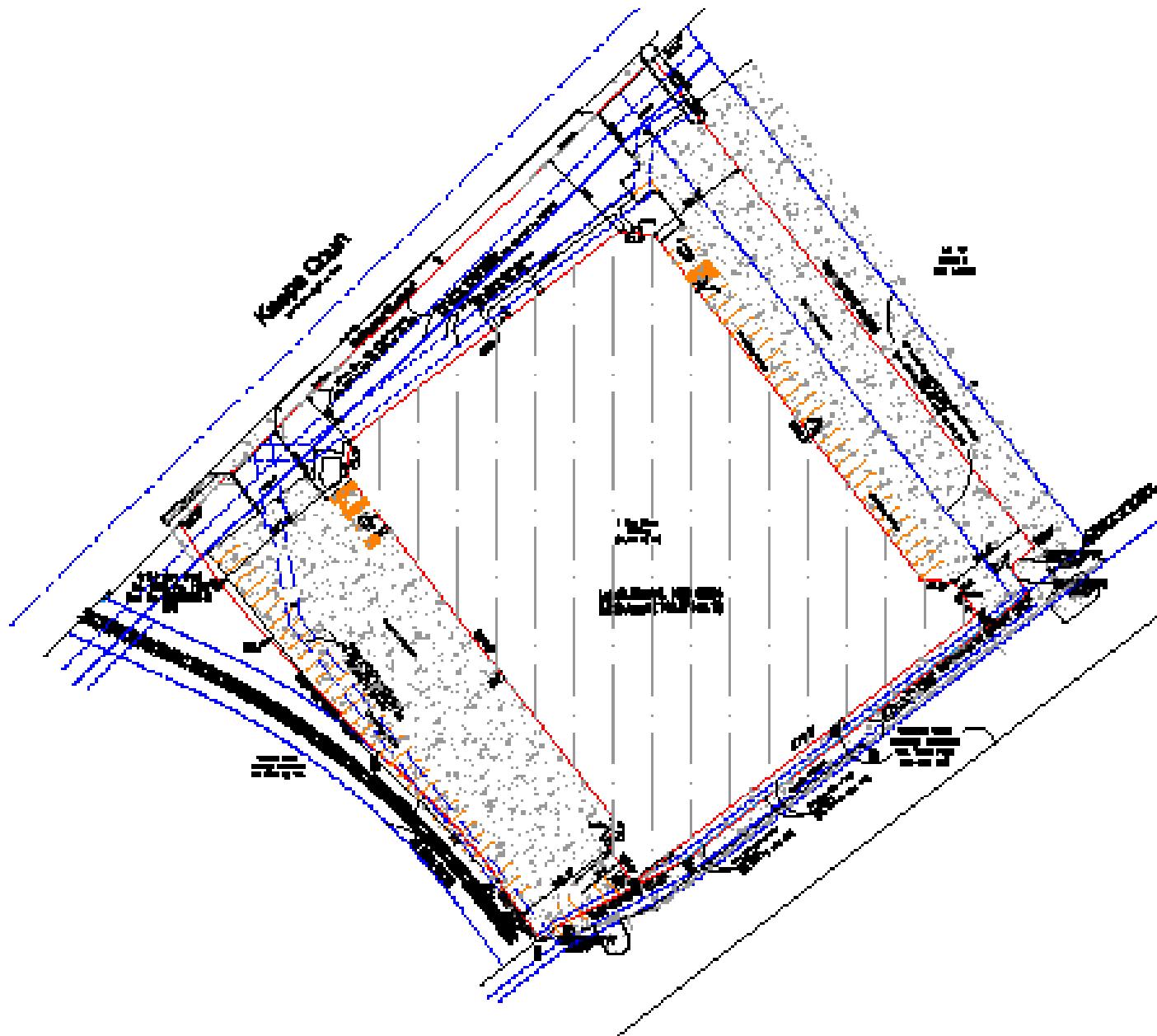
Northeast Submarket - Major Employers:

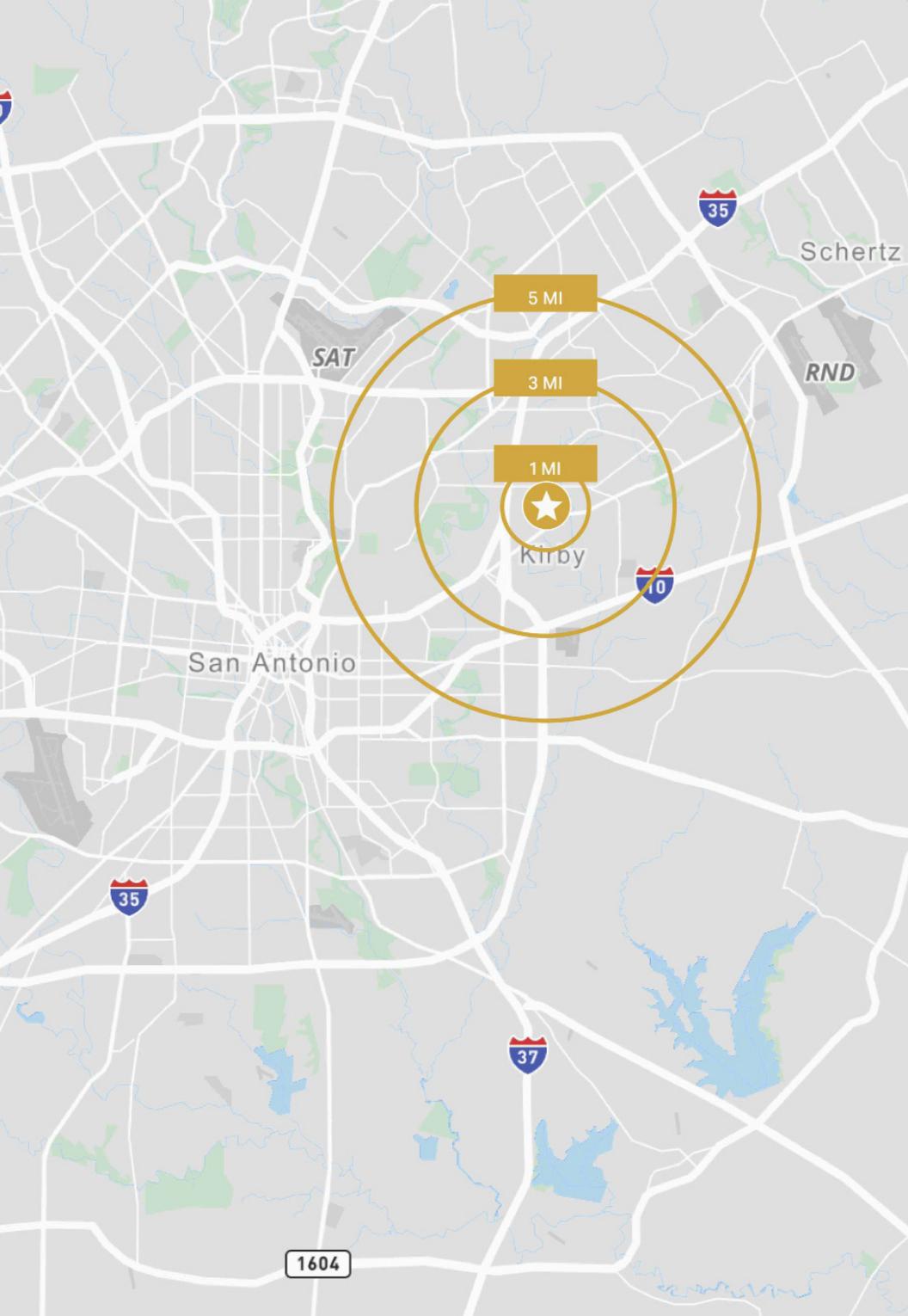
H-E-B	UPS
SYGMA	Builders First Source
Caterpillar	ABC Supply Co
Home Depot	Bimbo Bakeries
Amazon	Professional Flooring Supply

S I T E P L A N









AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE 1 MILE 3 MILES 5 MILES

POPULATION & HOUSEHOLDS

2025 Population - Current Year Estimate	5,670	90,148	250,962
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2025 Households - Current Year Estimate	2,112	32,016	94,262
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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
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Median Household Income	\$58,123	\$52,426	\$58,322
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PLACE OF WORK

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