



# 11926

RAIL DRIVE

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SAN ANTONIO,  
TEXAS

INDUSTRIAL FLEX PARK FOR LEASE

**CBRE**



11926 Rail Drive is a state-of-the-art, tenant-focused, delivering move-in ready industrial park. Designed to accommodate all tenant needs, the property boasts heavily reinforced CMU block construction with carbon fiber rebar. It offers features such as dock-high access, drive-thru capabilities, stainless steel fans for ventilation, automatic 12x14 roll-up doors, fully sprinklered suites, motion sensor lights, entirely clear span spaces, and a fully lit and fenced concrete ingress/egress development. This makes 11926 Rail Drive an ideal choice for businesses seeking a versatile and secure industrial space.

11926 Rail Dr is ideally located just 0.42 miles from Wurzbach, offering tenants easy cross-city navigation. Additionally, I-35 is conveniently accessible, being only one mile away.



Address	11926 Rail Dr. San Antonio, TX 78233
Availability	94%
Square Footage	122,500 SF
Submarket	Northeast



PRIME  
LOCATION



CMU BLOCK  
CONSTRUCTION



LEASE-IN  
READY UNITS



SITE PLAN

BLDG 1

24 DOORS

BLDG 2

24 DOORS

BLDG 3

16 DOORS

90° TRUCK COURT

RAIL DR

➤ INGRESS  
➤ EGRESS





SITE PLAN

BLDG 1  
24 DOORS

BLDG 2  
24 DOORS

BLDG 3  
16 DOORS

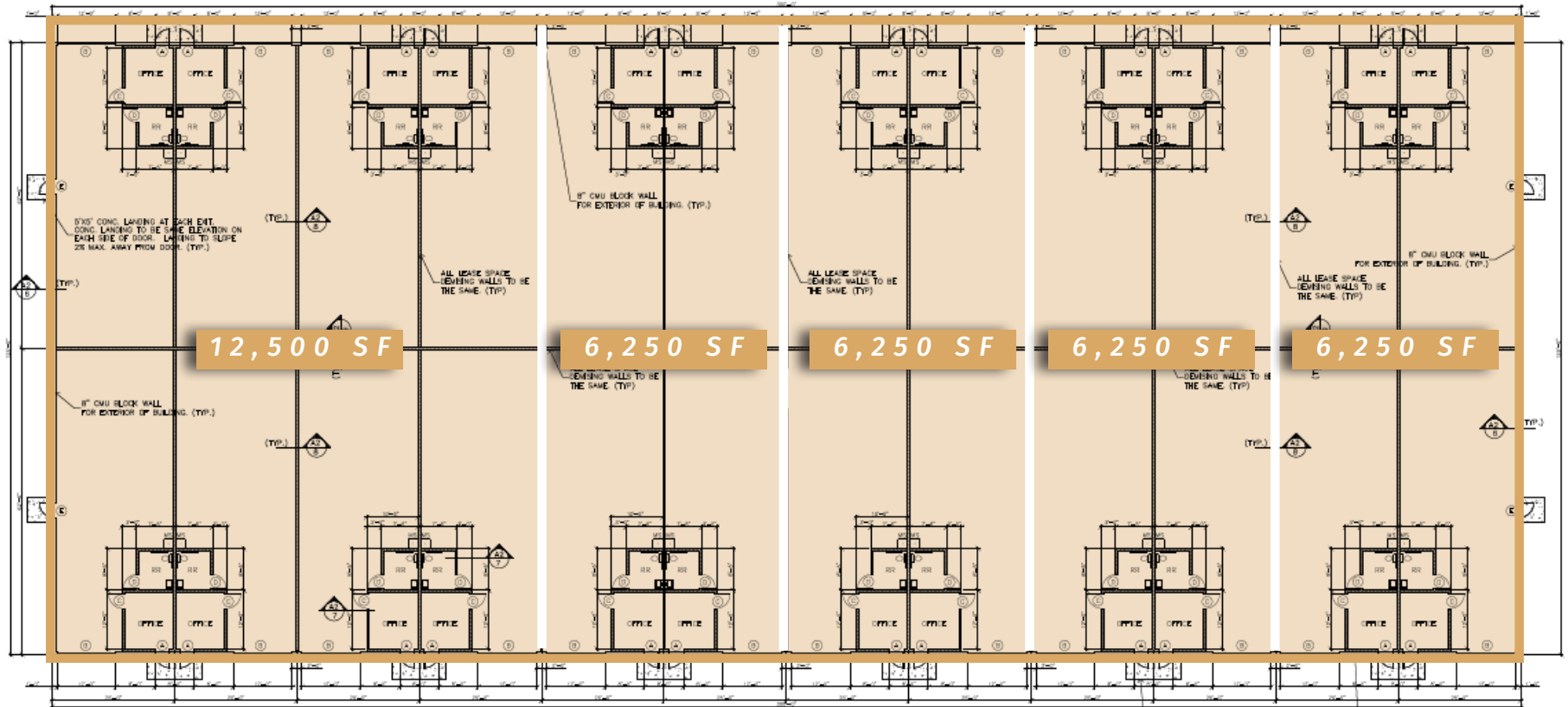
RAIL DR

90' TRUCK COURT

➤ INGRESS  
➤ EGRESS

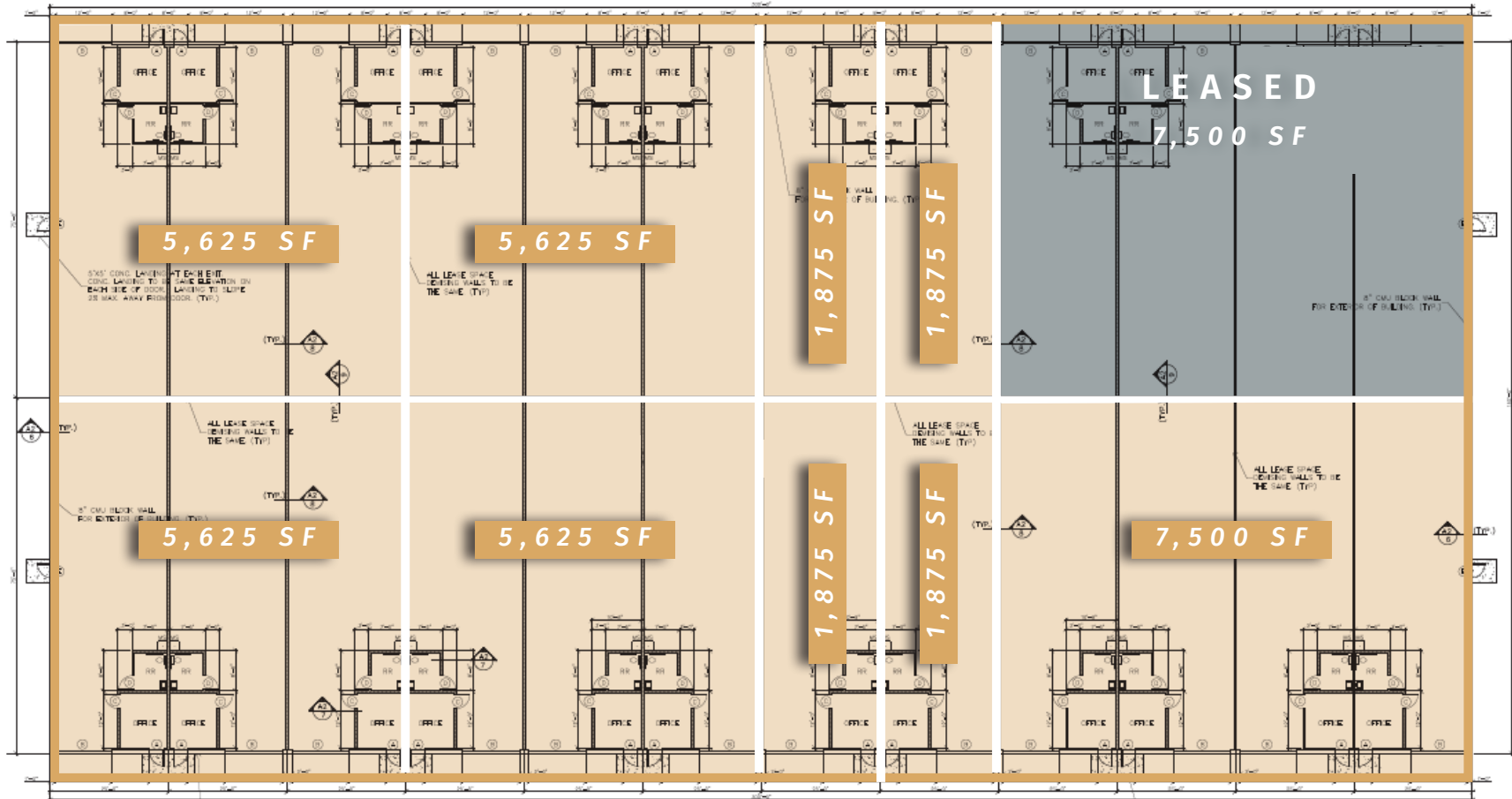


# BUILDING 1



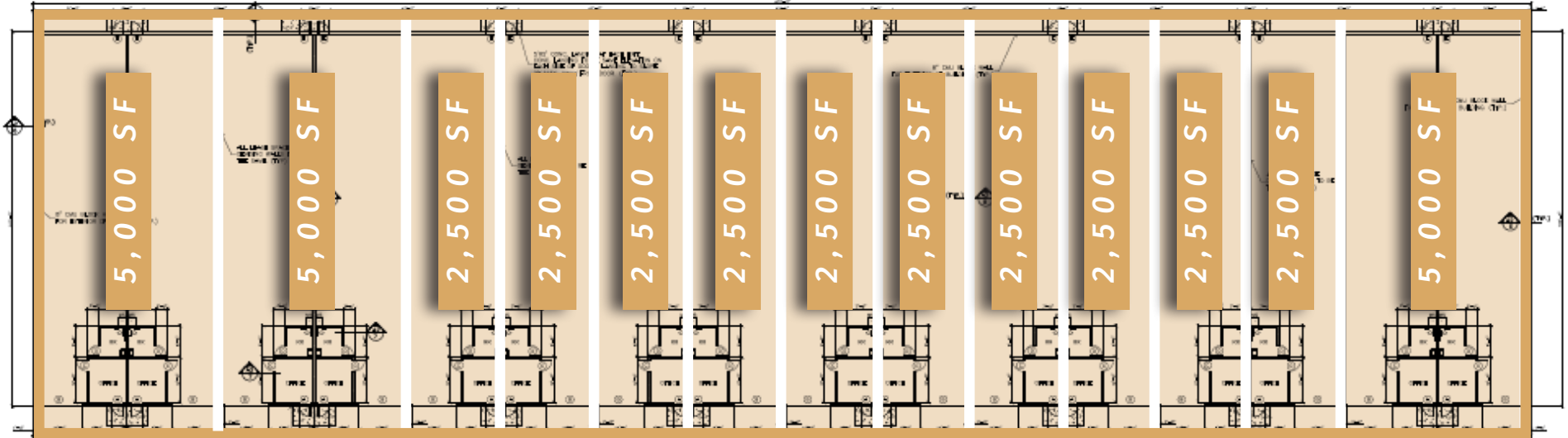
<b>BUILDING TYPE</b>	OFFICE/WAREHOUSE
<b>OFFICE / RESTROOMS SF</b>	10x12 / 8x8
<b>DRIVE THRU DOORS</b>	24
<b>CLEAR HEIGHT</b>	25 FT
<b>SPRINKLERS</b>	YES
<b>AVAILABLE SF</b>	37,500 SF

# BUILDING 2



<b>BUILDING TYPE</b>	OFFICE/WAREHOUSE
<b>OFFICE / RESTROOMS SF</b>	10x12 / 8x8
<b>DOCK HIGH DOORS</b>	2 (WITH THE OPTION TO ADD MORE)
<b>DRIVE THRU DOORS</b>	10
<b>CLEAR HEIGHT</b>	25 FT
<b>SPRINKLERS</b>	YES
<b>AVAILABLE SF</b>	37,500 SF

# BUILDING 3



<b>BUILDING TYPE</b>	OFFICE/WAREHOUSE
<b>OFFICE / RESTROOMS SF</b>	10x12 / 8x8
<b>GL DOORS</b>	16
<b>CLEAR HEIGHT</b>	25 FT
<b>SPRINKLERS</b>	YES
<b>AVAILABLE SF</b>	40,000 SF

## LOCATION

Address	11926 Rail Dr. San Antonio, TX 78233
Industrial Market	San Antonio
Industrial Submarket	Northeast

## BUILDING FEATURES

Percentage Leased	6%
Year Built	2024
Clear Height	25'
Fire Sprinklers	All Buildings Are Sprinklered
Automatic Doors	64 Automatic 12x14 Doors

## CONSTRUCTION TYPE

Building Construction Type	CMU Block Construction
Roof System	Metal Roof
Warehouse Exhaust Fans	64
Power	480v3P





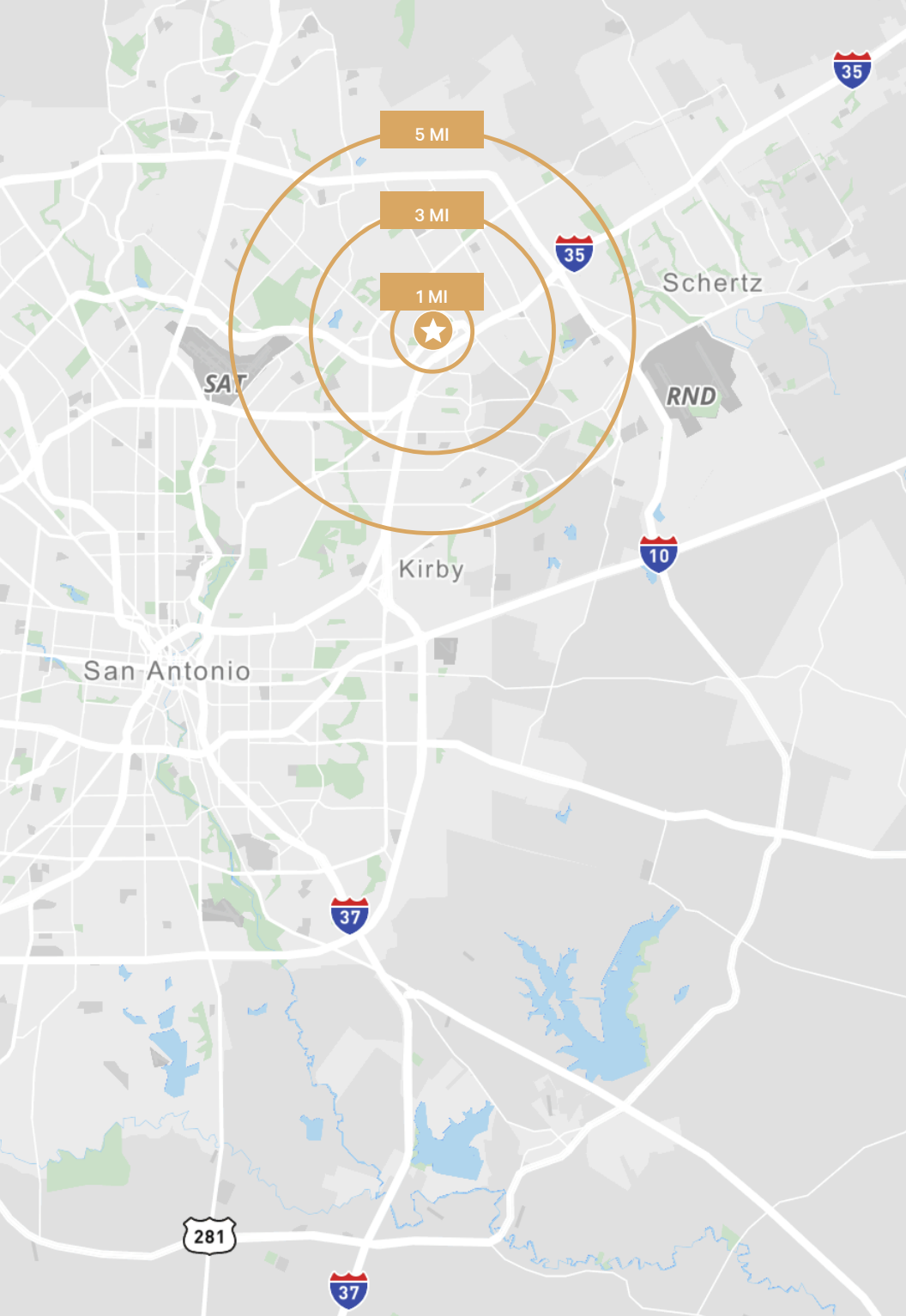
AREA OVERVIEW

**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 |



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

**DEMOGRAPHIC COMPREHENSIVE**      **1 MILE**    **2 MILES**    **3 MILES**

**DAYTIME POPULATION**

2023 Businesses	335	3,763	8,485
2023 Employees	4,681	46,663	105,598

**POPULATION GROWTH RATE**

2020-2023 Compound Annual Population Rate	2.51%	0.38%	0.61%
2023-2028 Annual Population Growth Rate	1.63%	0.25%	0.26%

**HOUSEHOLD GROWTH RATE**

2020-2023 Compound Annual HH Growth Rate	2.70%	0.60%	0.86%
2023-2028 Annual Household Growth Rate	2.08%	0.53%	0.55%

**HOUSEHOLD INCOME**

Average Household Income	\$73,270	\$79,515	\$85,868
Median Household Income	\$55,093	\$59,843	\$63,134





LANDMARK  
DISTRIBUTION CENTER

LOWE'S

amazon

35

223,597 VPD

KUEST CORPORATION

CROSSWINDS WAY  
INDUSTRIAL PARK

Spectrum

SCHOOL OF SCIENCE  
AND TECHNOLOGY

CROSSWINDS WAY

WURZBACH PKWY 23,436 VPD

CROSSWINDS  
DISTRIBUTION CENTER

11926  
RAIL DRIVE

N WEIDNER RD 8,996 VPD

SUNRAY POOL  
SERVICE

LEONHARDT RD

PECOS FENCE CO

RAIL DR





RANDOLPH  
AIR FORCE BASE

LOOP  
1604



223,597 VPD



O'CONNOR RD

R/E BUSINESS CENTER

LANDMARK  
DISTRIBUTION CENTER



CROSSWINDSWAY

CROSSWINDS WAY  
INDUSTRIAL PARK

CROSSWINDS  
DISTRIBUTION CENTER

TACARA AT CROSSWINDS  
303 UNITS

N WEIDNER RD 8,996 VPD

DUSTLESS AIR  
FILTER CO

BIMBO BAKERIES

WURZBACH PKWY 23,436 VPD

RAIL DR



11926  
RAIL DRIVE

LEONHARDT RD





amazon

Spectrum

CROSSWINDS DISTRIBUTION CENTER

Morgan's WONDERLAND

RANDOLPH BLVD

CROSSWINDS WAY

WURZBACH PKWY 28,436 VPD

35 228,597 VPD

410

O'CONNOR RD

N WEIDNER RD 8,996 VPD

RAIL DR

LEONHARDT RD



11926 RAIL DRIVE





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RAIL DRIVE

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