

FOR SALE

50,190 SF INDUSTRIAL COMPLEX

14703 Jones Maltsberger Rd., San Antonio, Texas 78247

partners

PARTNERSREALESTATE.COM



Jones Maltsberger

DAN GOSTYLO
PARTNER

Cell 210 601 1919
dan.gostylo@partnersrealestate.com

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BUILDING /OFFICE SIZES

1st Floor Office	23,265 SF
2nd floor Office	6,009 SF
Assembly	10,076 SF
Warehouse	10,840 SF
TOTAL	50,190 SF

SITE DESCRIPTION

Lot Size:	3.936 acres
Utilities:	All public utilities are connected to the site
Frontage:	260 feet frontage on NW side of Jones Maltsberger Rd.
Access:	Good access with three concrete drive approaches
Zoning:	"I-1" - General Industrial District

SITE IMPROVEMENTS

- Concrete drive approaches
- Asphalt paved parking and drive areas extending to within 75 feet from the rear or northwest property line
- 8 foot chainlink fencing on the northwest and northeast property lines
- Wood privacy fencing at the west and south along the line of single family residences
- Electric card key access rolling vehicle gate
- Manual northeast gate for secured rear parking/storage yard
- Exterior lighting
- Quality landscaping including native oak trees
- Monument signage

SALES PRICE: Contact Broker

Main Building Office Area

- Accoustical tile ceiling system with recessed LED lighting
- Approximate nine foot ceiling height with ceiling HVAC registers
- White noise sound system installed throughout the office space
- Built-in reception counter/desk with freestanding divider wall
- Breakroom with upholstered booth for dining
- Training room with approximate 10 foot ceiling height
- The building has zoned HVAC

Former Warehouse - Office Area Conversion

- Both first and second floor offices
- Some built-in offices with fixed glass windows in anodized aluminum frames/mullions
- Also central office area with additional offices
- IT office with separate air conditioning system
- Training room with built-in electronically controlled wall/ceiling lighting and a wall mounted ductless Mitsubishi mini split A/C

Assembly Building

- 15-16 foot clear height
- Six 10' x 14' overhead roll garage doors with concrete ramp and landing for grade loading access to the two south overhead doors
- Built-in offices and a breakroom

Electrical System

- 50 kw diesel generator and two 12.5 kw UPS units providing uninterrupted back-up emergency power throughout the entire building
- 50 kw roof mounted solar array providing approximately 200 kwh per day

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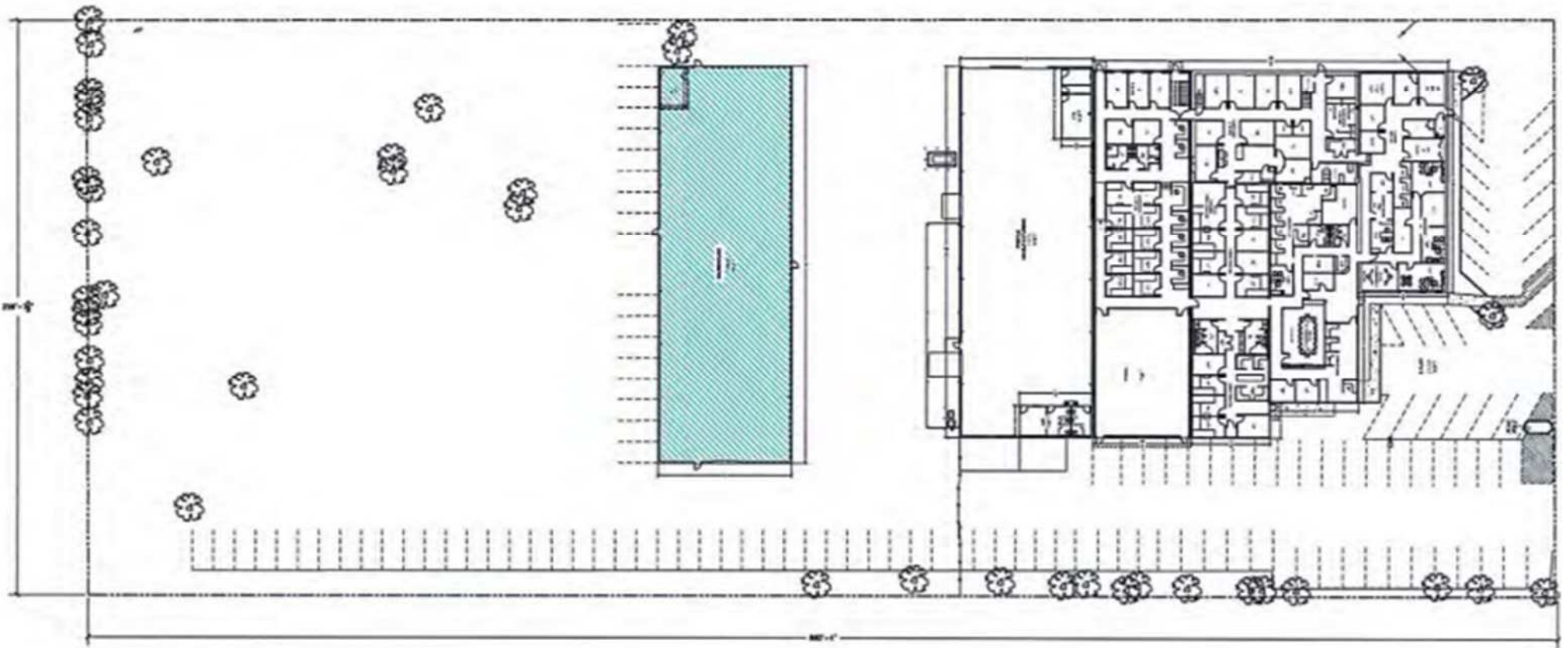
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SITE PLAN



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FIRST FLOOR OFFICE SPACE

SECOND FLOOR OFFICE SPACE

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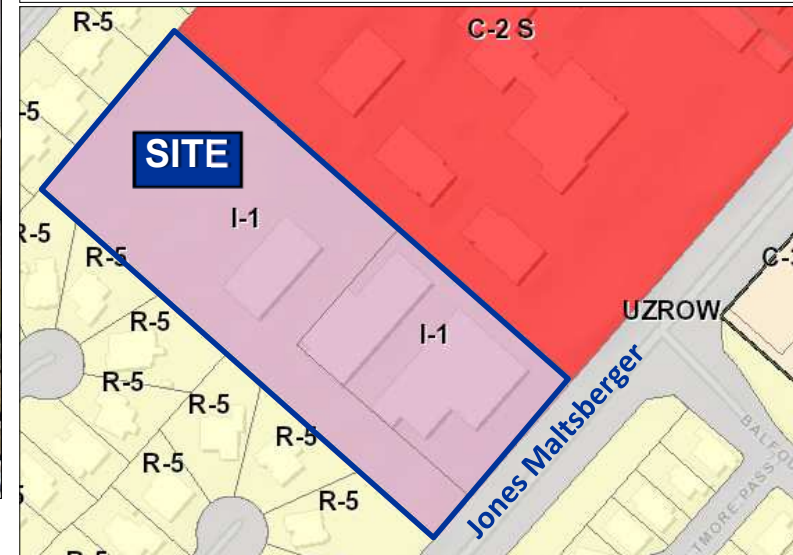
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Gostylo	333635	dan.gostylo@partnersrealestate.com	210-446-3655
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____