

FOR LEASE

722 W CRAIG PL

SAN ANTONIO, TX

OFFERING MEMORANDUM



DOWNTOWN SAN ANTONIO

722 W Craig Pl

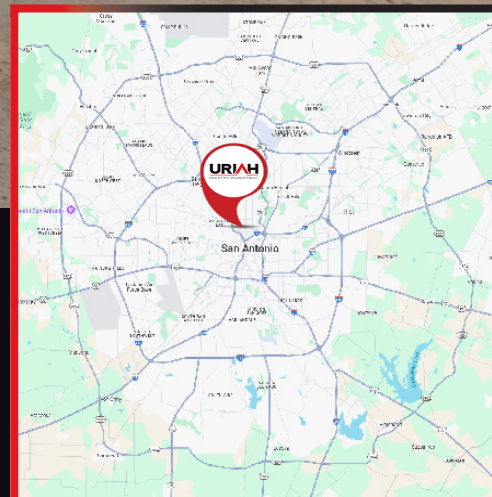


PRESENTED



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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 722 W CRAIG PL

PROPERTY SUMMARY

Building C at 722 W Craig Pl offers a premier flex warehouse space for lease, with approximately 7,000 +/- sqft of versatile, multi-purpose space. The property features six private offices totaling 1,200 +/- sqft, each equipped with central A/C and access to a private restroom, 4,800 +/- sqft of warehouse space with 220V 3-phase power, and a 1,000 +/- sqft loading area with 12-foot grade-level doors for convenient drive-in access. Designed to accommodate a wide range of industrial and commercial uses, the space is ideal for warehousing and distribution, light manufacturing or assembly, showroom or office-warehouse combinations, e-commerce fulfillment, and specialty storage. Strategically located in the historic Alta Vista neighborhood, just two miles from downtown San Antonio and approximately half a mile from I-10, the property offers excellent regional connectivity and access to strong local demographics. With its flexible layout, robust utilities, and central location, 722 W Craig Pl provides a highly desired solution for tenants seeking a flexible, multi-purpose facility to support both current operations and future growth.

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

LOT SIZE

AC: 0.3312 +/-
SQFT: 14,425 +/-

FRONTAGE

110 +/- FEET ON W CRAIG PL

ZONING:

C-3NA NCD-2

BUILDING & UTILITIES

10,800 +/- SQFT TOTAL
7,000 +/- SQFT AVAILABLE FOR LEASE
GAS, ELECTRIC, SEWER, WATER

PREMIER CENTRAL LOCATION IN SAN ANTONIO'S HISTORIC ALTA VISTA NEIGHBORHOOD – 2 MILES TO DOWNTOWN SAN ANTONIO

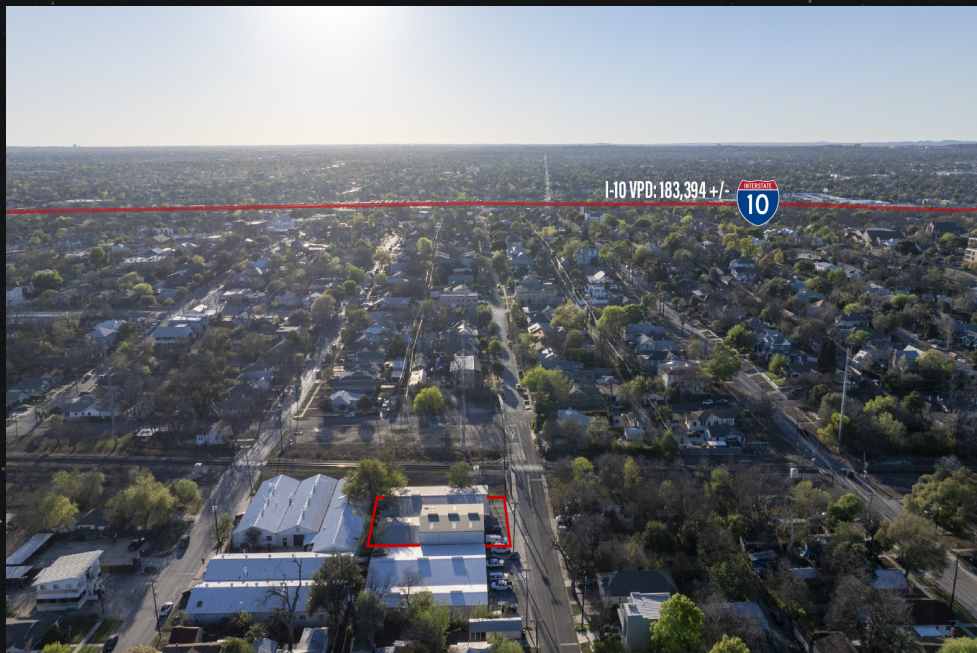
UNMATCHED REGIONAL CONNECTIVITY – QUICK ACCESS TO I-10, I-35, HWY 281

12-FOOT GRADE-LEVEL DOORS – LARGE LOADING DOCK AREA

FLEXIBLE INDUSTRIAL USES – OPEN FLOOR PLAN, HIGH CEILINGS, SUFFICIENT UTILITIES, AND ADAPTABLE LAYOUTS

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PROPERTY PHOTOS | 722 W CRAIG PL



PROPERTY PHOTOS | 722 W CRAIG PL



NEARBY AMENITIES



DOWNTOWN SAN ANTONIO

UTSA
ROADRUNNERS

VIA

WINGSTOP

Bill Miller
EST. 1988

Valero

Methodist
HOSPITAL

Pearl

H-E-B
CYPRESS TOWER

ALAMO
COLLEGES
DISTRICT

W CRAIG PL

URIAH

BRACKENRIDGE PARK
GOLF COURSE

281

BROADWAY

W MULBERRY AVE

JAPANESE TEA GARDEN

281

SAN PEDRO AVE

HOWARD ST

ALAMO STADIUM

TRINITY
UNIVERSITY

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CONTACT:

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URIAH
REAL ESTATE ORGANIZATION LLC



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Rayos	836413	Michael@UriahRealEstate.com	(210)378-6955
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov