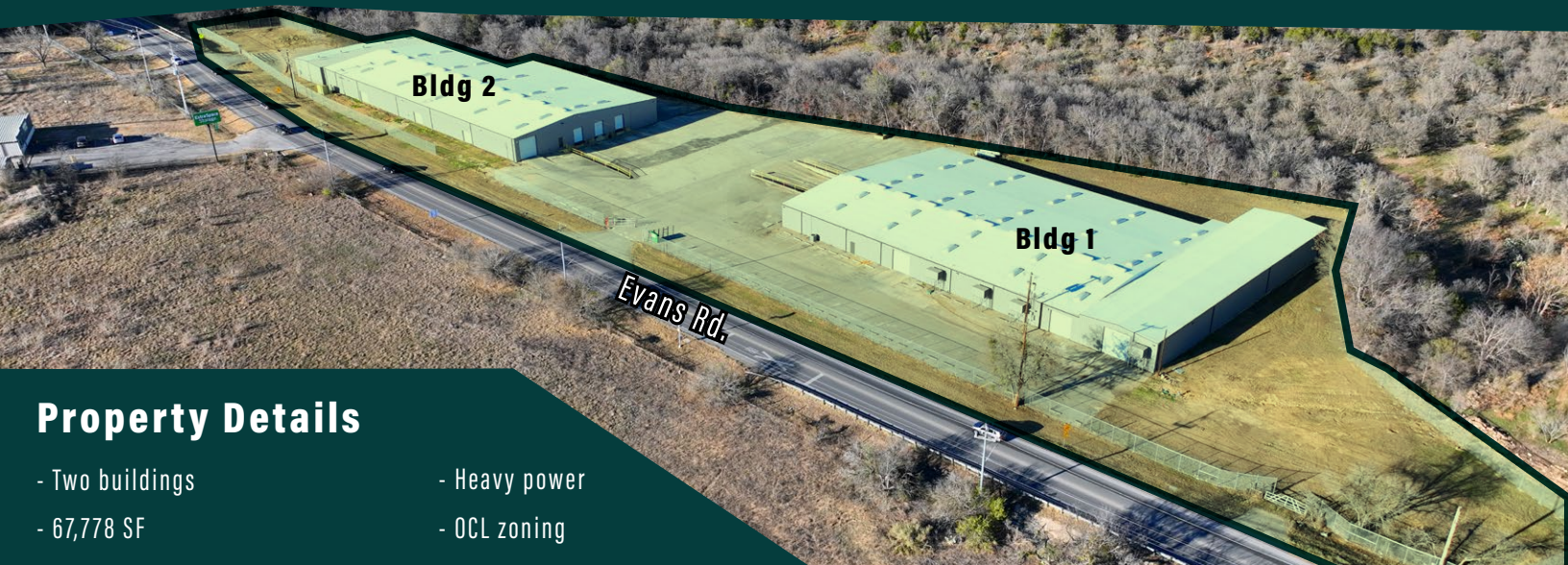




# Available For Lease

## Completed Improvements

- New roof and insulation
- New perimeter fencing
- New lighting in warehouse
- Updated offices in both buildings



## Property Details

- Two buildings
- Heavy power
- 67,778 SF
- OCL zoning
- Extra space available for parking
- **Contact broker for pricing**



**Bldg 1**



**Bldg 2**

## Contact:

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210.298.8536

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Tanner Catalani  
210.298.8551

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| For Lease

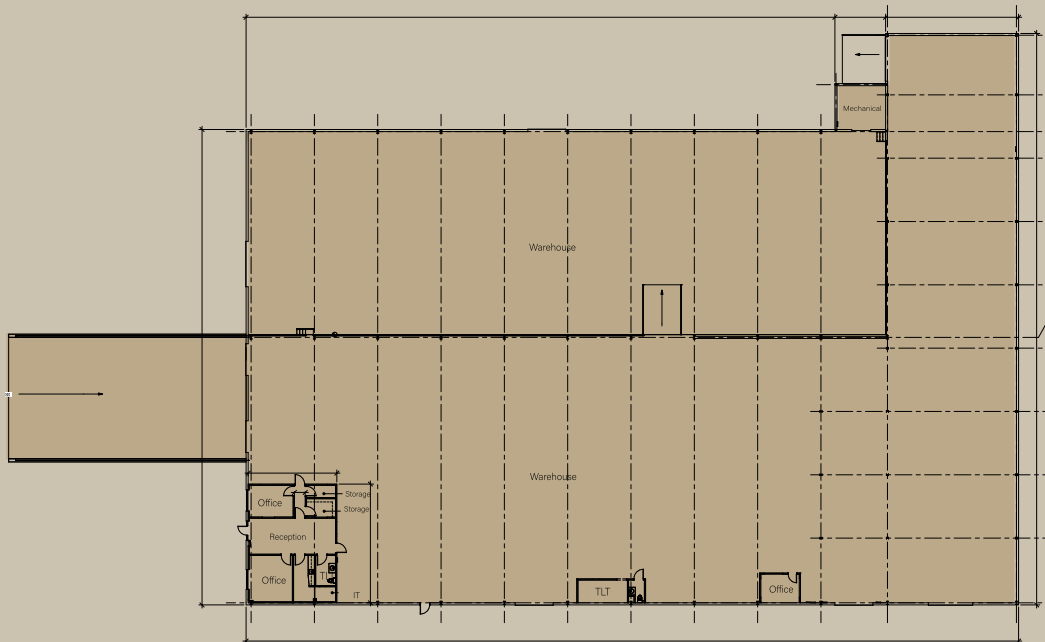


Available Floorplans

## Building 1

38,147 SF

38,147 SF ( $\pm$ 1,050 SF Office)



## Building Details

- 2 docks, 4 grade-level & 1 semi-dock door
- 11' - 14' clear height
- Warehouse ventilation system
- Fenced yard
- 120/240 3-phase (with a highleg) 600 amp

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| For Lease

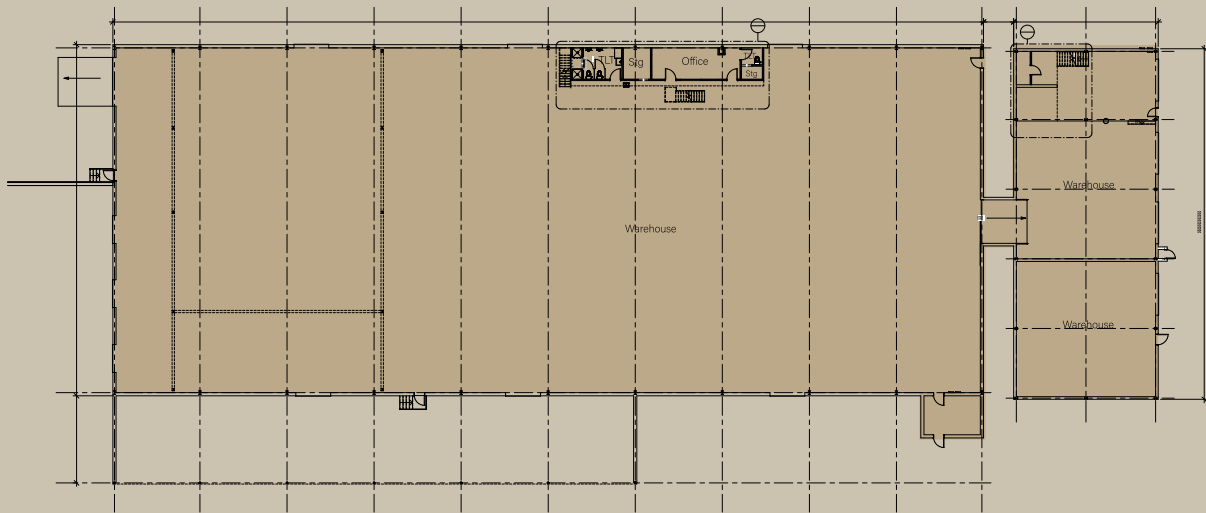


Available Floorplans

## Building 2

29,631 SF

29,631 SF (±465 SF Office)



### Building Details

- 2 docks, 4 grade-level & 1 ramped door
- 13' - 20' clear height
- 5 ton bridge crane
- Secured outdoor storage
- Warehouse ventilation system
- 277/480 3-phase 1000 amp service

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| For Lease



**7951 E. EVANS**

San Antonio, Texas 78266

### Drive Times

**5 Minutes**

Loop 1604

**8 Minutes**

IH-35



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**STREAM**