

For Sale or Lease

Building 1 Now Complete!



1222 Kelly Parkway
San Antonio, TX 78221

- **218,800 SF** Available
- Up to **7MW Heavy Power**
- Divisible to **40,000 SF**

Photo Taken 01/16/26

Leasing and Sale By



Michael T. Kent
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Development Of



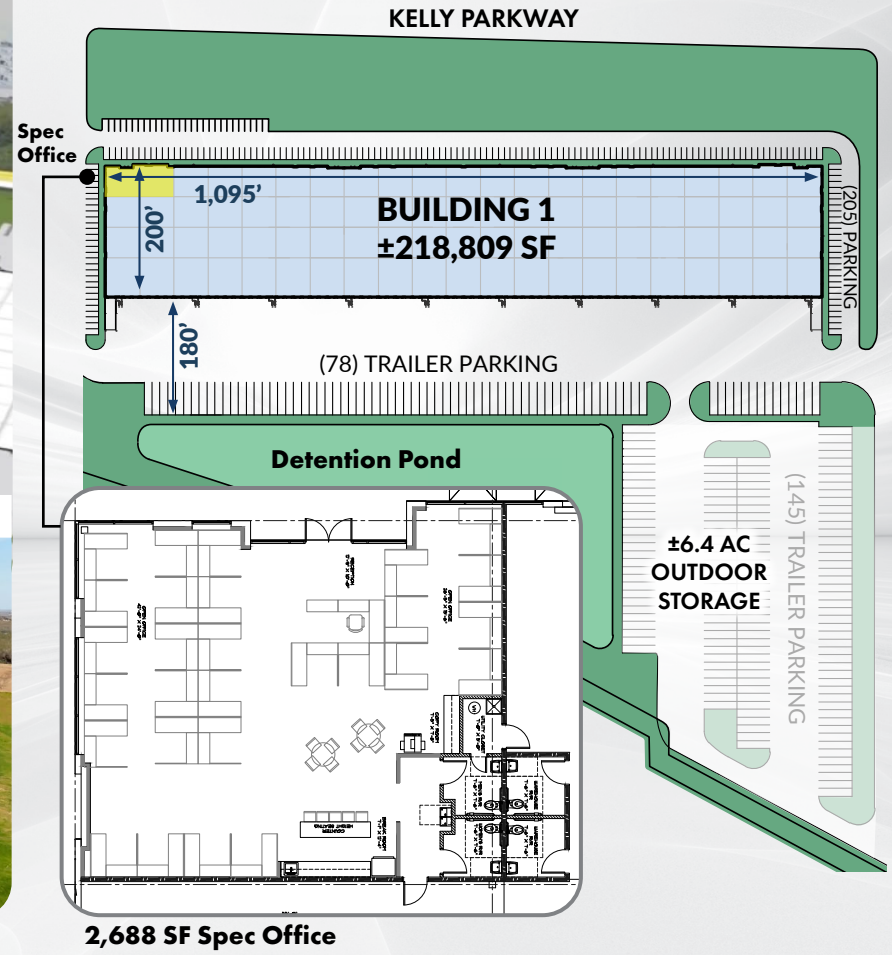
Building 1: 218,000 SF

Configuration: Rear Load
 Building Dimensions: 1,095'x200'
 Divisibility: 40,000 SF
 Zoning: I-2 (Heavy Industrial)

Spec Office: 2,688 SF
 Lights: Motion Sensor LED (30 FD 3' AFF)
 Sprinklers: ESFR
 Clear Height: 32'

Loading Docks: 72
 Ramps: (2) 12'x14'
 Employee Parks: 202
 Trailer Parks: 78 (55' stalls)

Power: 480V 3 Phase Service
 2,000 Amps Day 1
 Ability to get up to 7MW in 12 Months



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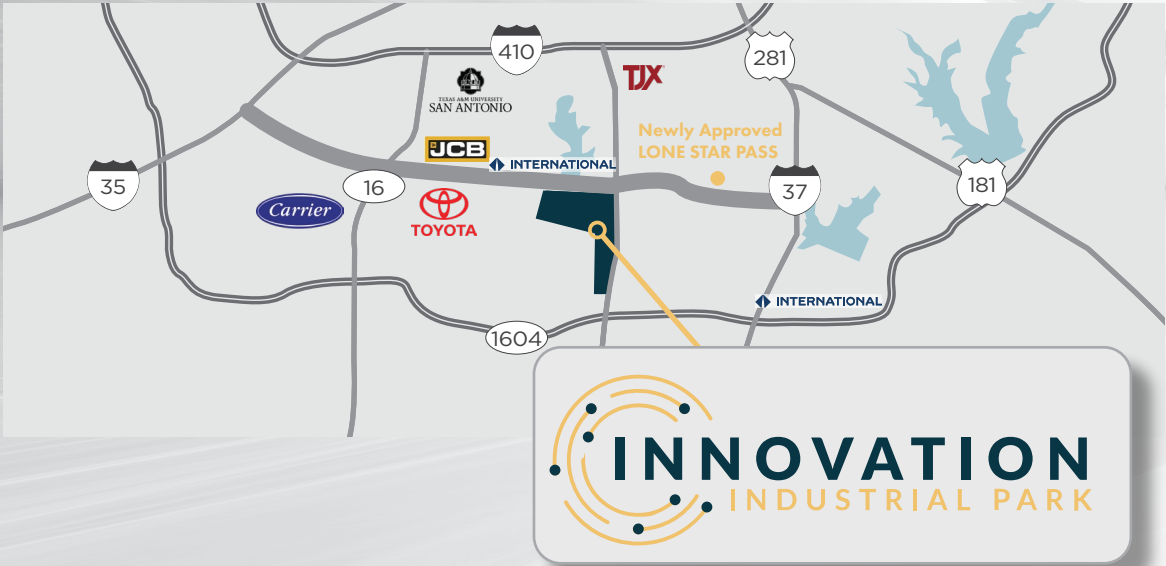
Development Of





Strong Labor Force and Easy Access To San Antonio Mega Site Developments

	10 Minutes	20 Minutes	30 Minutes
Estimated Population (2025)	29,821	401,758	1,264,770
Projected Annual Growth (2025-2028)	2.91%	1.38%	0.76%
Estimated Average Household Income (2025)	\$79,645	\$71,212	\$82,394
Daytime Employees	6,370	221,157	721,357
Blue Collar Workers	3,746	55,385	155,536



Distances

- 5 Miles (10 Minutes)**
Toyota Motor Manufacturing
- 5 Miles (10 Minutes)**
Interstate 37
- 5.4 Miles (10 Minutes)**
Loop 410
- 10 Miles (20 Minutes)**
Interstate 35
- 25 Miles (28 Minutes)**
San Antonio Int'l Airport
- 91 Miles (1 Hour, 37 Minutes)**
Austin
- 134 Miles (1 Hour, 55 Minutes)**
To Corpus Christi
- 159 Miles (2 Hours, 28 Minutes)**
To Laredo
- 203 Miles (3 Hours, 7 Minutes)**
To Houston
- 286 Miles (4 Hours, 19 Minutes)**
To Dallas

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