



29,986 SF Office/Warehouse Available - Downtown

911 N Frio Street | San Antonio, TX 78207



# 29,986 SF Office/Warehouse Available - Downtown

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**FOR LEASE**

29,986 SF

Building Size

1.04 AC

Parcel Size

L

Zoning

1978

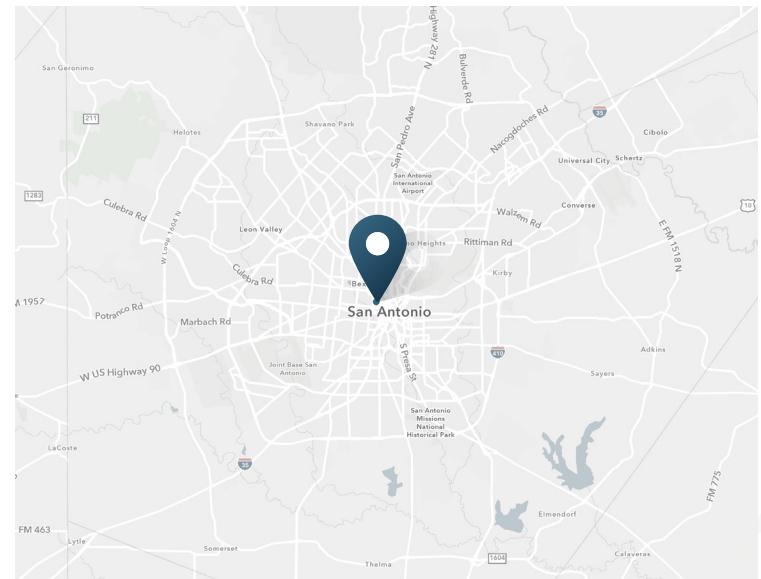
Year Built

Contact Broker

Rental Rate

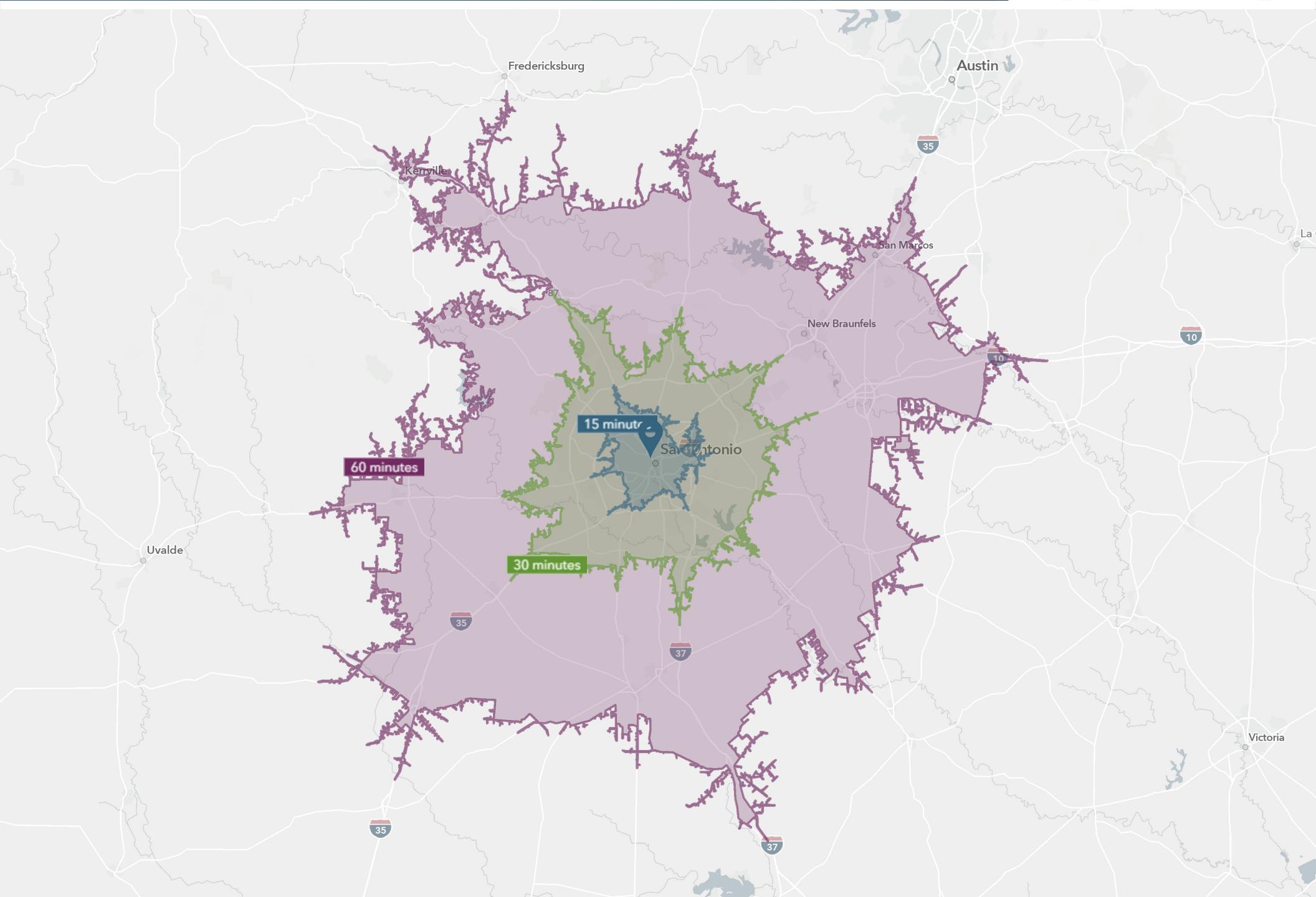
## PROPERTY HIGHLIGHTS

Available SF	23,986
Warehouse SF	16,892
Office SF	4,422
Computer Center SF	2,672
Clear Height	22'
Drive-In Doors	2
Dock High	1 (3 possible)
Levelers	1 (2 Available)
Power	480v 4w 3Ph
Potential Use	Small Data Center



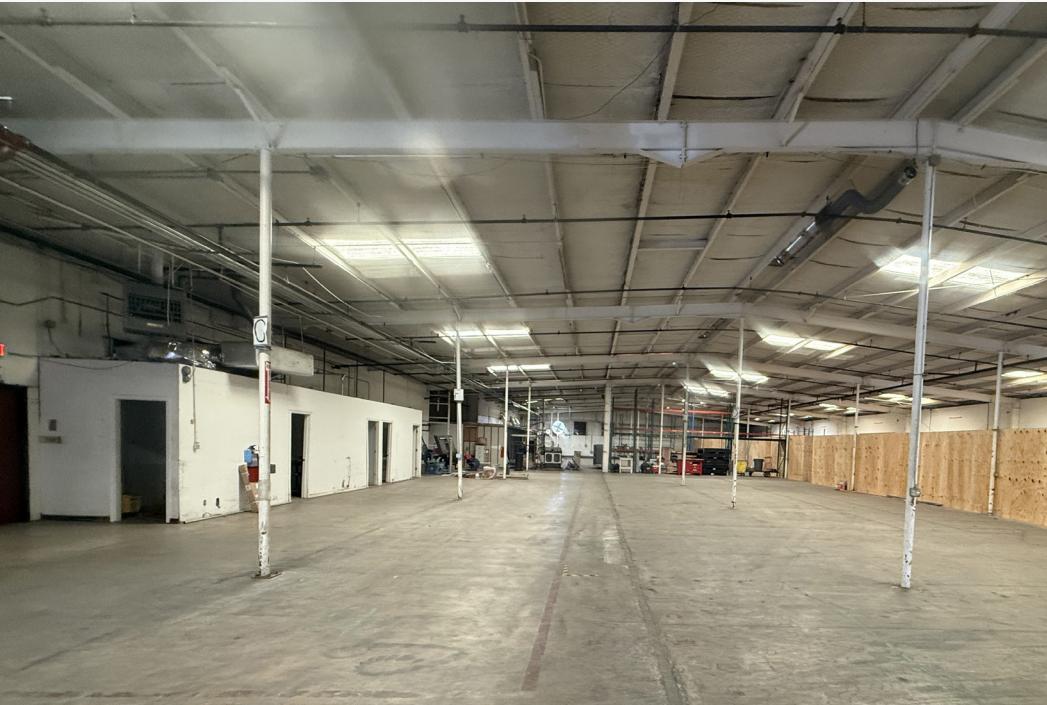
# 29,986 SF Office/Warehouse Available - Drive Time

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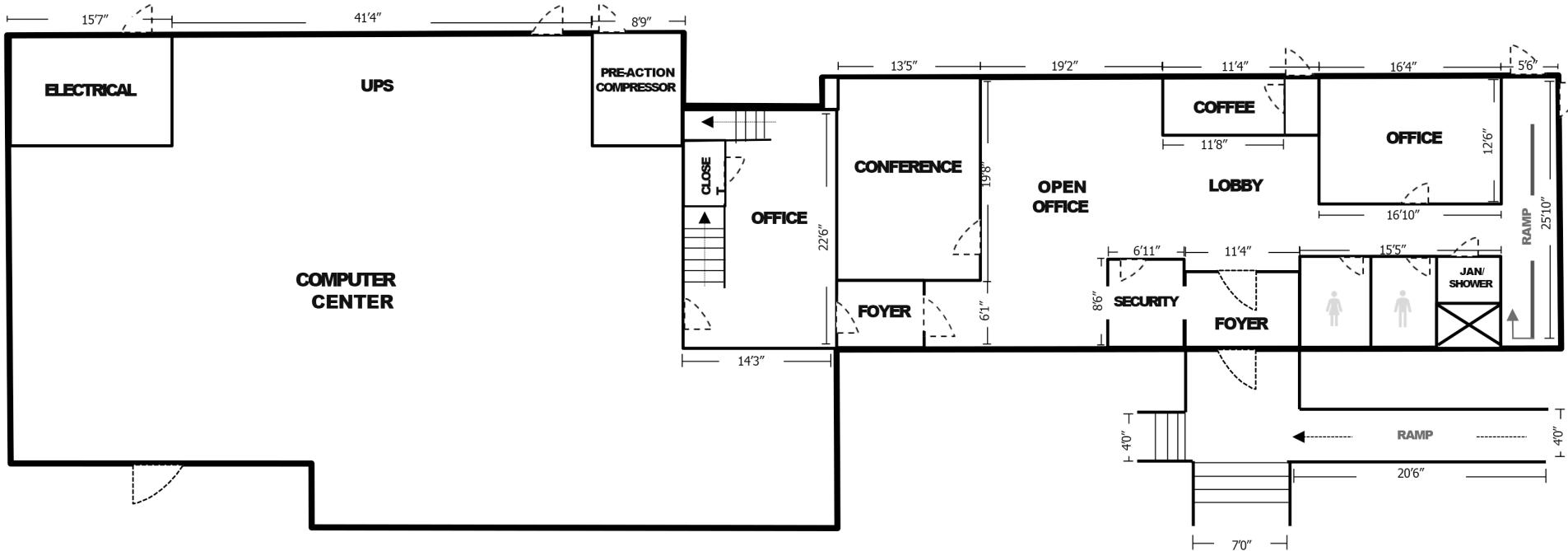


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## FIRST FLOOR PLAN

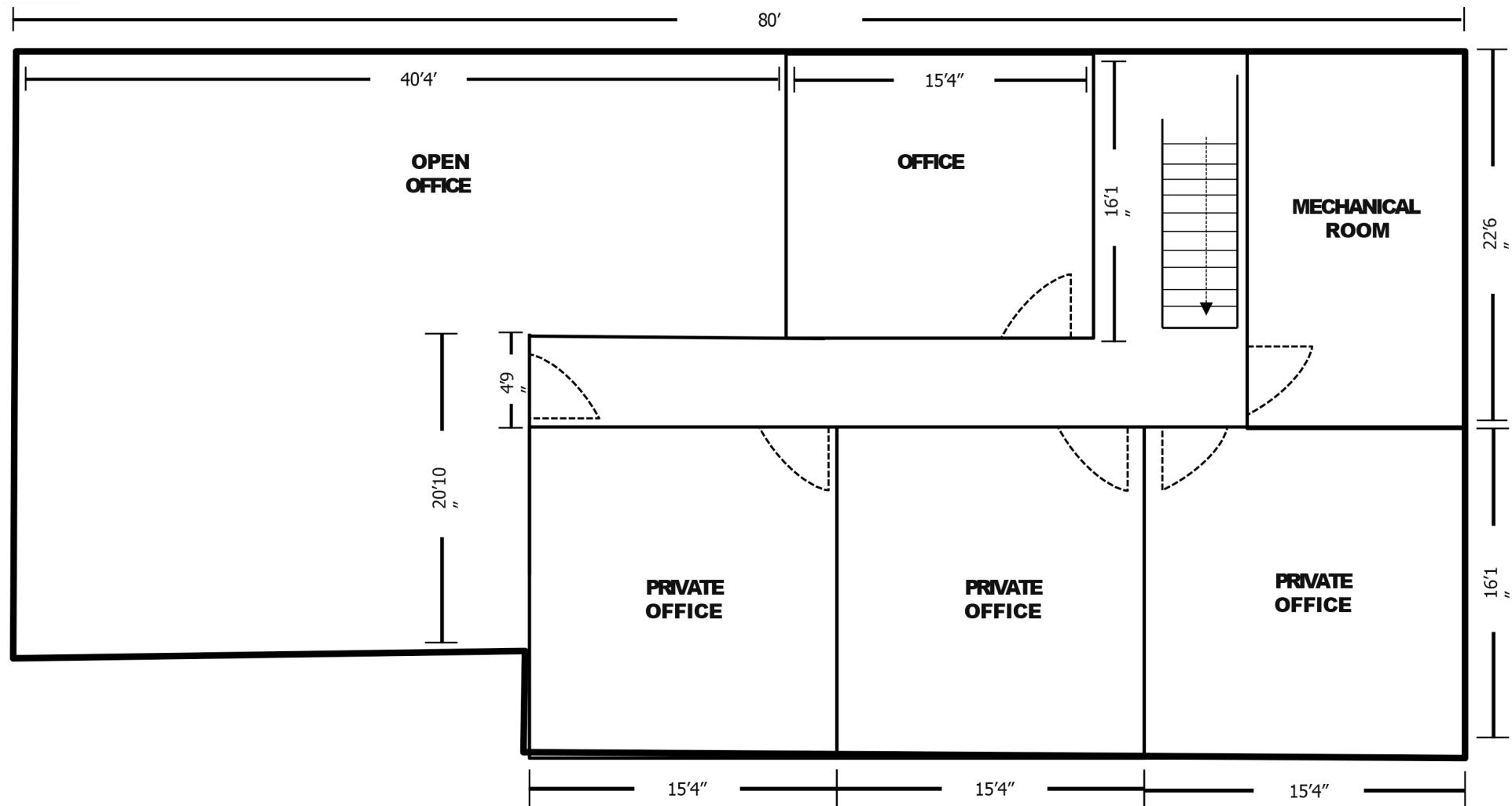


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## SECOND FLOOR PLAN

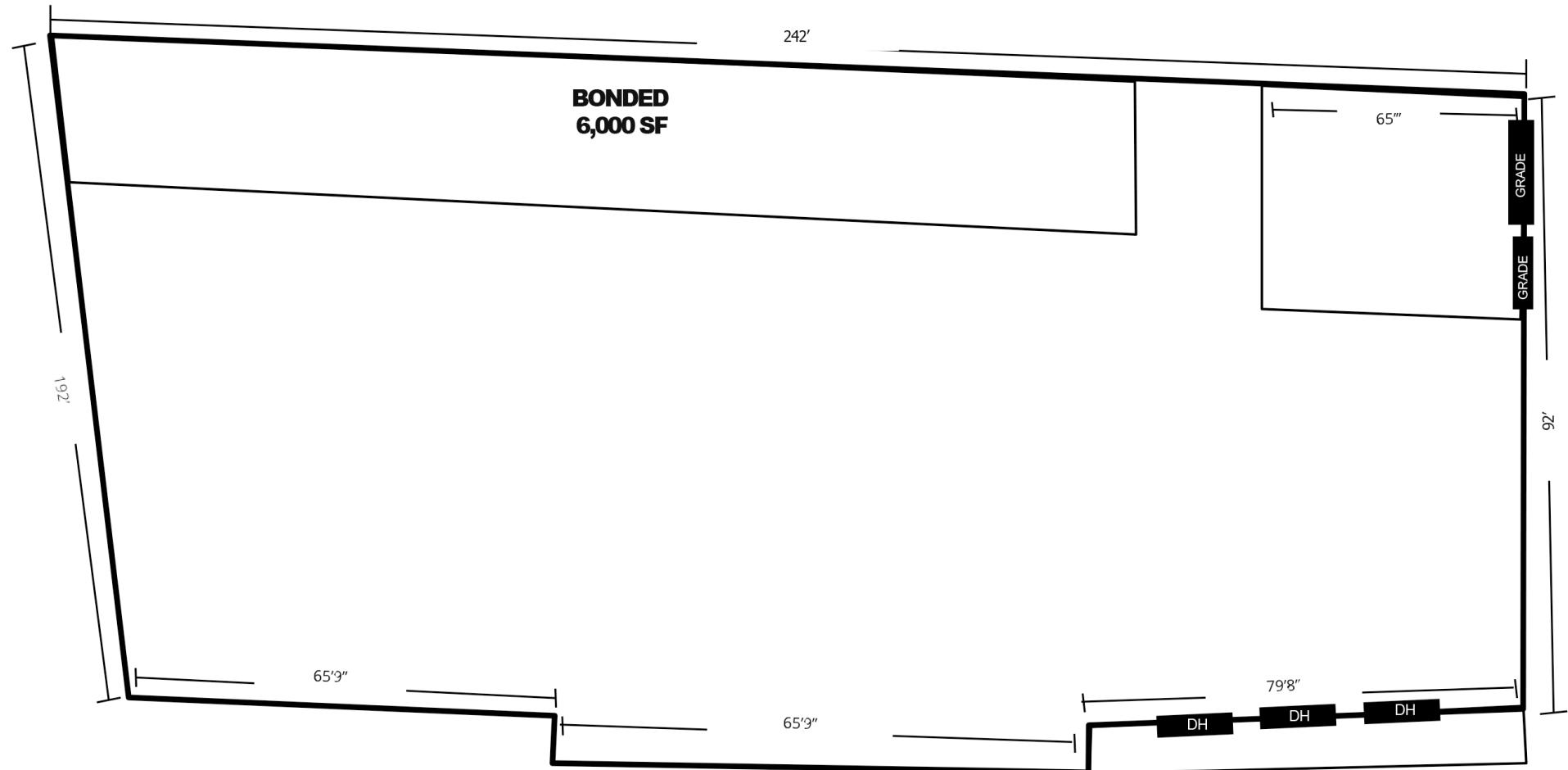


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## WAREHOUSE FLOOR PLAN

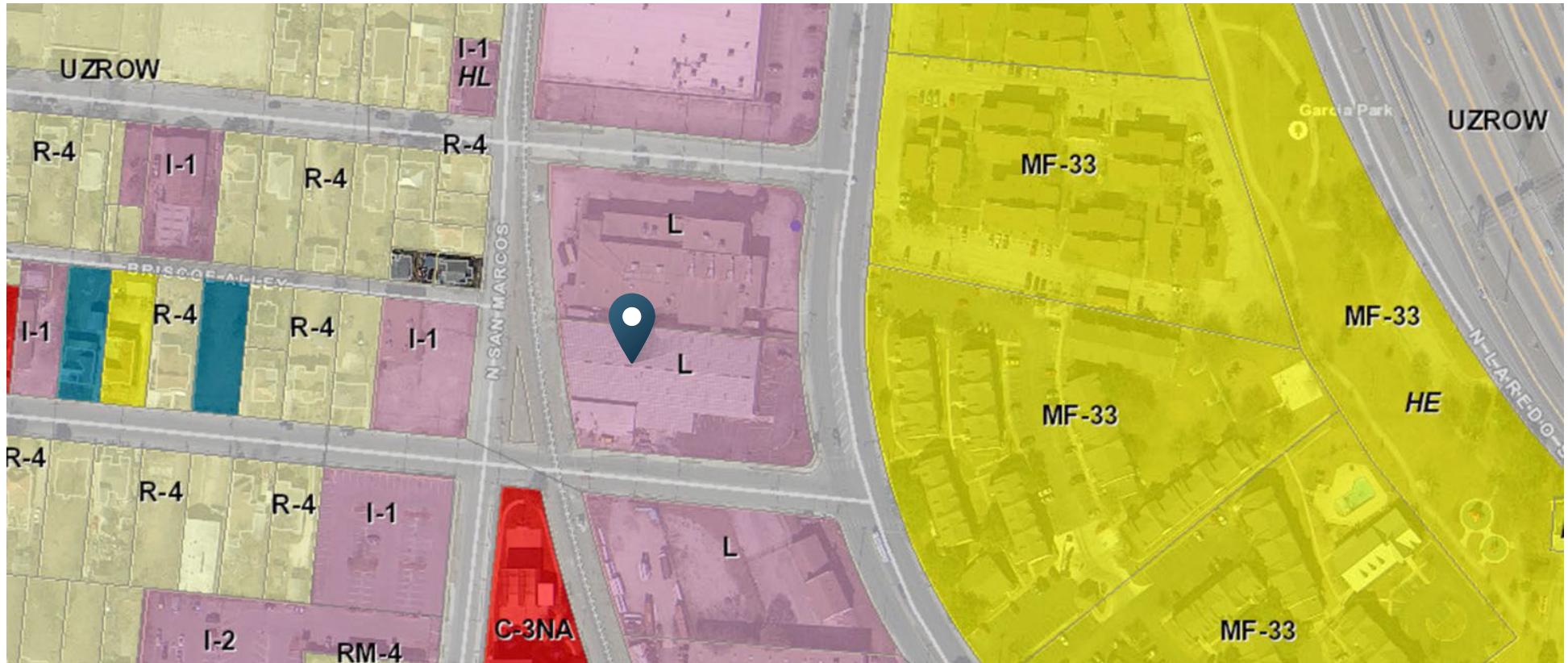


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## ZONING PLAN



### ZONING L

The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the community.

Light Industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone.

Examples of permitted uses: Auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company). This is not a comprehensive list, but a guide. The Permitted Use Matrix will determine the comprehensive uses permitted.

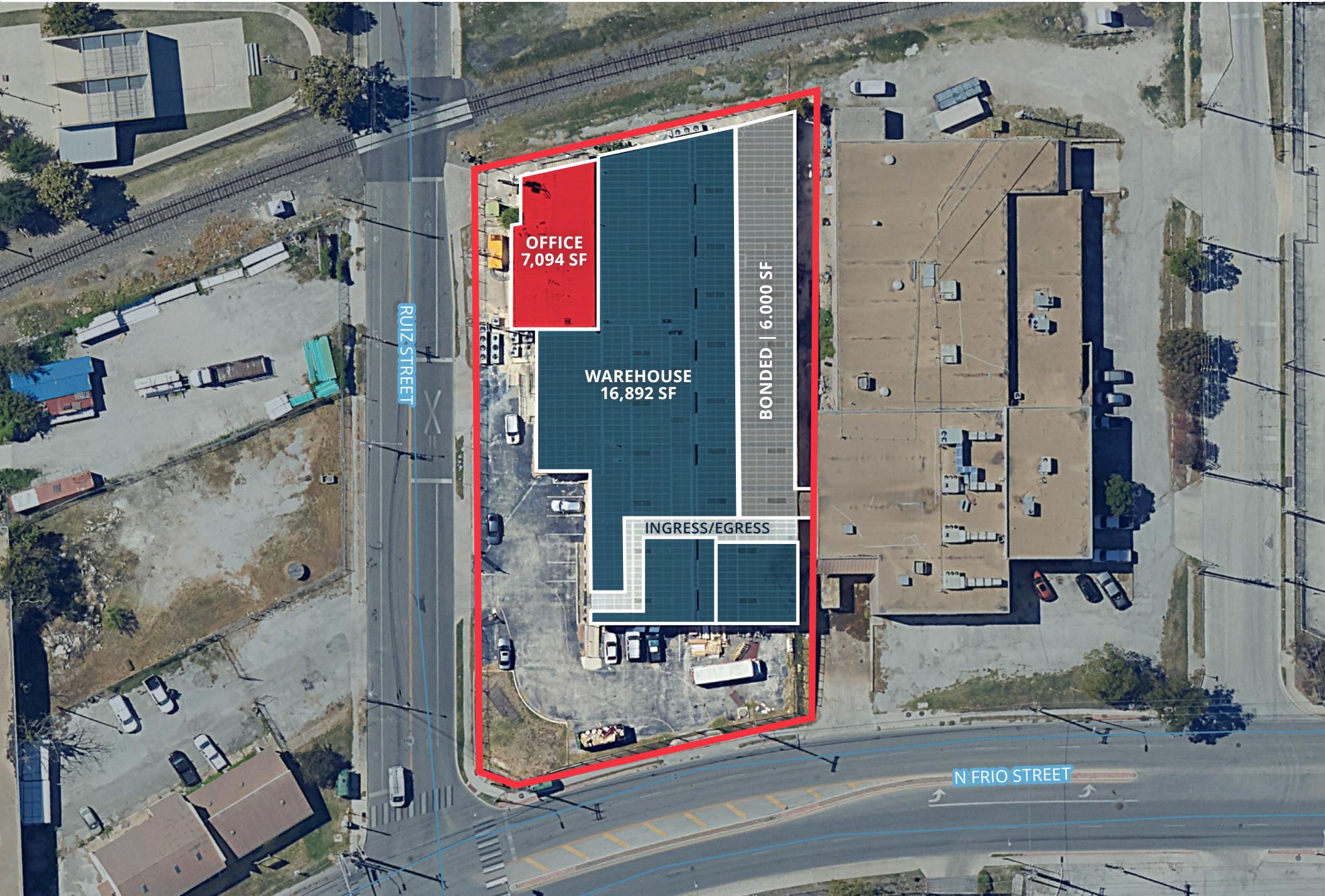
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OFFICE  
7,094 SF

WAREHOUSE  
16,892 SF

BONDED | 6,000 SF

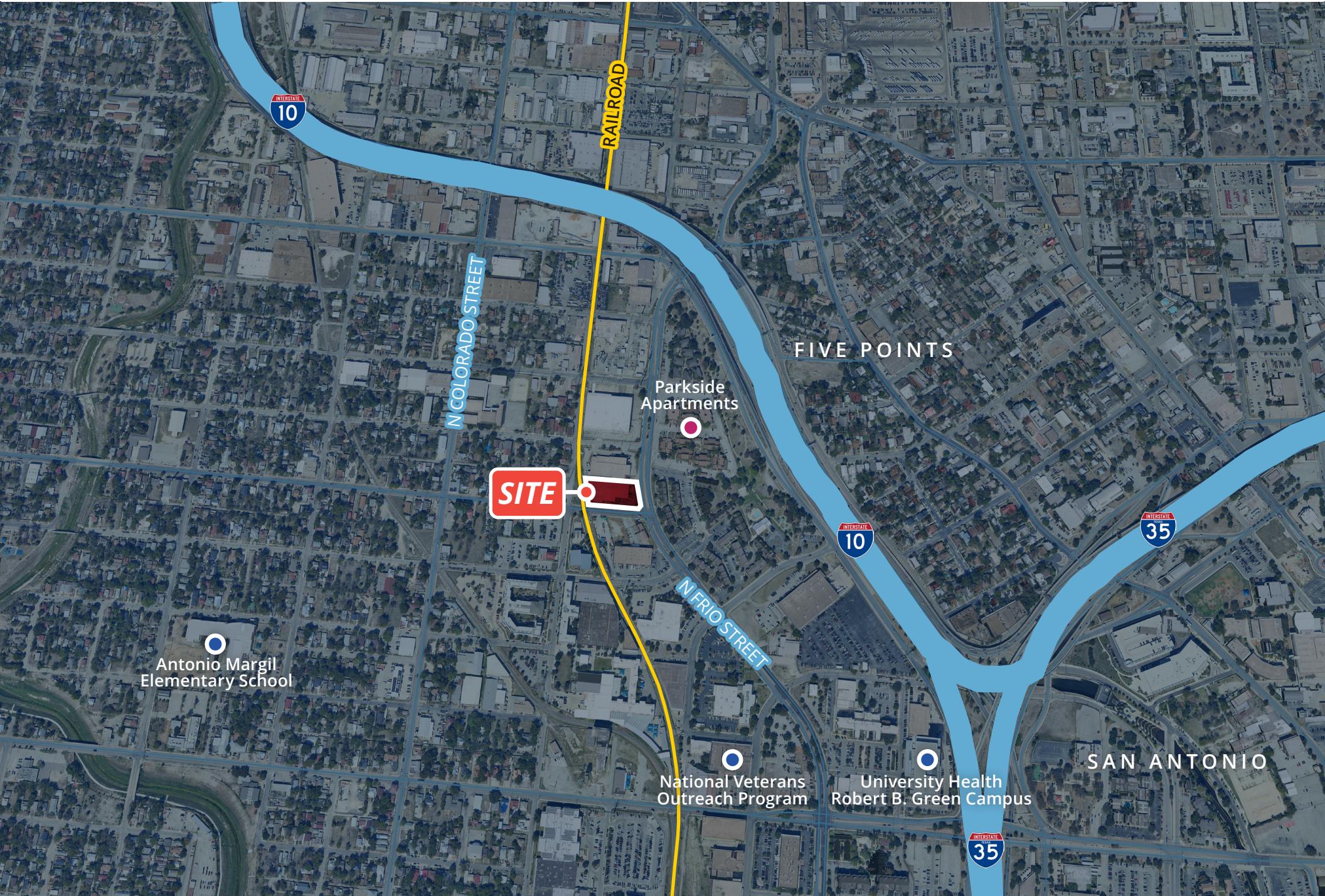
INGRESS/EGRESS

N FRIOS STREET

RUIZ STREET

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# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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 or 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.

SRS Industrial Partners, LLC	9012124	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email
Designated Broker of Firm	License No.	Email

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials



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