



SATX

78148

GIBBS SPRAWL

BUSINESS PARK

10022-10072 FM 1976, Universal City, TX 78148

NOW COMPLETE!

**CLASS A NEW CONSTRUCTION OFFICE/
WAREHOUSE WITH PRIVATE STORAGE YARDS
FOR LEASE IN NORTHEAST SAN ANTONIO, TEXAS**

1,087 RSF

Move-in ready
office

**6,213 -
12,425 RSF**

Suites available

1.56 - 3.17 AC

Asphalt/
concrete lots

a
GRAYBOX
development

STREAM®

MICHAEL T. KENT | 210.298.8514
michael.kent@streamrealty.com

ANDREW KATZFEY | 210.298.8537
andrew.katzfey@streamrealty.com

PROPERTY HIGHLIGHTS

3.17 ACRES

10022
FM 1976

1.56 ACRES

10032 - 10062
FM 1976

1.65 ACRES

10072
FM 1976
(Potential Additional
6+ Acres on Phase II)

14'

Overhead doors

**DOCK &
GRADE LEVEL**

Loading

ESFR-

Sprinklered

**FENCED
& PAVED**

Outside storage



GibbsSprawl.com



SATX

78148

GIBBS SPRAWL

BUSINESS PARK

Introducing Gibbs Sprawl Business Park, a prime industrial and outside storage facility located in northeast San Antonio, Texas. Now available for lease, this Class A new construction offers flexibility with single or co-tenant buildings. Each building spans approximately 12,425 square feet and features approximately 1,087 square feet of office space for full building tenants. With outside storage allowed by right, each ESFR-sprinklered building features a 1.56-acre lot with 1 acre of fenced and paved storage area, dock and grade-level loading, and 14' overhead doors.

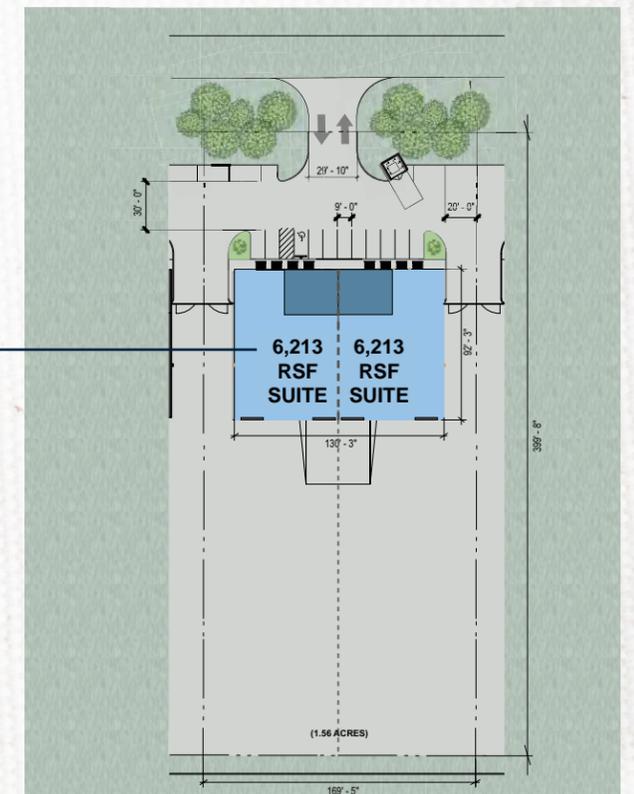
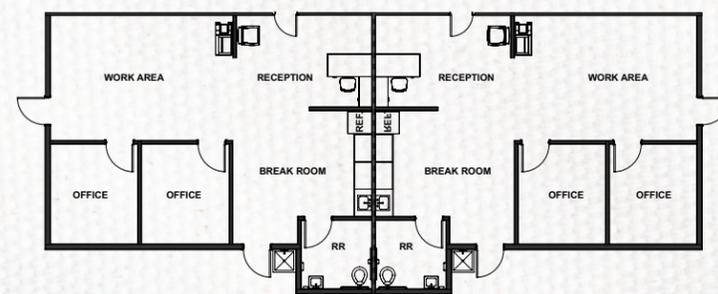
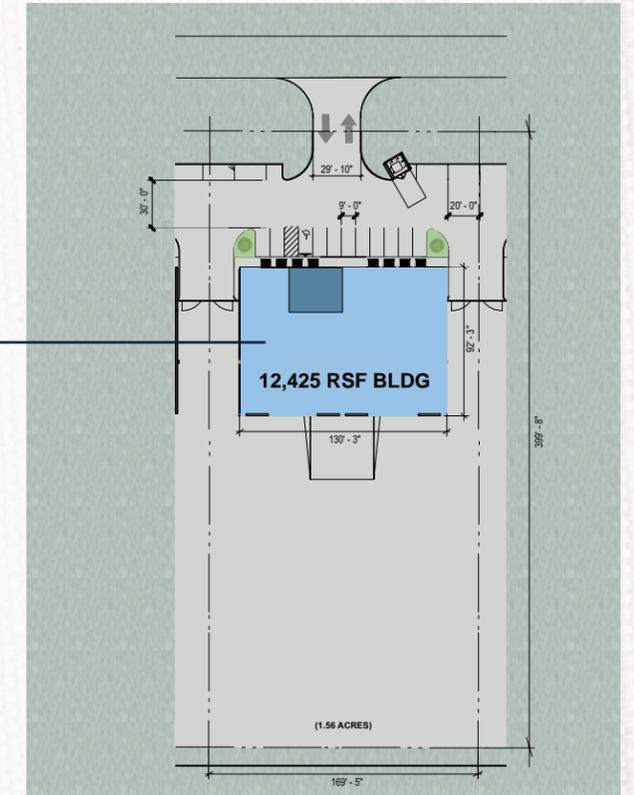
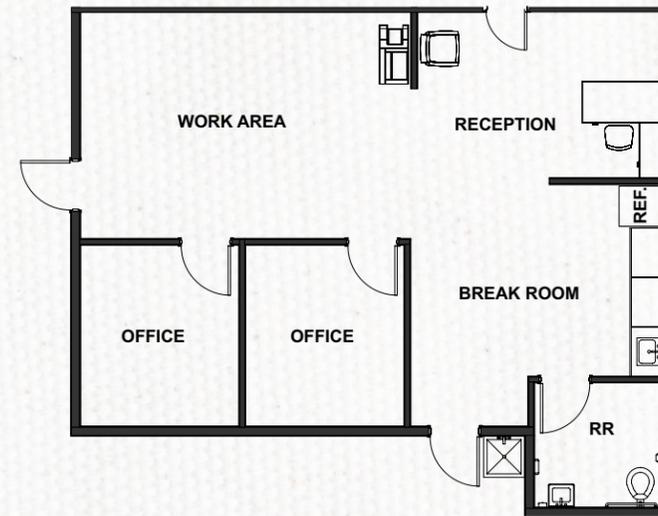


CLASS A NEW CONSTRUCTION WAREHOUSE/SHOWROOM FOR LEASE

BUILDING/LOT INTERIOR OPTIONS



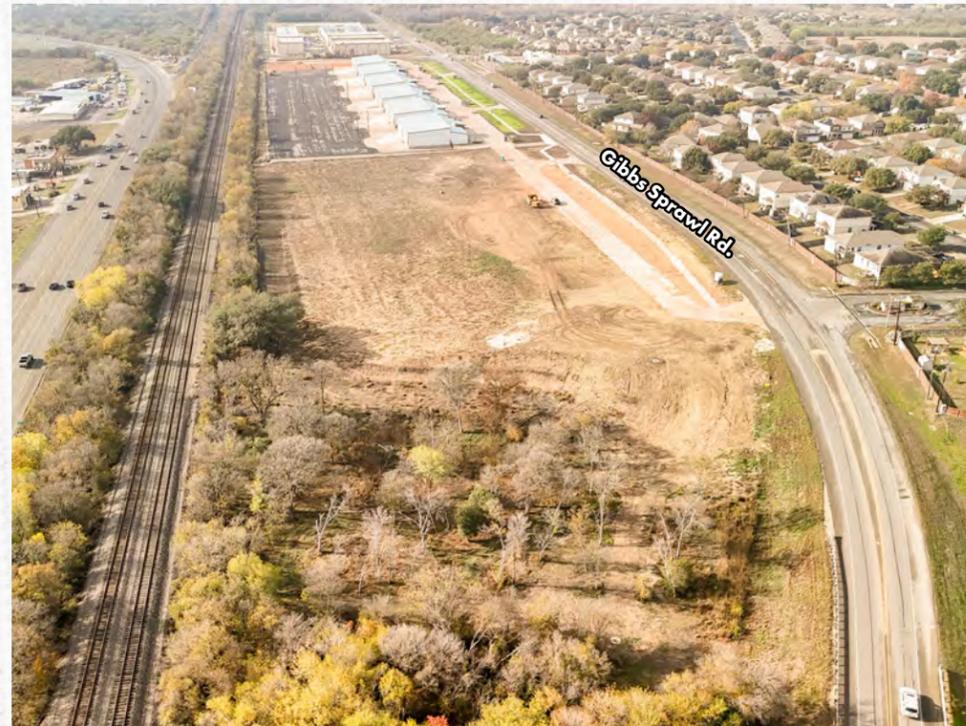
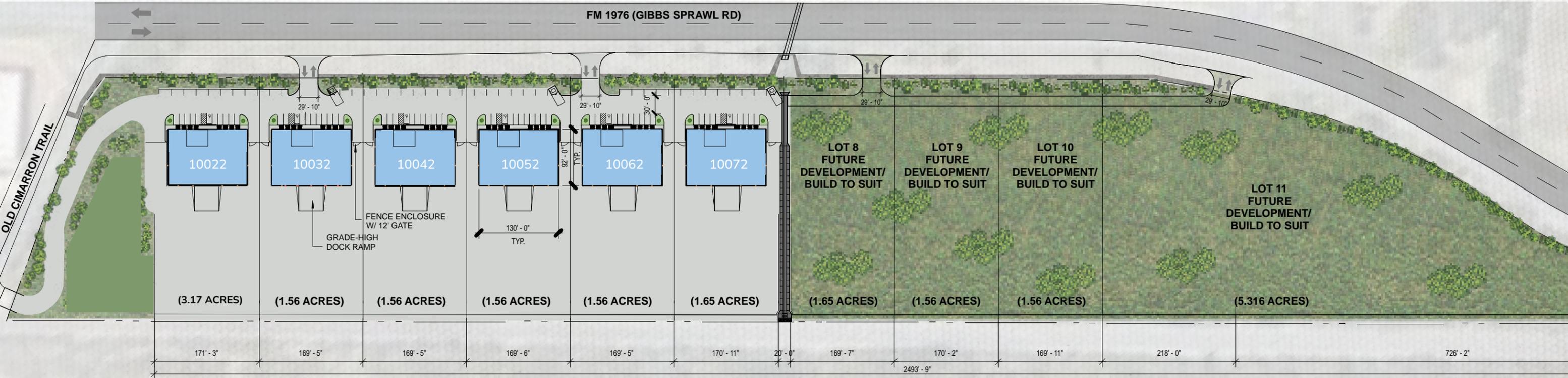
- 10022 FM 1976
12,425 SF on
3.17 Acres
- 10032 FM 1976
12,425 SF on
1.56 Acres
- 10042 FM 1976
12,425 SF on
1.56 Acres
- 10052 FM 1976
12,425 SF on
1.56 Acres
- 10062 FM 1976
12,425 SF on
1.56 Acres
- 10072 FM 1976
12,425 SF on
1.65 Acres

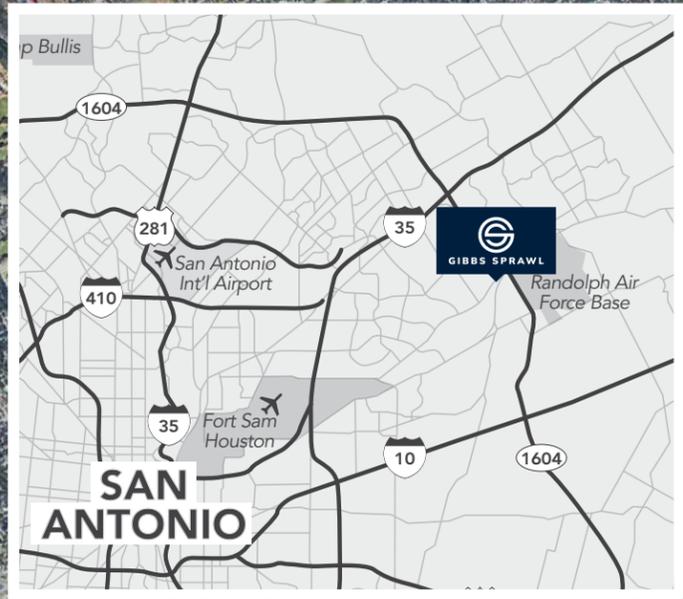




SITE PLAN

FUTURE DEVELOPMENT





DEMOGRAPHICS (WITHIN A 10 MIN DRIVE)



134,092
Total Population



48,022
Total Households



3.3%
Unemployment



35.9
Median Age



64.1%
White Collar Employment



\$94,491
Average HH Income

DRIVE TIMES

LOOP 1604 **1 MINUTE**

LOOP 410 **11 MINUTES**

35 **5 MINUTES**

10 **12 MINUTES**



SATX 78148
GIBBS SPRAWL
BUSINESS PARK



MICHAEL T. KENT | 210.298.8514
michael.kent@streamrealty.com

ANDREW KATZFEY | 210.298.8537
andrew.katzfey@streamrealty.com