

CRAIG S. MOYER, CCIM

Commercial & Investment Real Estate

3540 N. LOOP 1604 EAST

SIZE

- Total Building: +/- 10,000 SF
- Office: +/- 5,000 SF Warehouse: +/- 5,000 SF

LEASE PRICE

- Base Monthly Rent: \$8,500 (\$10.20 psf)
- NNN \$1,500

PROPERTY DESCRIPTION

- Land: +/- 2.0 acres w/ fenced yard
- Dock High & grade level loading
- 4 Overhead Doors - 12' x 12'
- 20' Clear Height

ZONING

- I-1 Light Industrial & C-3 Commercial
- Property is located in the Edwards Recharge Zone District

UTILITIES

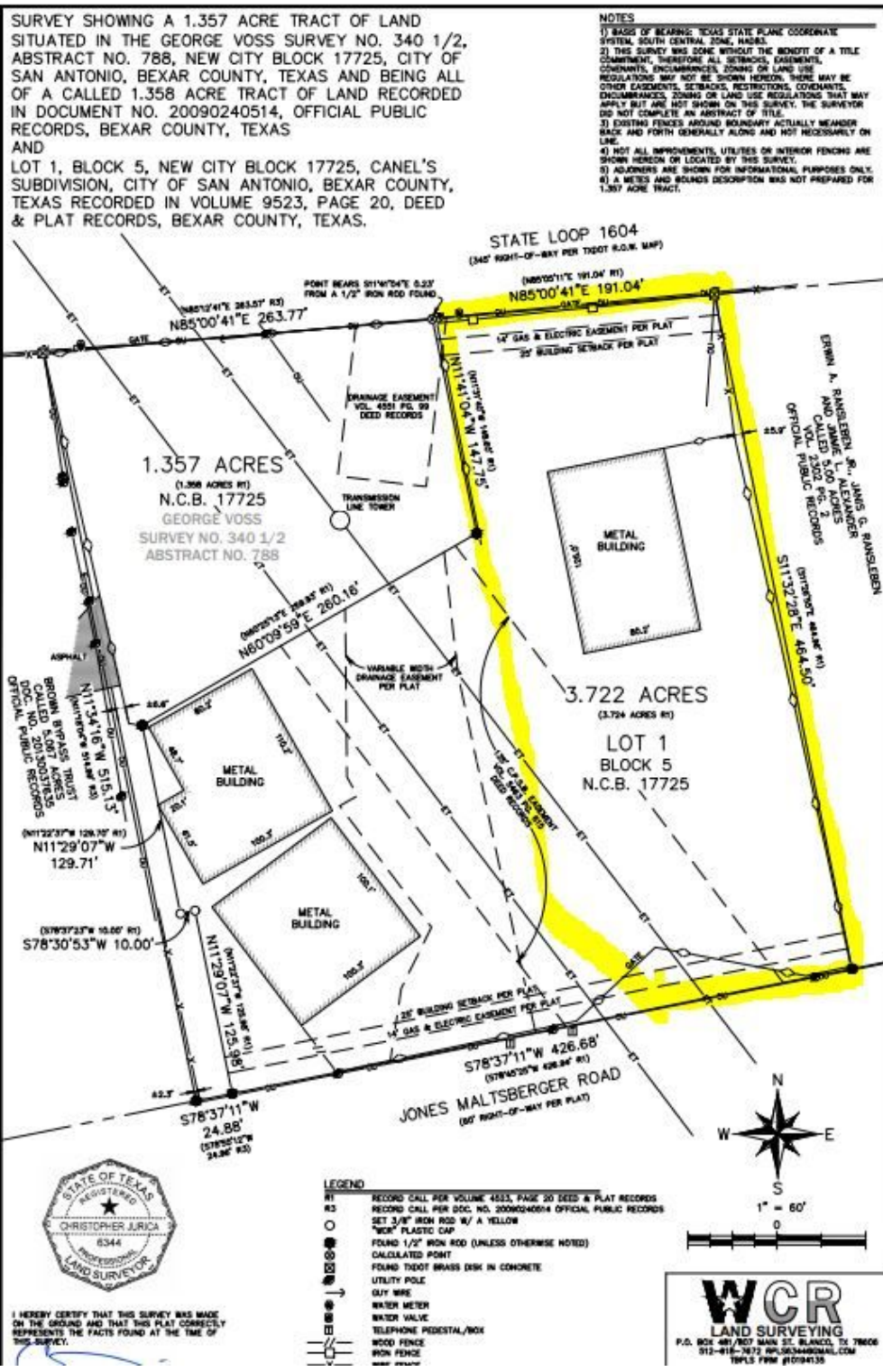
- Water: SAWS - property is master metered. Tenant pays pro-rata share.
- Electric: CPS - 3 phase electrical

NOTES

- A Special Use Permit may be required for certain uses.

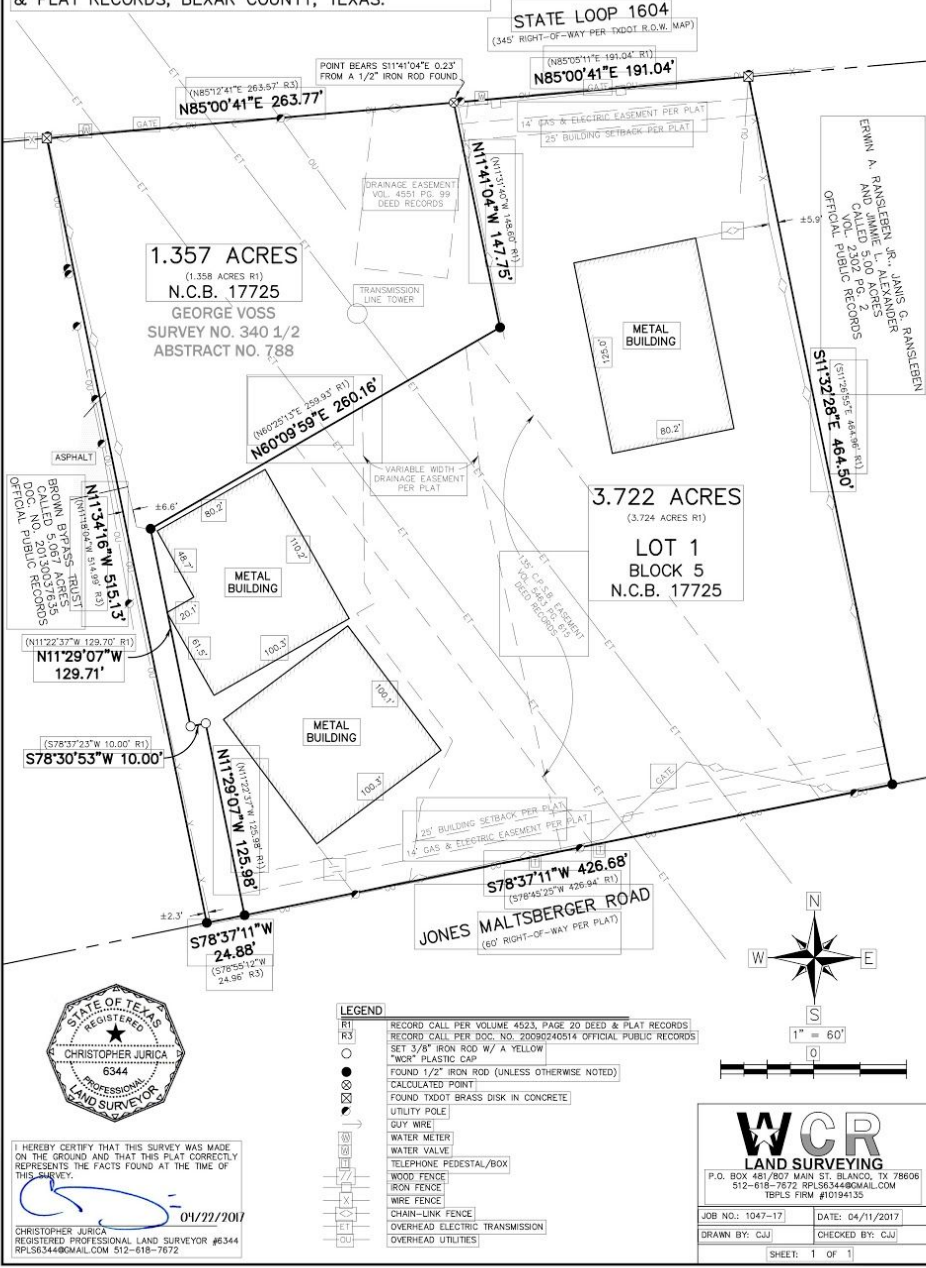
The information contained herein is submitted without warranty or representation as to the accuracy or completeness thereof, and same is subject to errors, omissions, change of price or terms, prior sale, lease, or withdrawal without notice. No representation is made as to the value of this property as an investment, and prospective buyers are advised they should perform their own independent studies concerning the acquisition or development of the property.

SITE PLAN



SURVEY SHOWING A 1.357 ACRE TRACT OF LAND SITUATED IN THE GEORGE VOSS SURVEY NO. 340 1/2, ABSTRACT NO. 788, NEW CITY BLOCK 17725, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 1.358 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20090240514, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND LOT 1, BLOCK 5, NEW CITY BLOCK 17725, CANEL'S SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 9523, PAGE 20, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTES
 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT MAY APPLY BUT ARE NOT SHOWN ON THIS SURVEY. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 3) EXISTING FENCES AROUND BOUNDARY ACTUALLY MEANDER BACK AND FORTH GENERALLY ALONG AND NOT NECESSARILY ON LINE.
 4) NOT ALL IMPROVEMENTS, UTILITIES OR INTERIOR FENCING ARE SHOWN HEREON OR LOCATED BY THIS SURVEY.
 5) ADJUNCTIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 6) A METES AND BOUNDS DESCRIPTION WAS NOT PREPARED FOR 1.357 ACRE TRACT.



AERIALS

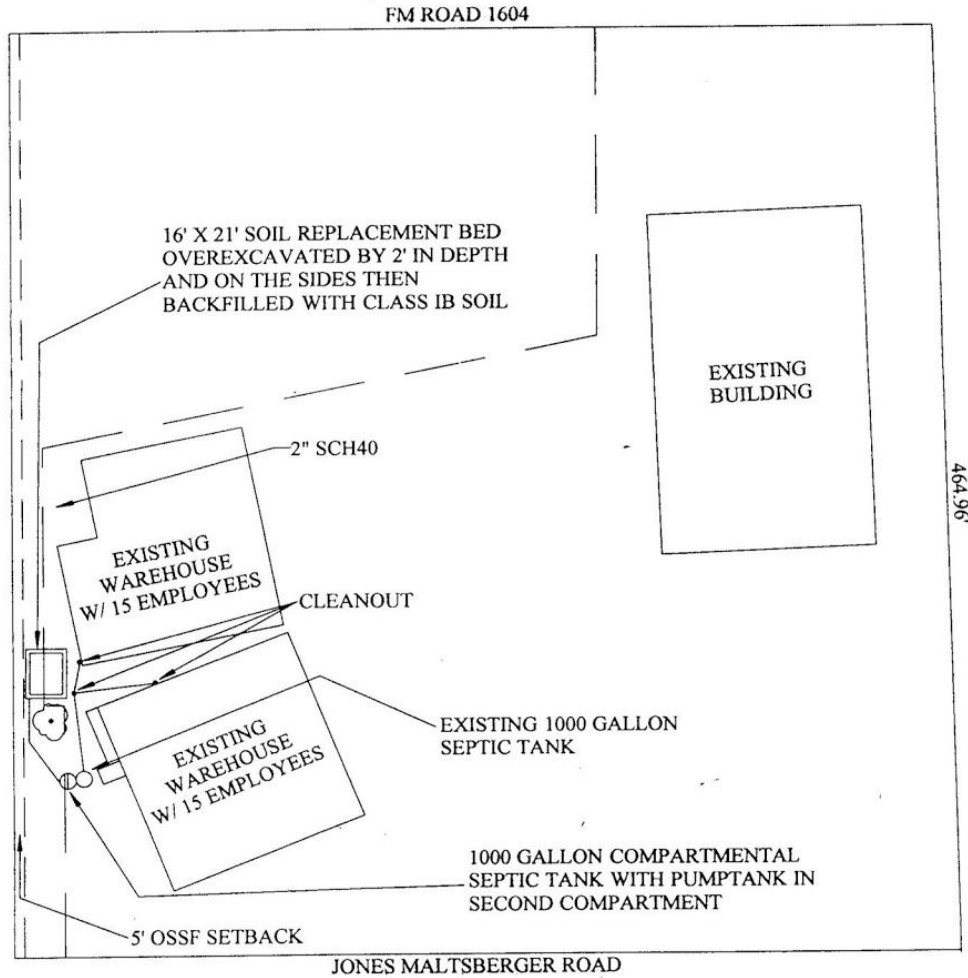


PHOTOGRAPHS





SEPTIC SYSTEM



JOACHIM SCHUBERT
17245 JONES MALTSBERGER RD.
1" = 80'



Douglas R. Dowle

LOCATION

