



I-10/I-410

**Distribution
Center**

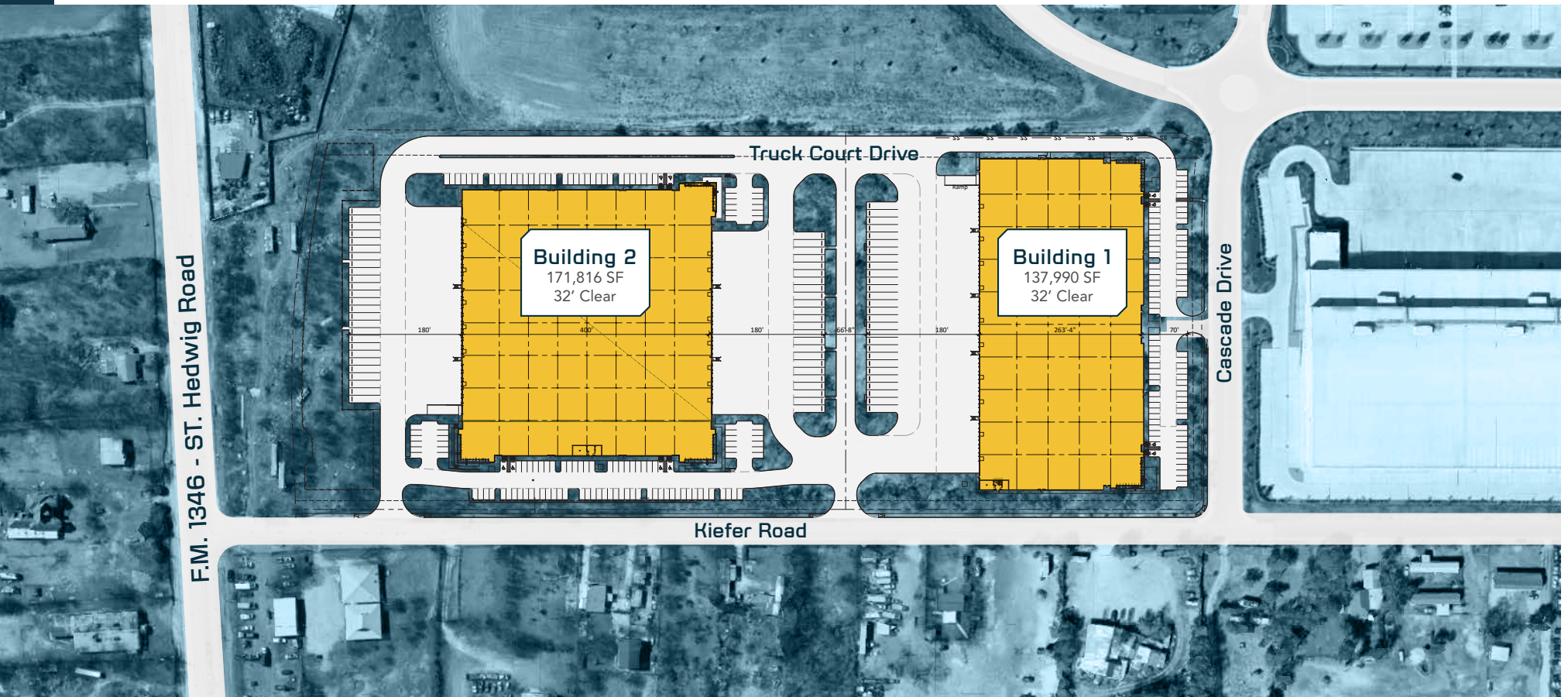
New Construction Class A Industrial Campus

FOR LEASE

±137,990 SF & ±171,816 SF

111 & 135 KIEFER RD | SAN ANTONIO, TX

MASTER SITE PLAN

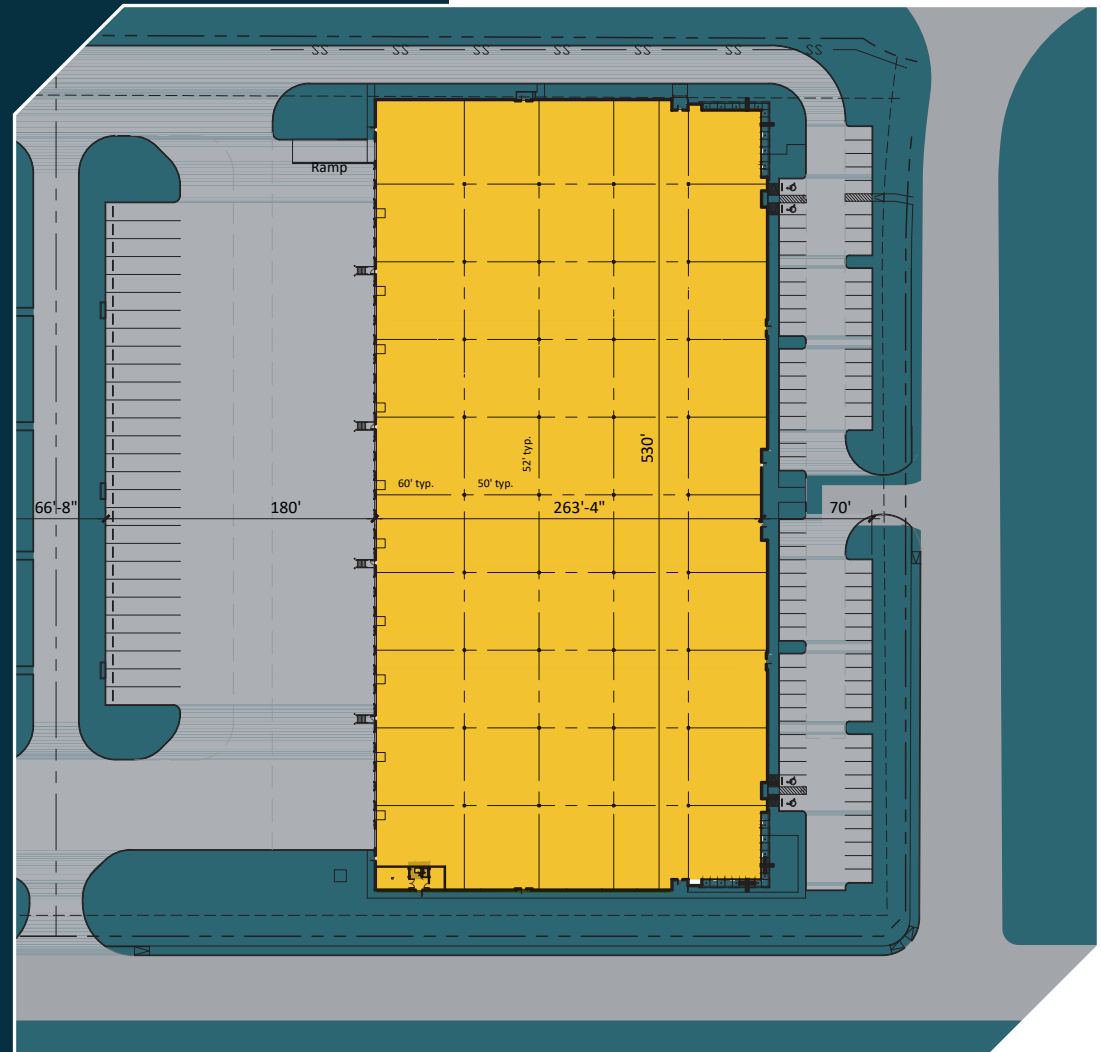


Strategically positioned within San Antonio's premier logistics hub, the I-10/I-410 Distribution Center offers unmatched connectivity less than two miles from both Interstate 10 and Loop 410—San Antonio's core corridor for warehousing, distribution, and truck transportation. With a metro population exceeding 2.5 million and a regional labor force of nearly 1.2 million, companies benefit from a deep, younger talent pool compared to other U.S. markets facing labor shortages. The property also taps into a powerful consumer and workforce base of more than 5 million people within a 100-mile radius, including the Austin MSA. The property is surrounded by high-profile corporate neighbors such as Pepsico, Amazon, Dollar General, Tesla, and the H-E-B Super Regional Warehouse.

BUILDING 1

HIGHLIGHTS

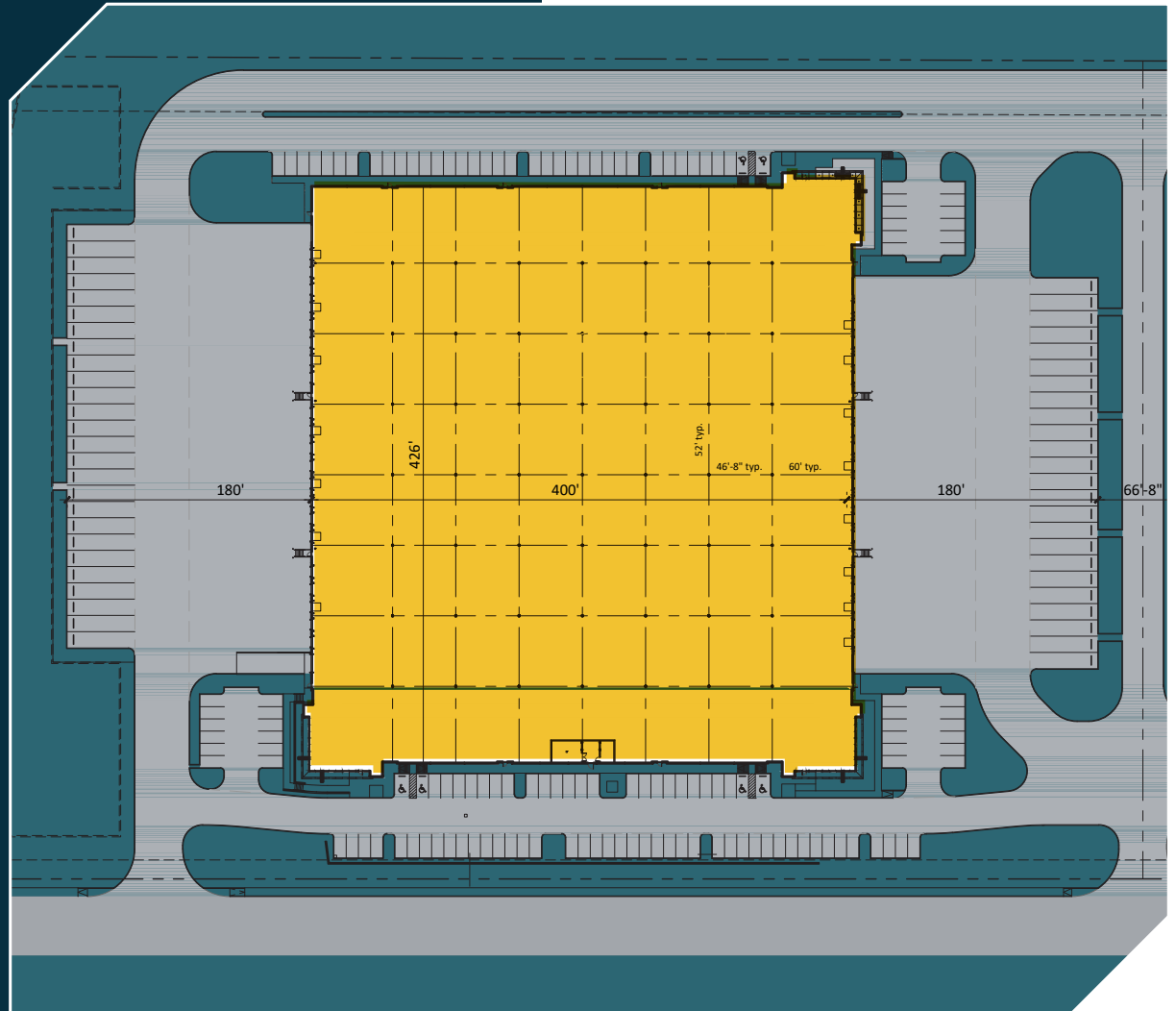
Address	135 Kiefer Rd
Building Size	137,990 SF
Clear Height	32'
Bay Size	52' X 50' with 60' speed bays
Roof	R9 Poly Iso, 45 Mil TPO, 20 year NDL Warranty
Floor Slab	6" 4000 PSI Concrete
Loading	Rear Load
Dock Doors	30 with 10 Pit Levelers
Drive In Ramp Doors	1 ramp and 1 future ramp
Fire Protection	ESFR Sprinkler System
Power	3-phase, 3,000 Amps (expandable)
Lighting	LED in warehouse
Truck Court Depth	180'
Trailer Parking	28
Auto Parking	84
Spec Office	2,757 SF



BUILDING 2

HIGHLIGHTS

Address	111 Kiefer Rd
Building Size	171,816 SF
Clear Height	32'
Bay Size	52' X 46'8" with 60' speed bays
Roof	R9 Poly Iso, 45 Mil TPO, 20 year NDL Warranty
Floor Slab	6" 4000 PSI Concrete
Loading	Cross-dock
Dock Doors	39 with 15 Pit Levelers
Drive In Ramp Doors	1 ramp and 1 future ramp
Fire Protection	ESFR Sprinkler System
Power	3-phase, 3,000 Amps (expandable)
Lighting	LED in warehouse
Truck Court Depth	180'
Trailer Parking	50
Auto Parking	142
Spec Office	2,925 SF

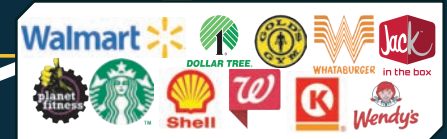


PRIME NEIGHBORS. PRIME ADVANTAGE.

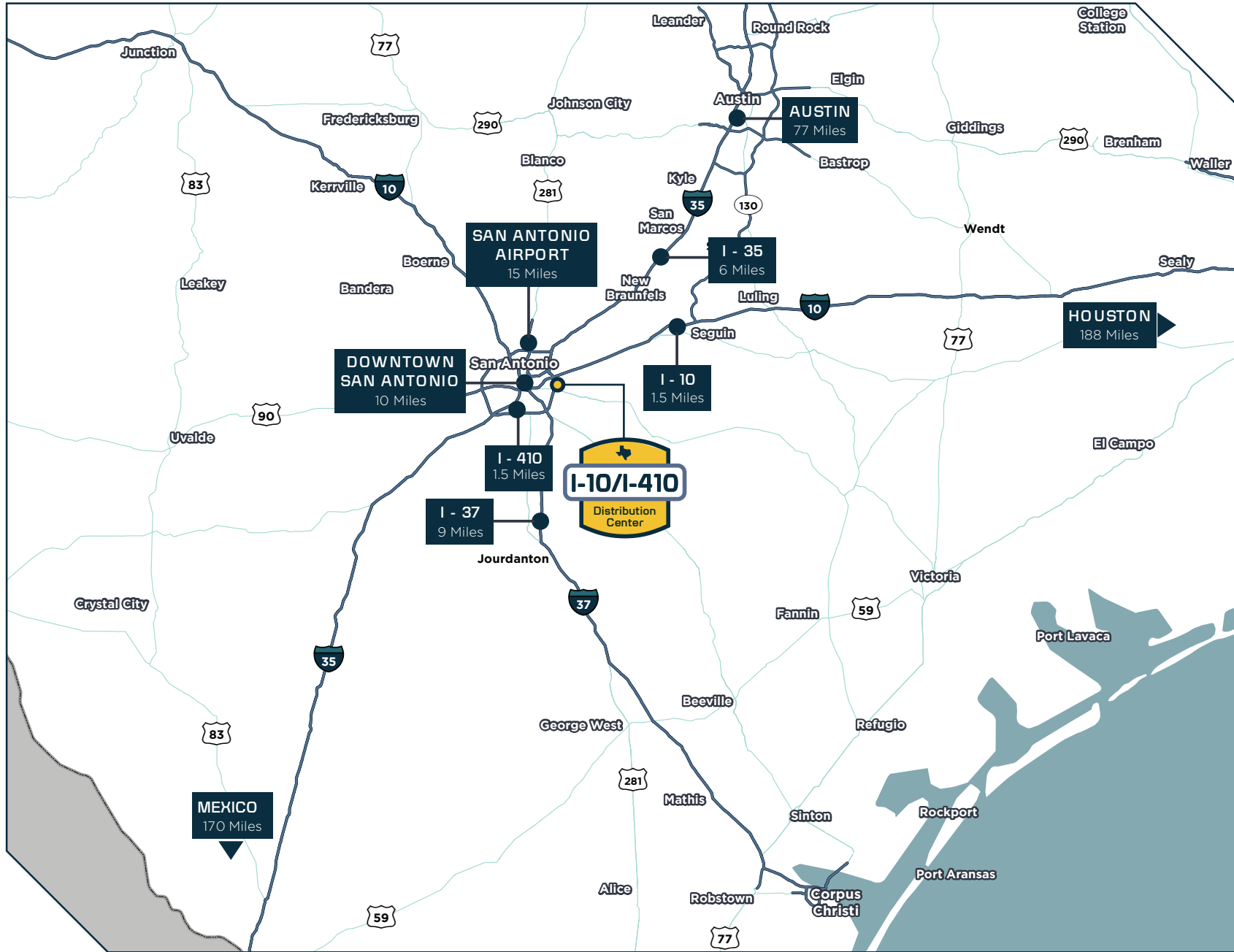
San Antonio
Int'l Airport

San
Antonio

Corporate Neighbors



INSTANT CONNECTIVITY

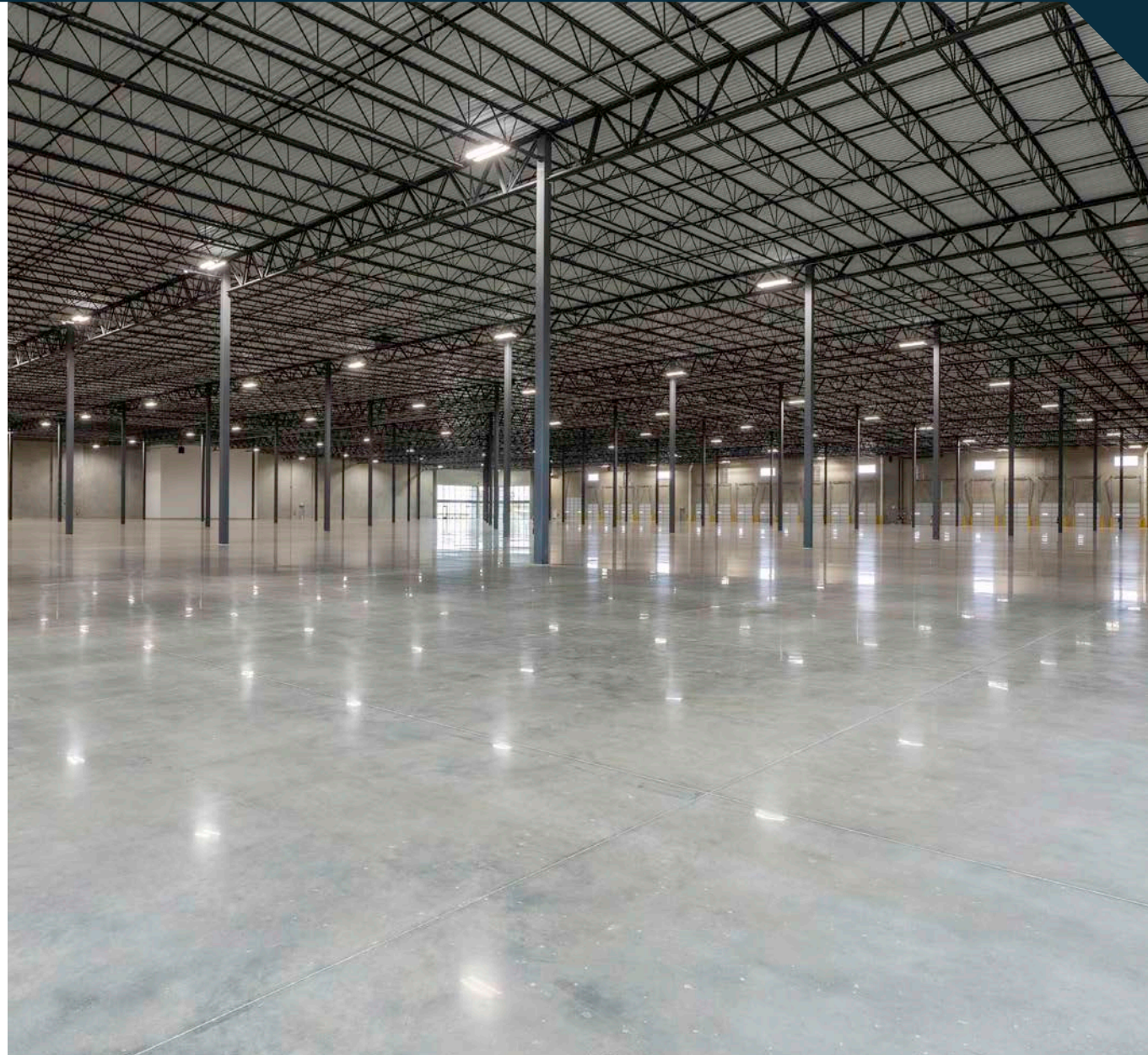
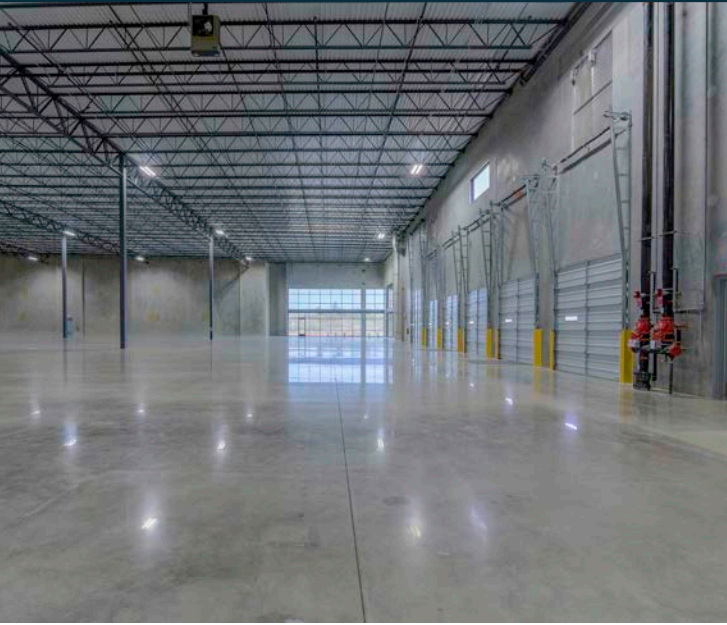


IMMEDIATE ACCESS



○ Ingress ● Egress

A LOOK INSIDE





I-10/I-410

**Distribution
Center**



For More Information, Please Contact:

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