

WEST LOOP DISTRIBUTION CENTER

5405 Bandera Road | San Antonio, TX 78238

FOR LEASE



AVAILABILITY

MOVE-IN READY CONDITION

- » Suite 101: ±8,878 SF
- » Suite 104: ±8,969 SF
- » Suite 106: ±11,259 SF
- » Suite 111: ±6,704 SF
- » Suite 122: ±5,933 SF

TERMS

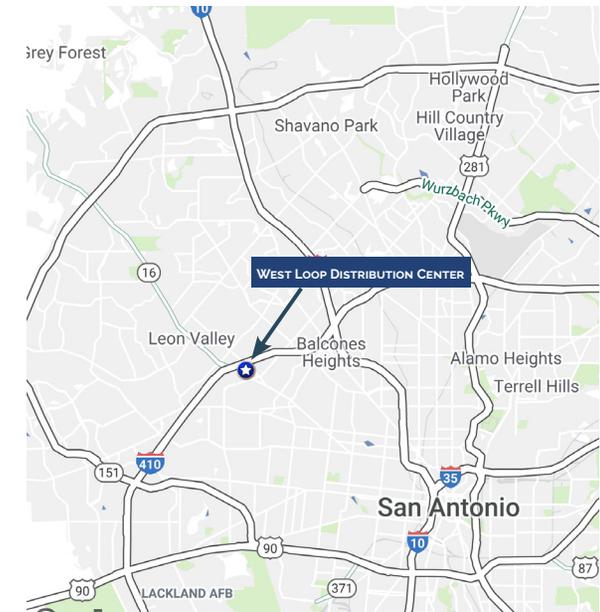
- » Lease Rate: \$9.75-\$12.50 NNN
- » Annual OPEX: \$4.10 PSF

HVAC

Landlord assumes all HVAC responsibility: \$0.25 PSF

BUILDING FEATURES

- » Building Size: ±146,168 SF
- » 22' clear height
- » Fully sprinklered
- » Grade level and dock high loading



FOR MORE
INFORMATION
PLEASE
CONTACT

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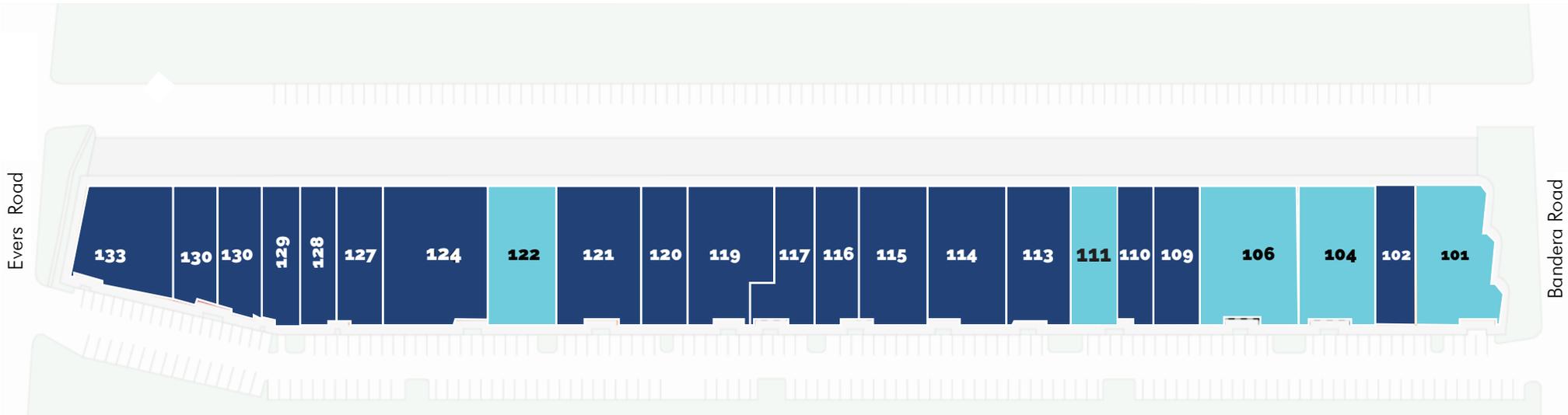


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Legend		Suite #		SF
■	Leased	101		±8,878 SF
■	Available	104		±8,969 SF
		106		±11,259 SF
		111		±6,704 SF
		122		±5,933 SF

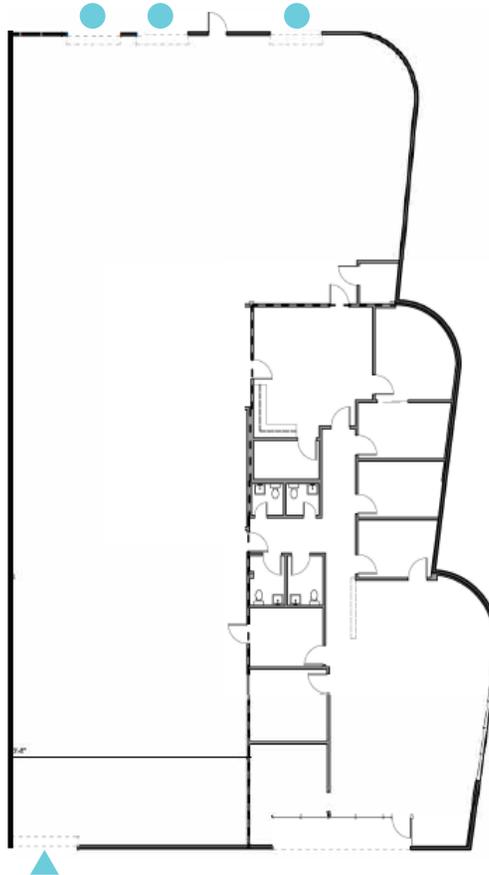


WEST LOOP DISTRIBUTION CENTER

5405 Bandera Road | San Antonio, TX 78238

FOR LEASE

SUITE 101



LEGEND

- Dock High Doors
- ▲ Drive-in Door

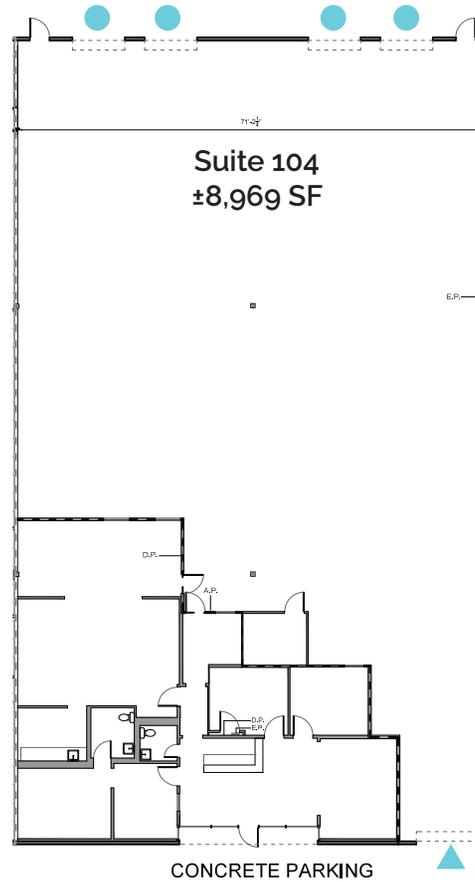
SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
101	±8,878 SF	\$10.75 NNN	±Office: 2794 SF ±Warehouse: 6,084 SF	3 Dock High 1 Grade Level	Available Now

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SUITE 104



LEGEND

- Dock High Doors
- ▲ Drive-in Door

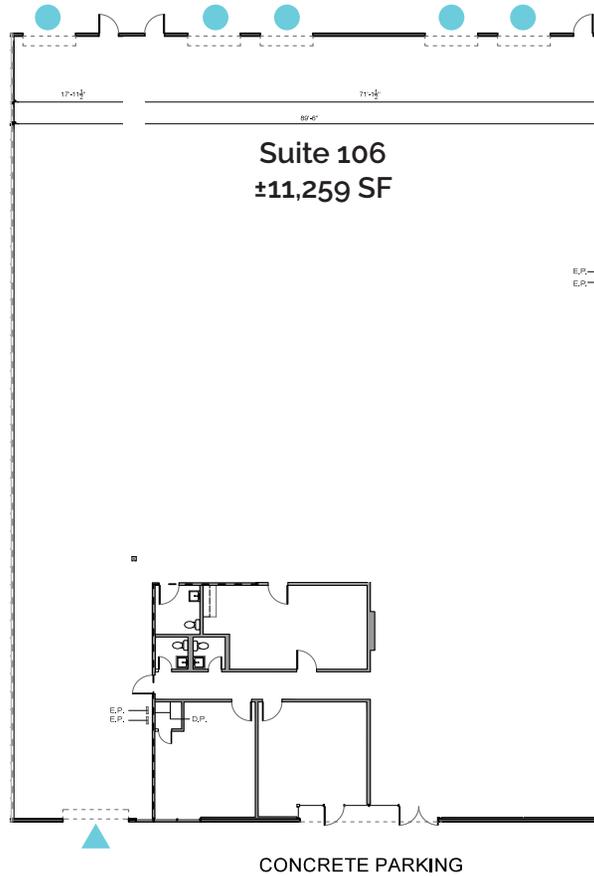
SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
104	±8,969 SF	\$10.75 NNN	±Office: 2,160 SF ±Warehouse: 6,808 SF	4 Dock High 1 Grade Level	Available Now

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SUITE 106



LEGEND

- Dock High Doors
- ▲ Drive-in Door

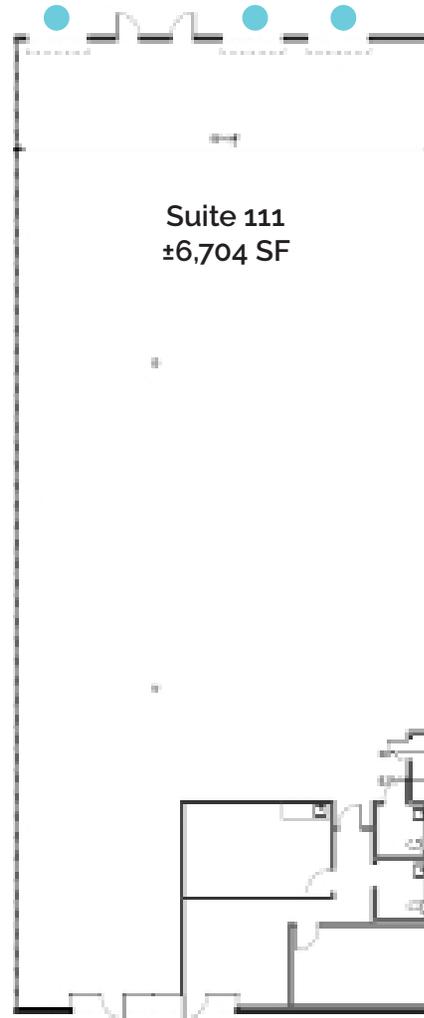
SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
106	±11,259 SF	\$9.75 NNN	±Office: 4,919 SF ±Warehouse: 6,340 SF	5 Dock High 1 Grade Level	Available Now

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SUITE 111



LEGEND

- Dock High Doors
- ▲ Drive-in Door

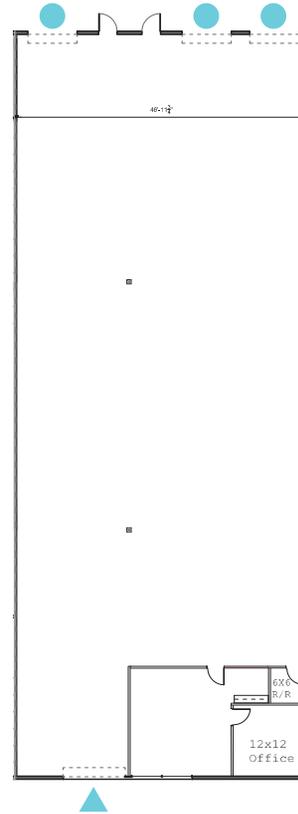
SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
111	±6,704 SF	\$12.50 NNN	±Office: 800 SF ±Warehouse: 5,904 SF	3 Dock High ±1 Grade Level	Available Now

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SUITE 122



LEGEND

- Dock High Doors
- ▲ Drive-in Door

SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
122	±5,933 SF	\$11.50 NNN	Contact Broker	3 Dock High 1 Grade Level	Available Now

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 and 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.

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Date

CBRE