

FOR LEASE

8175 BRACKEN CREEK DR, SAN ANTONIO, TX 78266



50,185 SF Industrial Warehouse on 5.09 acres

ABOUT THE PROPERTY:

8175 Bracken Creek is a 50,185 SF industrial warehouse located on 5.09 acres, nestled between the northeast and Tri-County submarkets of San Antonio. This prime property offers tenants a variety of loading options, including dock-high, semi-dock, and grade-level loading. It is equipped with heavy power capabilities and includes a fully stabilized outdoor storage yard. Situated in a leading distribution area, Bracken Creek is perfect for tenants aiming to serve San Antonio, Austin, and nearby municipalities.

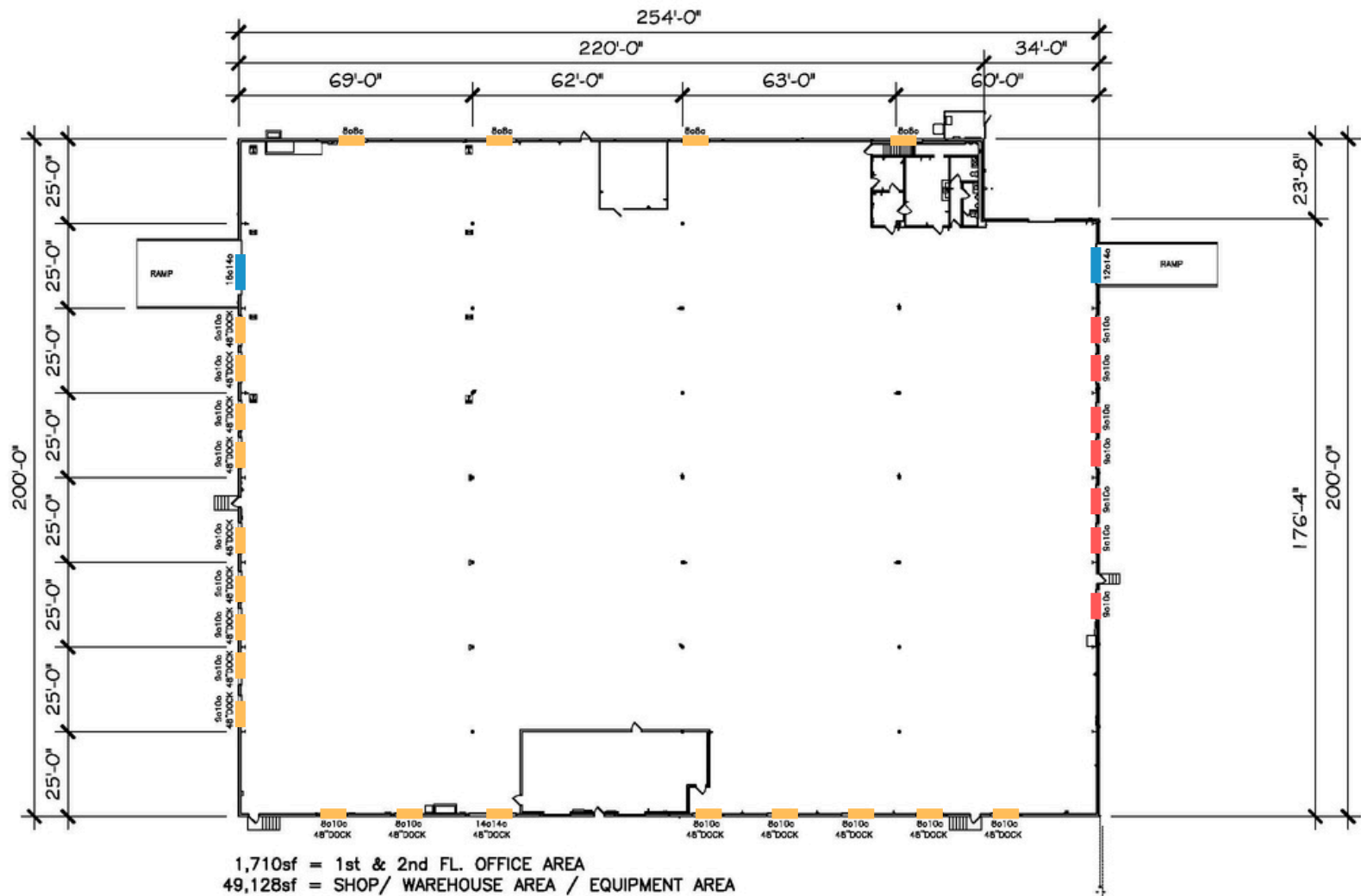
FEATURES:

- 50,185 SF industrial warehouse
- 5.09-acre site
- Heavy power
- Dock high, semi-dock, and ramp loading
- High-growth location
- Quick access to IH-35, Loop 1604, and other major freight corridors

PROPERTY HIGHLIGHTS



FLOOR PLAN



1,710sf = 1st & 2nd FL. OFFICE AREA
 49,128sf = SHOP/ WAREHOUSE AREA / EQUIPMENT AREA
50,838 SQ.FT.

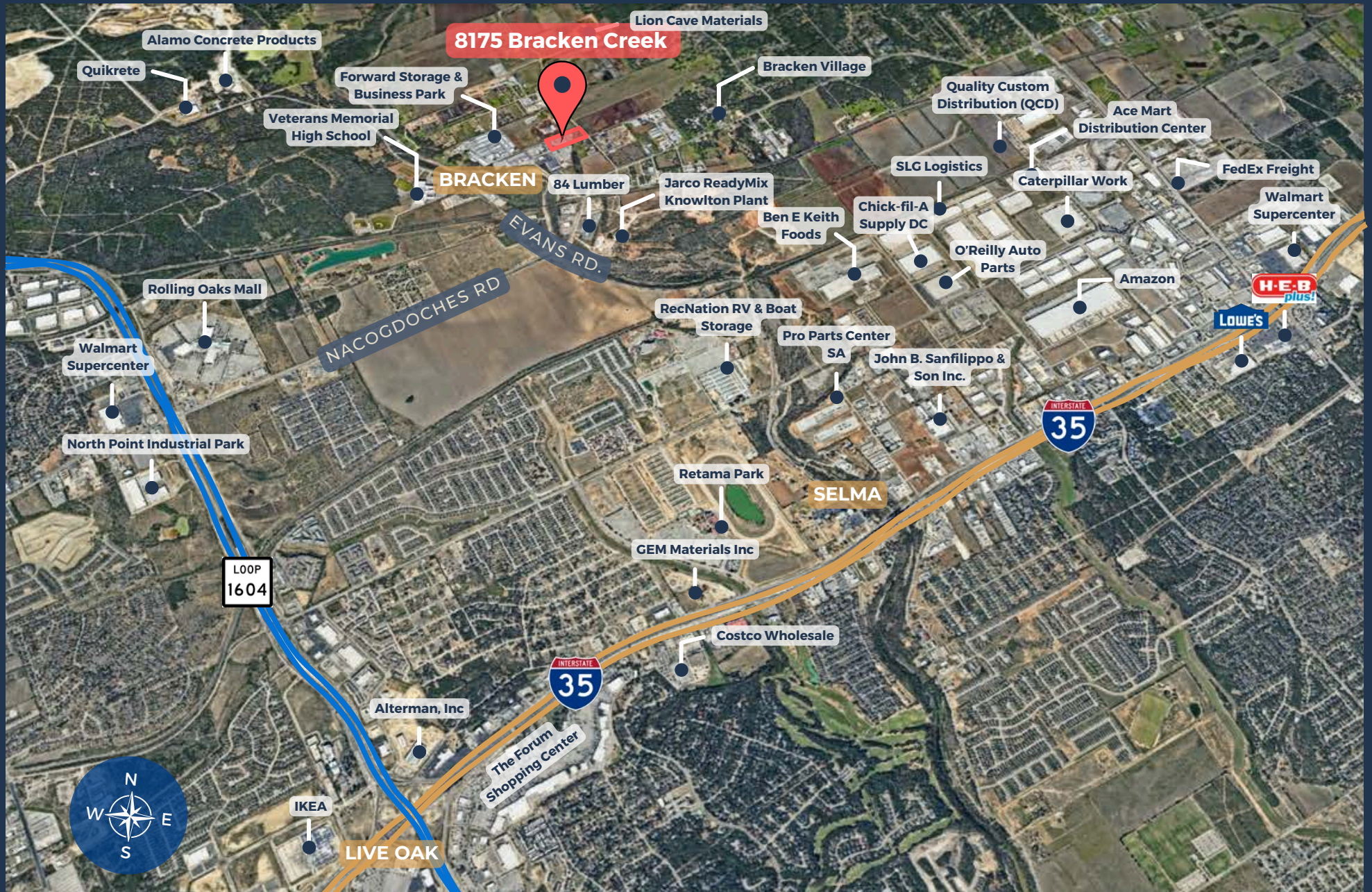
EXISTING PLAN 12-2-25

1" = 40'

- Dock-high loading
- Semi-dock loading
- Ramp loading

8175 BRACKEN CREEK DR.
 SAN ANTONIO, TX. 78266

AREA OVERVIEW





CONTACT OUR TEAM



Colin McLellan
Partner
cmclellan@llanorealty.com
(210) 908-6345



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289



Jake Esparza
Senior Associate
jesparza@llanorealty.com
(210) 874-5314



Frank Harris
Associate
fharris@llanorealty.com
(210) 598-7274