



2 MONTHS FREE RENT
\$2.00 TI FOR 3 YEAR MIN TERM
\$2.50 PSF OFF 1ST YEAR'S RENT

11911

CROSSWINDS WAY

CROSSWINDS WAY
INDUSTRIAL PARK

FOR LEASE

CBRE



Available Spaces:

- Suite 103: ±6,250 SF Warehouse/Office
- Available 5/1/2026
- Suite 105: ±3,125 SF Warehouse/Office
- Suite 106: ±6,250 SF Warehouse/Office
- Suite 108: ±15,625 SF Warehouse/Office (Climate Controlled)
- Demisable to 9,000 & 6,000 SF
- Suite 208: ±1,875 SF Warehouse/Office
- Suite 305: ±2,504 SF Warehouse/Office
- Suite 309: ±2,504 SF Warehouse/Office

Address

11911 Crosswinds Way
San Antonio, TX 78233

Square Footage

82,125 SF

Submarket

Northeast



PRIME
LOCATION



METAL
CONSTRUCTION



MOVE-IN
READY UNITS

LOCATION	
Address	11911 Crosswinds Way, San Antonio, TX 78233
Industrial Market	San Antonio
Industrial Submarket	Northeast
BUILDING DETAILS	
Year Built	2017
Safety	All Buildings Are Sprinklered and Gated
Suites	Fully Insulated
Parking	Ample Parking (1:1,000 SF Ratio)
Zoning	I-1
CONSTRUCTION	
Building Construction Type	Metal
Doors	Oversized Grade-Level Doors
Power	480V 3-Phase Power

IH-35: 227,755 VPD



BLDG 1

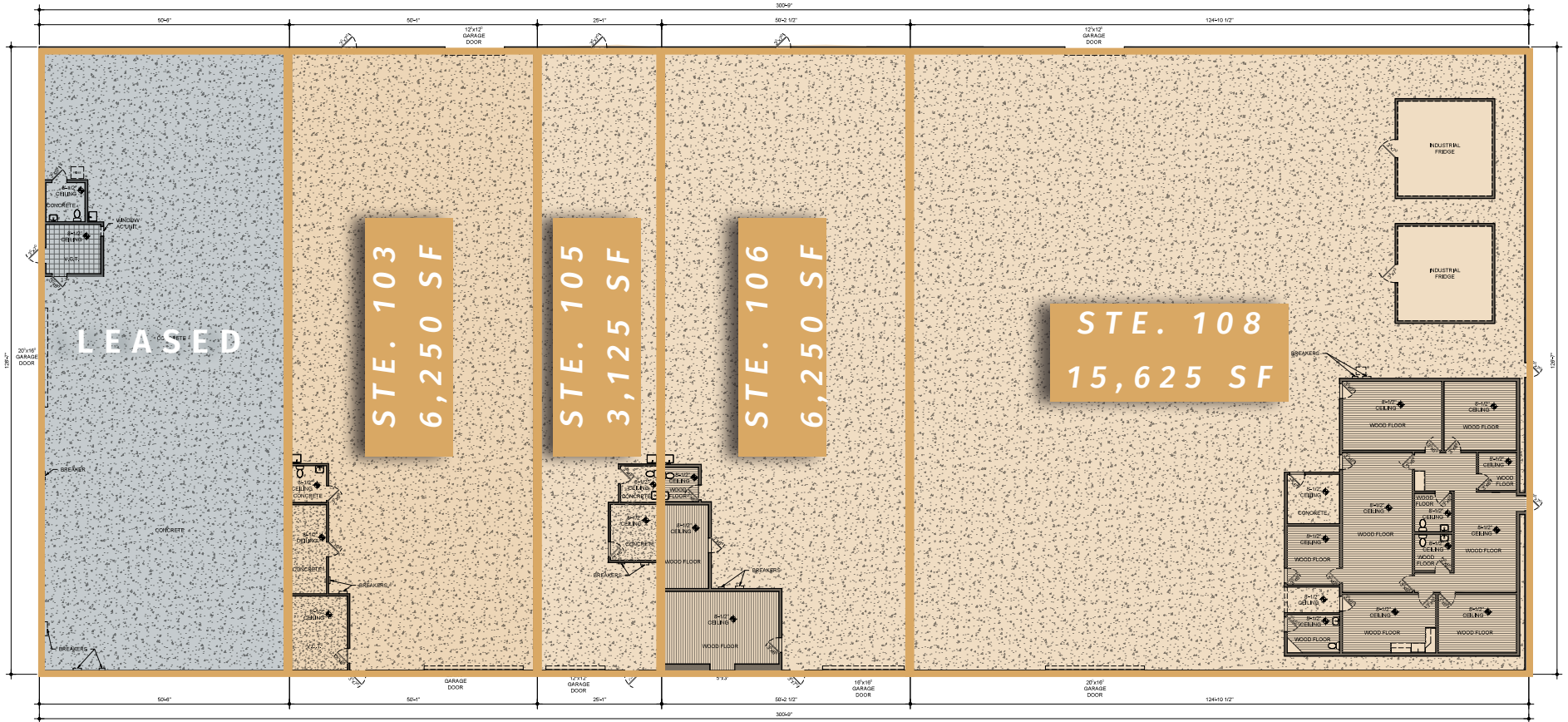
BLDG 2

O'CONNOR RD: 28,168 VPD

BLDG 3

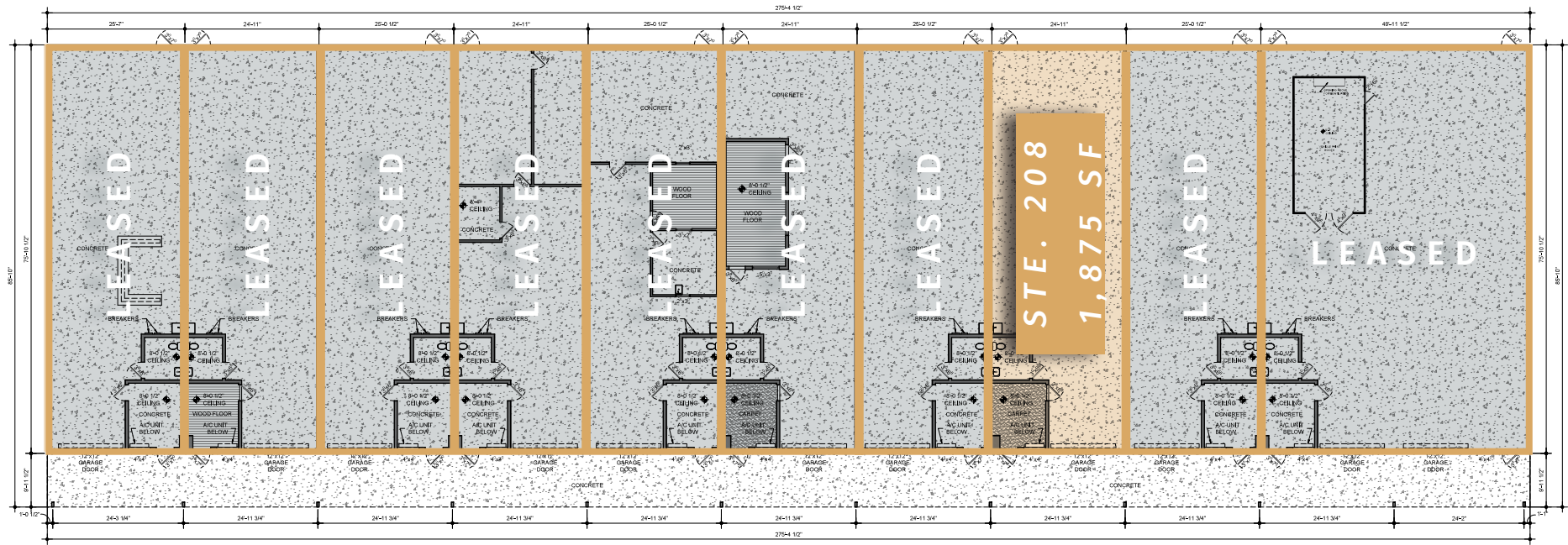
WURZBACH PKWY: 21,977 VPD

BUILDING 1



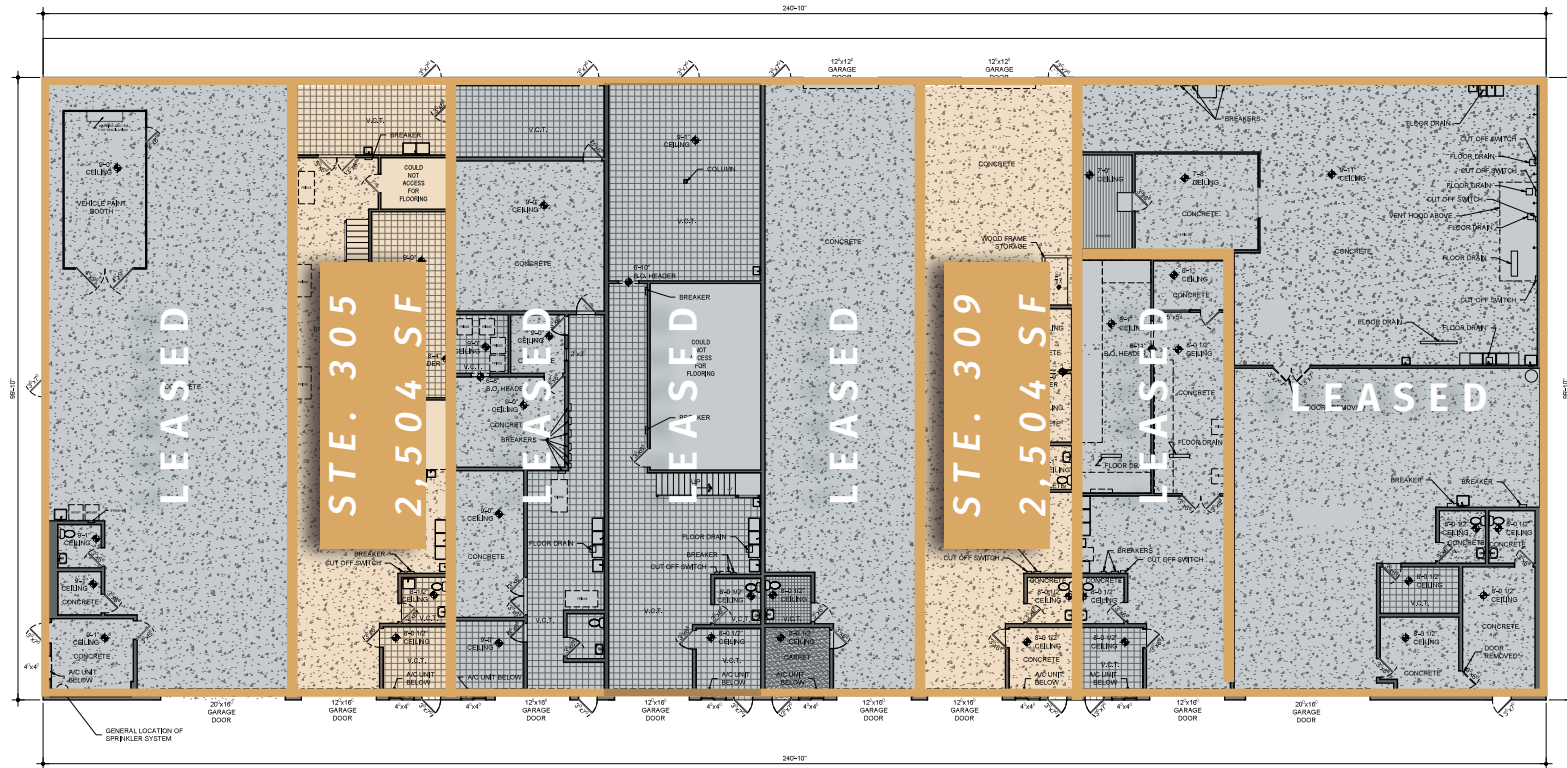
NORTH
 1 BUILDING 1 FLOOR PLAN
 1/4" = 1'-0"

BUILDING 2



NORTH
1 BUILDING 2 FLOOR PLAN
A-111 1/8"=1'-0"

BUILDING 3



NORTH
 BUILDING 3 1ST FLOOR PLAN



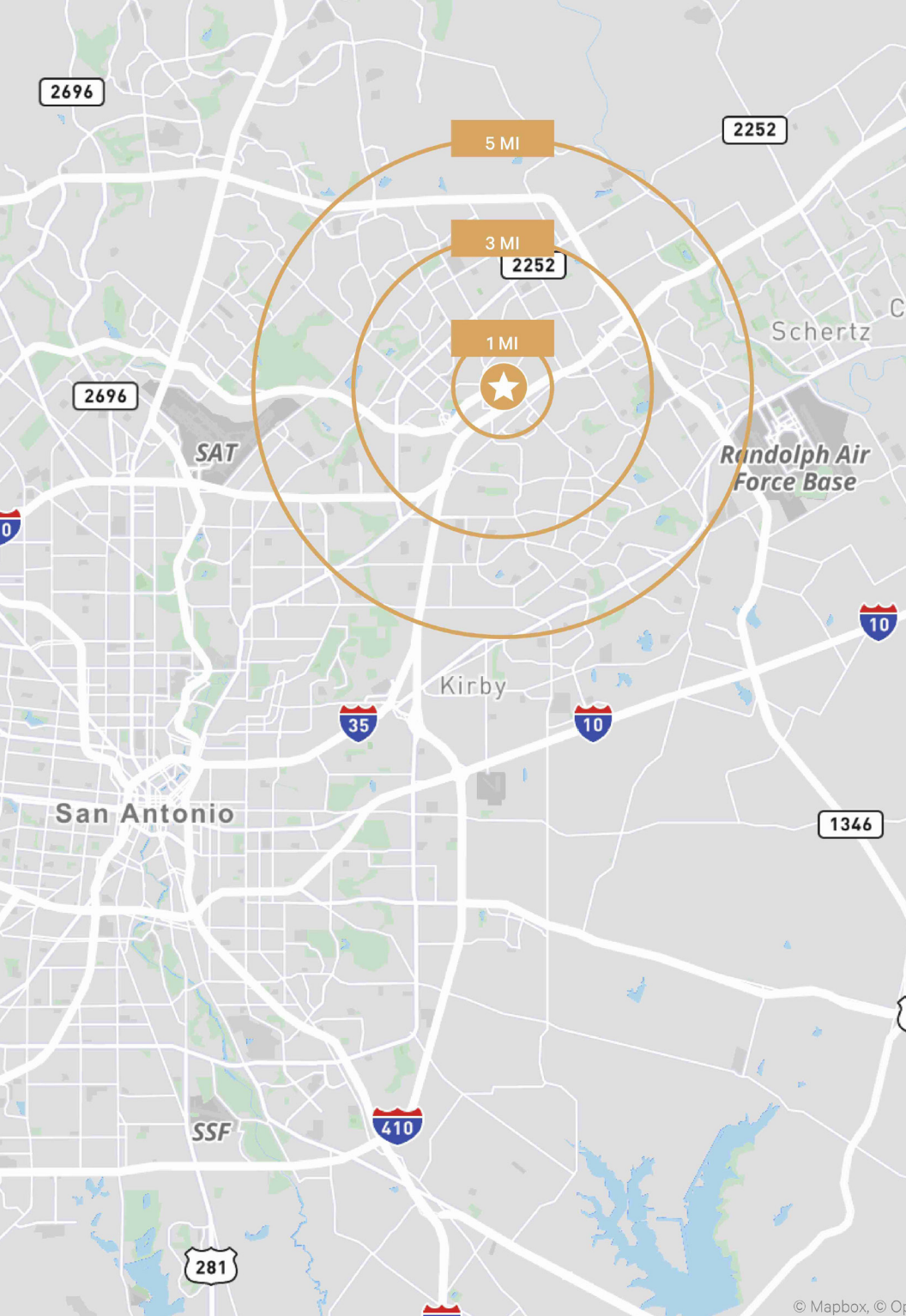
AREA OVERVIEW

San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.7 million residents which ranks the MSA as the 24th largest metropolitan area in the United States, and third in the state of Texas.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

Northeast Submarket - Major Employers:

- | | |
|-------------|------------------------------|
| H-E-B | UPS |
| SYGMA | Builders First Source |
| Caterpillar | ABC Supply Co |
| Home Depot | Bimbo Bakeries |
| Amazon | Professional Flooring Supply |



A R E A D E M O G R A P H I C S

DEMOGRAPHIC COMPREHENSIVE **1 MILE** **3 MILES** **5 MILES**

DAYTIME POPULATION

2025 Businesses	410	3,543	8,072
2025 Employees	5,786	39,609	90,395

POPULATION GROWTH RATE

2020-2025 Annual Population Growth Rate	1.40%	0.41%	0.54%
2025-2030 Annual Population Growth Rate	0.58%	0.32%	0.37%

HOUSEHOLD GROWTH RATE

2020-2025 Compound Annual Household	2.11%	1.05%	1.18%
2025-2030 Annual Household Growth Rate	1.04%	0.73%	0.79%

HOUSEHOLD INCOME

2025 Average Household Income	\$77,799	\$87,079	\$92,310
2030 Average Household Income	\$83,541	\$94,411	\$100,595

11911

CROSSWINDS WAY

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