

WEST LOOP DIST. CENTER

5405 BANDERA ROAD | SAN ANTONIO, TX 78238

FOR LEASE



5405 Bandera Rd

West Loop

SPRAY ON BEDLINERS
& TRUCK ACCESSORIES

PAINTLESS
DENT REMOVAL

WHEELS/TIRES

LIFT KITS

BEDLINERS

12 V

"YOUR ONE STOP CUSTOM SHOP"

WEST
LOOP
DISTRIBUTION CENTER
5405

For More
Information
Contact

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+1 210 841 3228
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Property Overview

MOVE-IN READY CONDITION

AVAILABILITY

- ±146,168 Total SF
- Range of sizes available: ±5,933 SF - ±11,259 SF

BUILDING FEATURES

- 22' clear height
- Fully sprinklered
- Grade level and dock high loading

HVAC

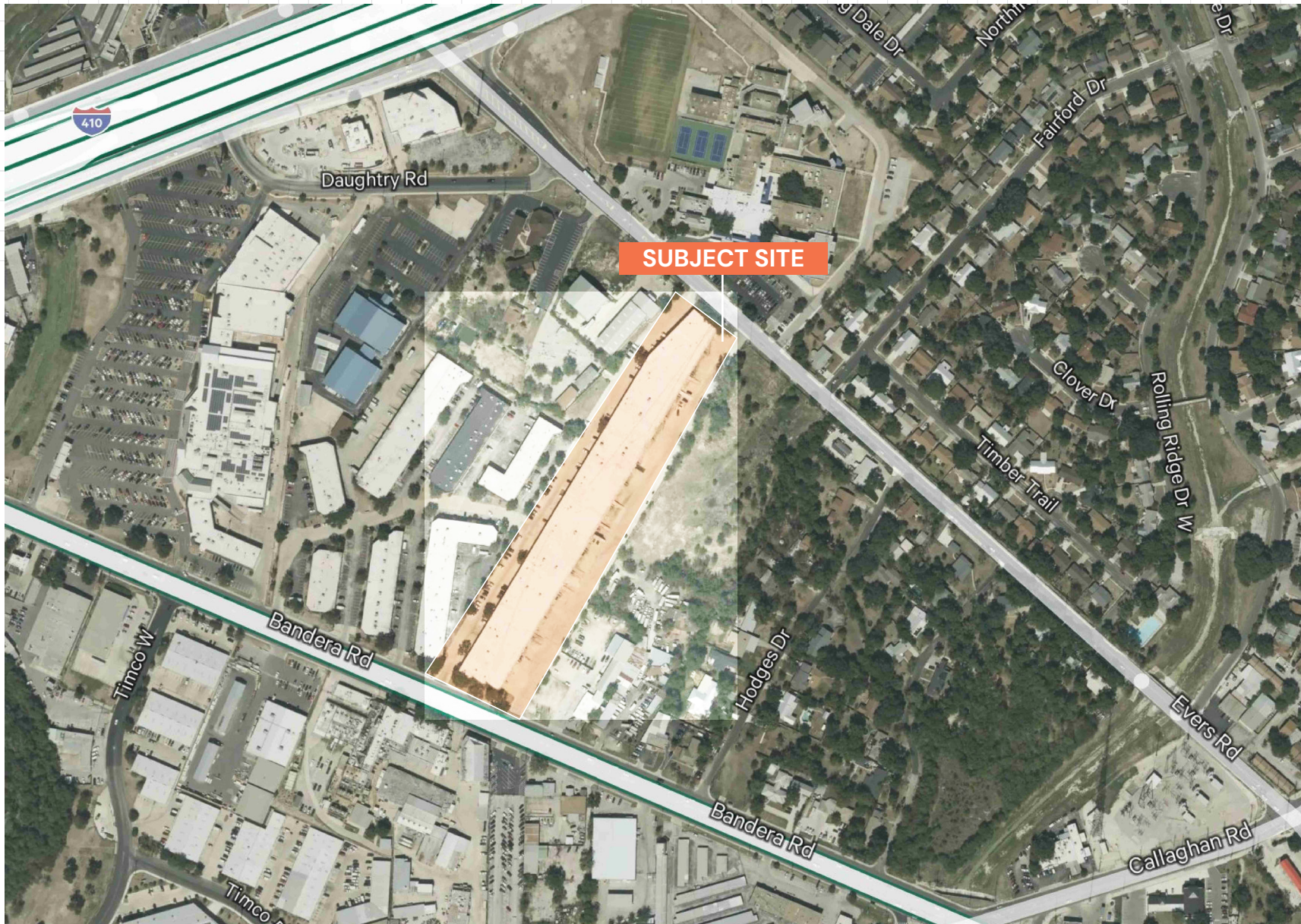
- Landlord assumes all HVAC responsibility: \$0.25 PSF

TERMS

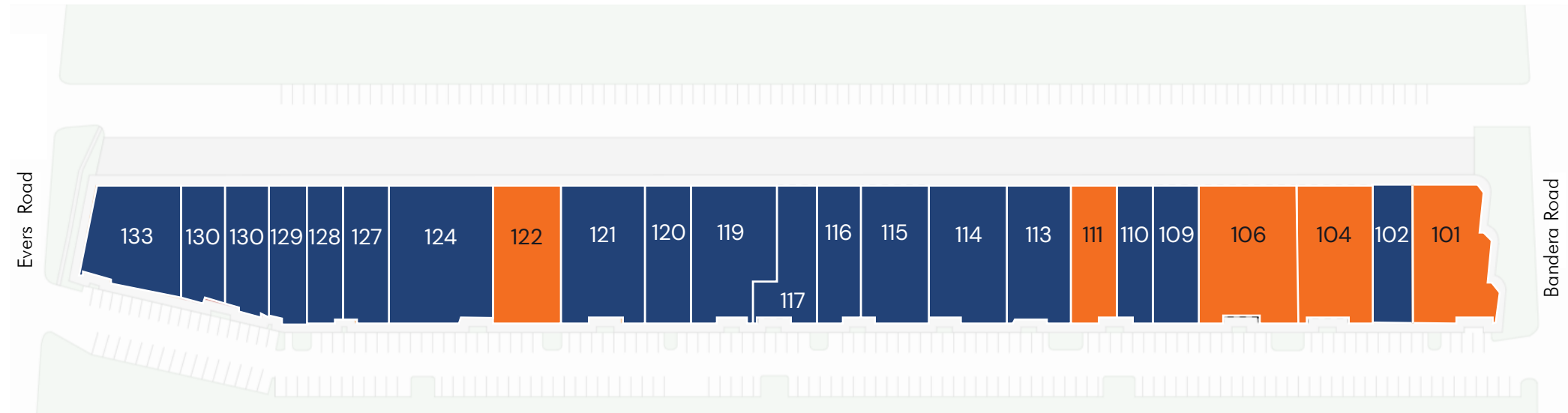
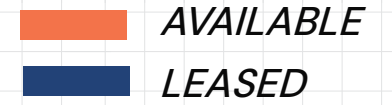
- Lease Rate: \$9.75-\$12.50 PSF
- Annual OPEX: \$4.10 PSF



LOCATION OVERVIEW

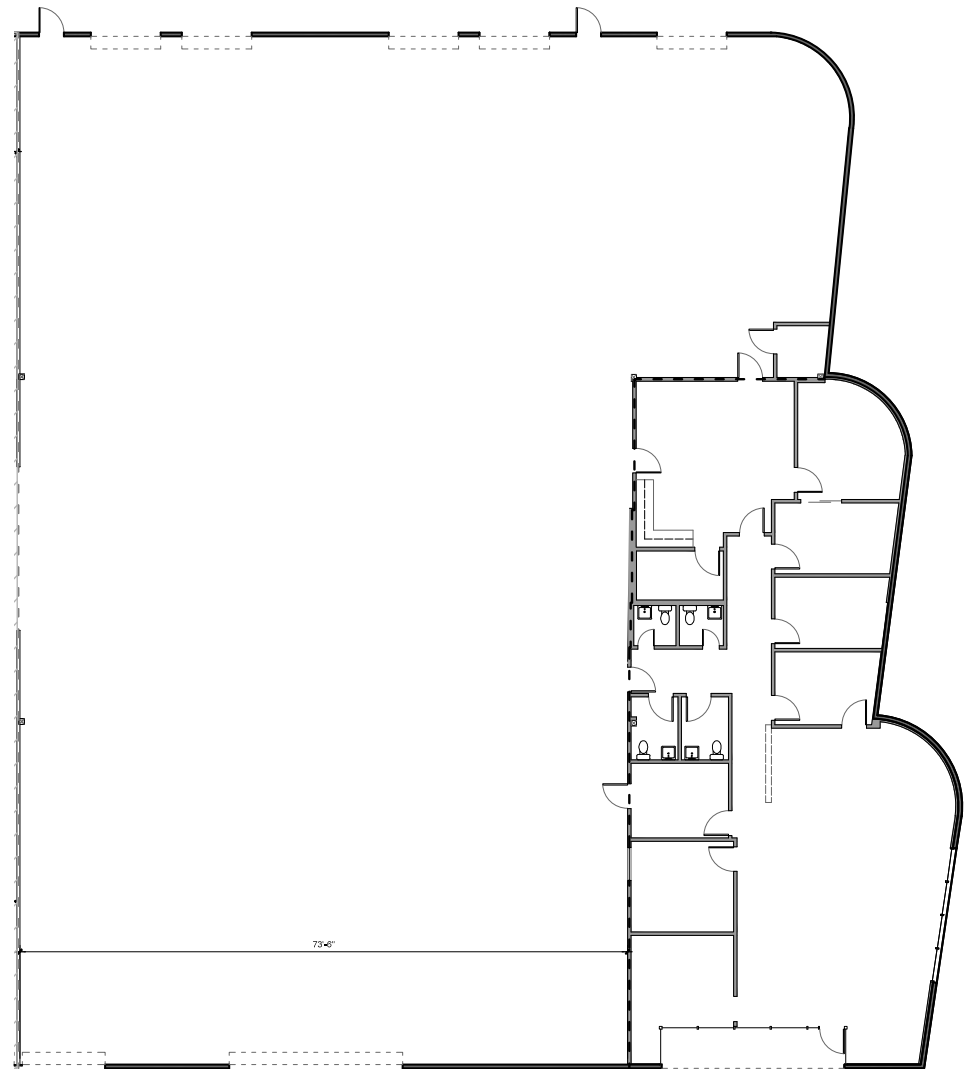


SITE MAP



SUITE 101

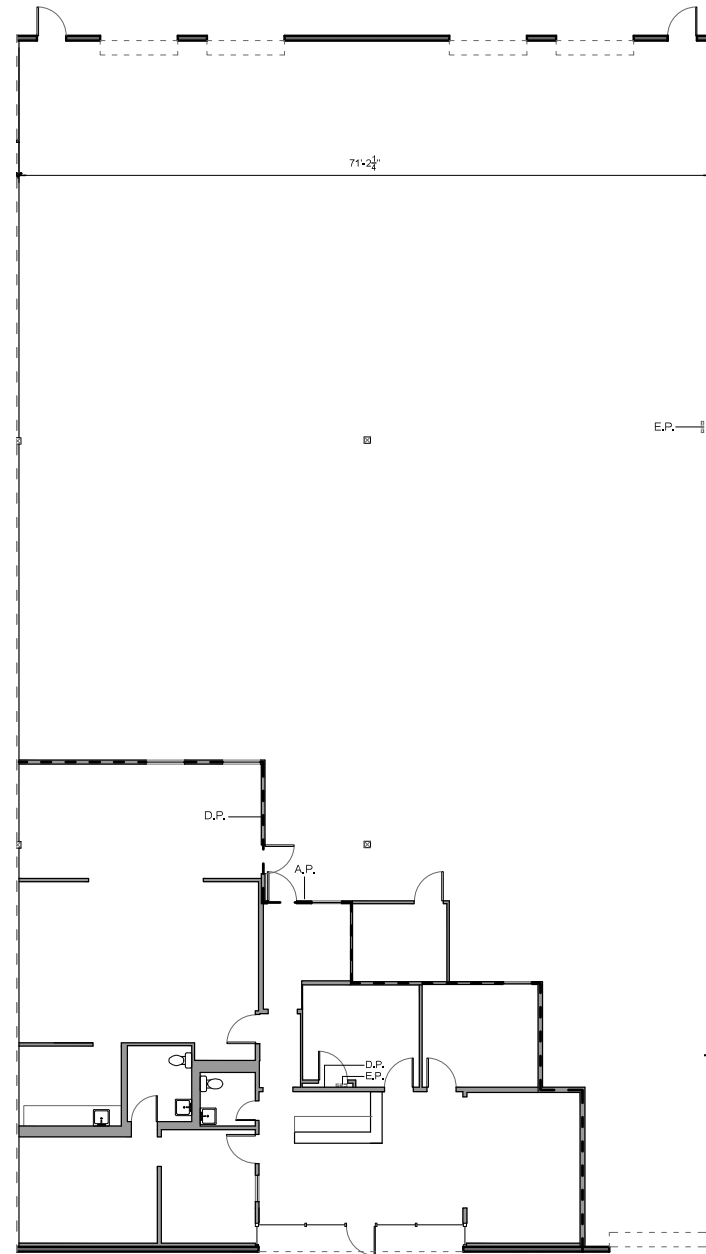
SUITE	101
SF	±8,878 SF
RATE	\$10.75 NNN
BUILD OUT	Office: 2,794 SF Warehouse: 6,084
LOADING	3 Dock High Doors 1 Grade Level Door
COMMENTS	Available Now



CONCRETE PARKING

SUITE 104

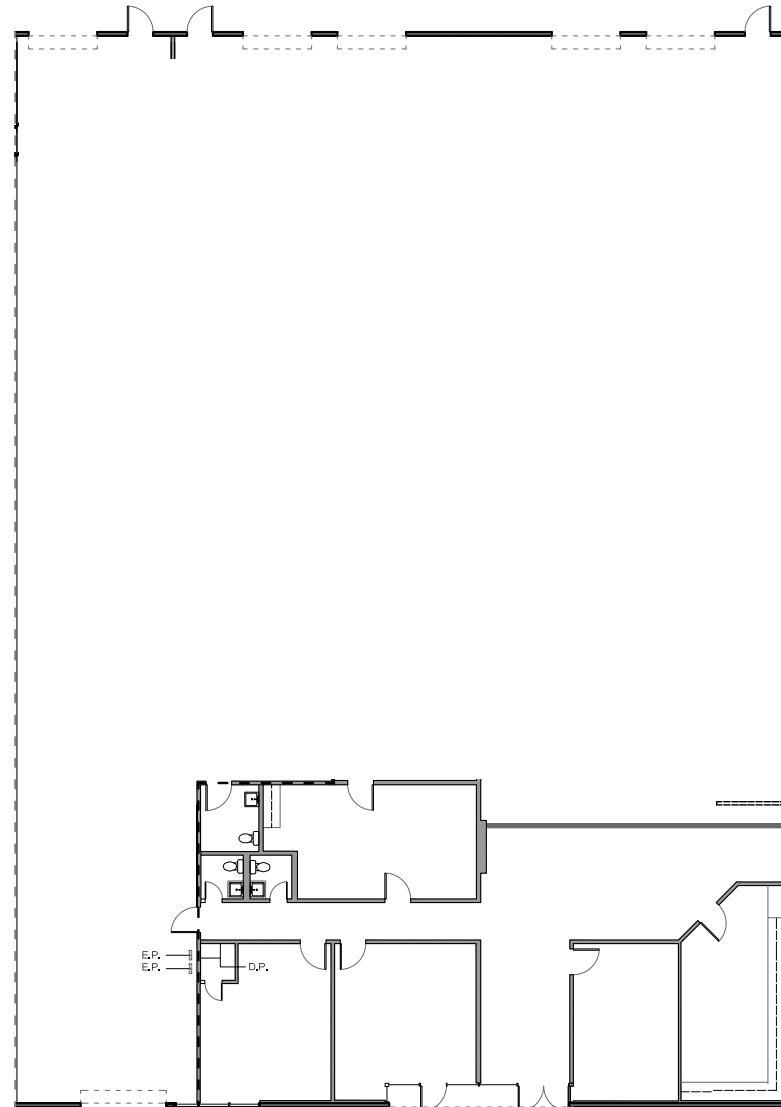
SUITE	104
SF	±8,969 SF
RATE	\$10.75 NNN
BUILD OUT	Office: 2,160 SF Warehouse: 6,808
LOADING	4 Dock High Doors 1 Grade Level Door
COMMENTS	Available Now



CONCRETE PARKING

SUITE 106

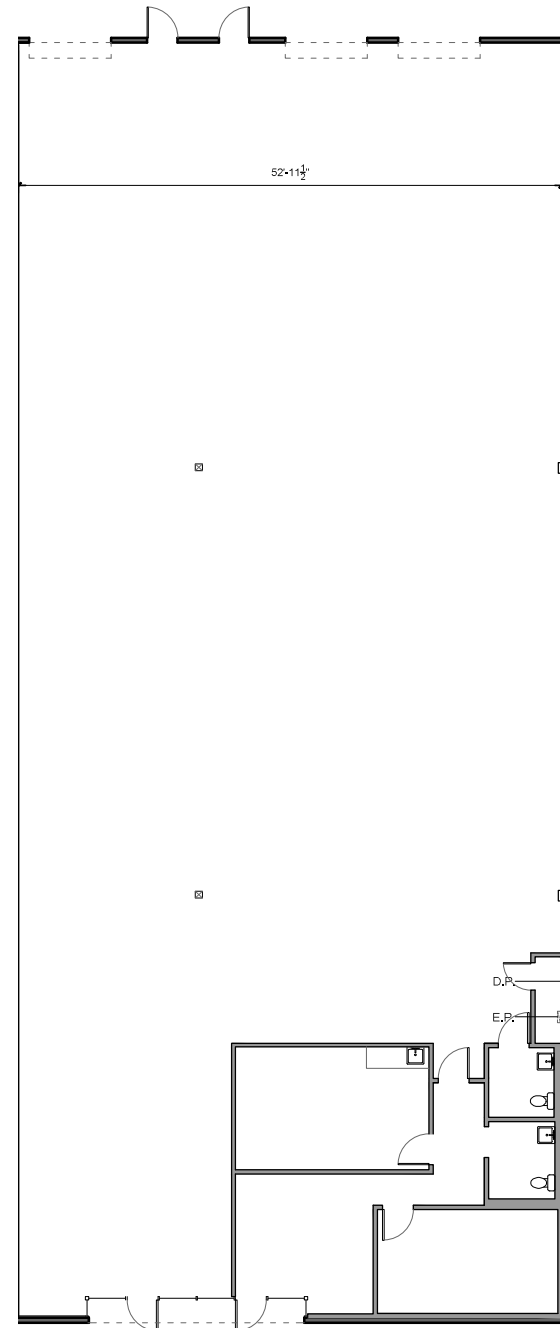
SUITE	106
SF	±11,259 SF
RATE	\$9.75 NNN
BUILD OUT	Office: 4,919 SF Warehouse: 6,340 SF
LOADING	5 Dock High Doors 1 Grade Level Door
COMMENTS	Available Now



CONCRETE PARKING

SUITE 111

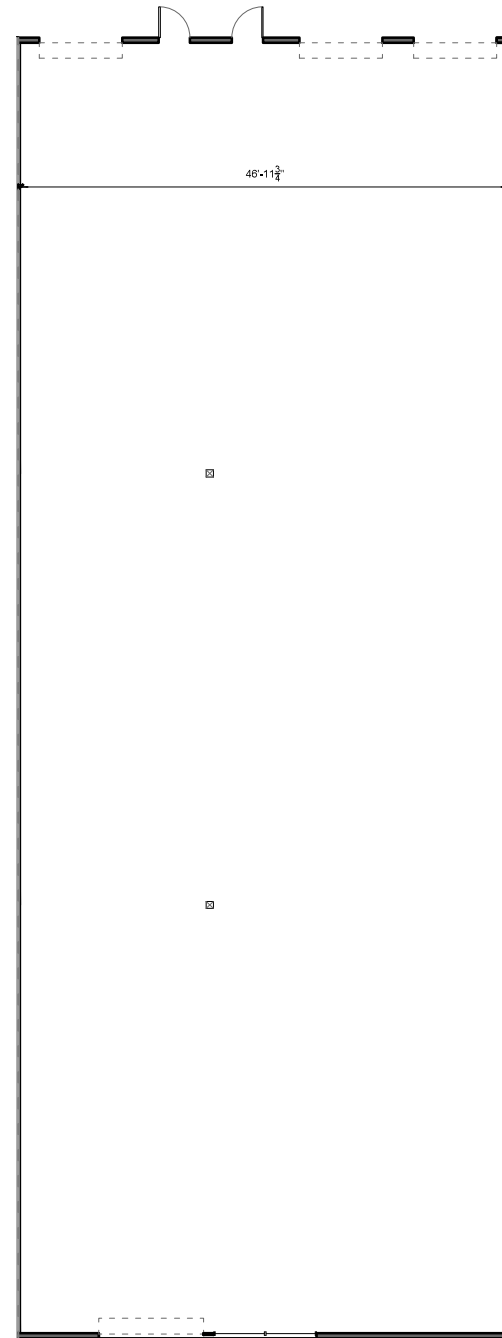
SUITE	111
SF	±6,704 SF
RATE	\$12.50 NNN
BUILD OUT	Office: 800 SF Warehouse: 5,904 SF
LOADING	3 Dock High Doors
COMMENTS	Available Now



CONCRETE PARKING

SUITE 122

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



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CBRE

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