

11911

CROSSWINDS WAY

CROSSWINDS WAY
INDUSTRIAL PARK



FOR LEASE

CBRE



Address

11911 Crosswinds Way
San Antonio, TX 78233

Square Footage

82,125 SF

Submarket

Northeast

Available Spaces:

- 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 203: ±1,875 SF Storage Space
- Suite 208: ±1,875 SF Warehouse/Office
- Suite 305: ±2,504 SF Warehouse/Office
- Suite 307: ±2,500 SF Floor Warehouse/Office
- Suite 309: ±2,504 SF Warehouse/Office



**PRIME
LOCATION**



**METAL
CONSTRUCTION**



**LEASE
||
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

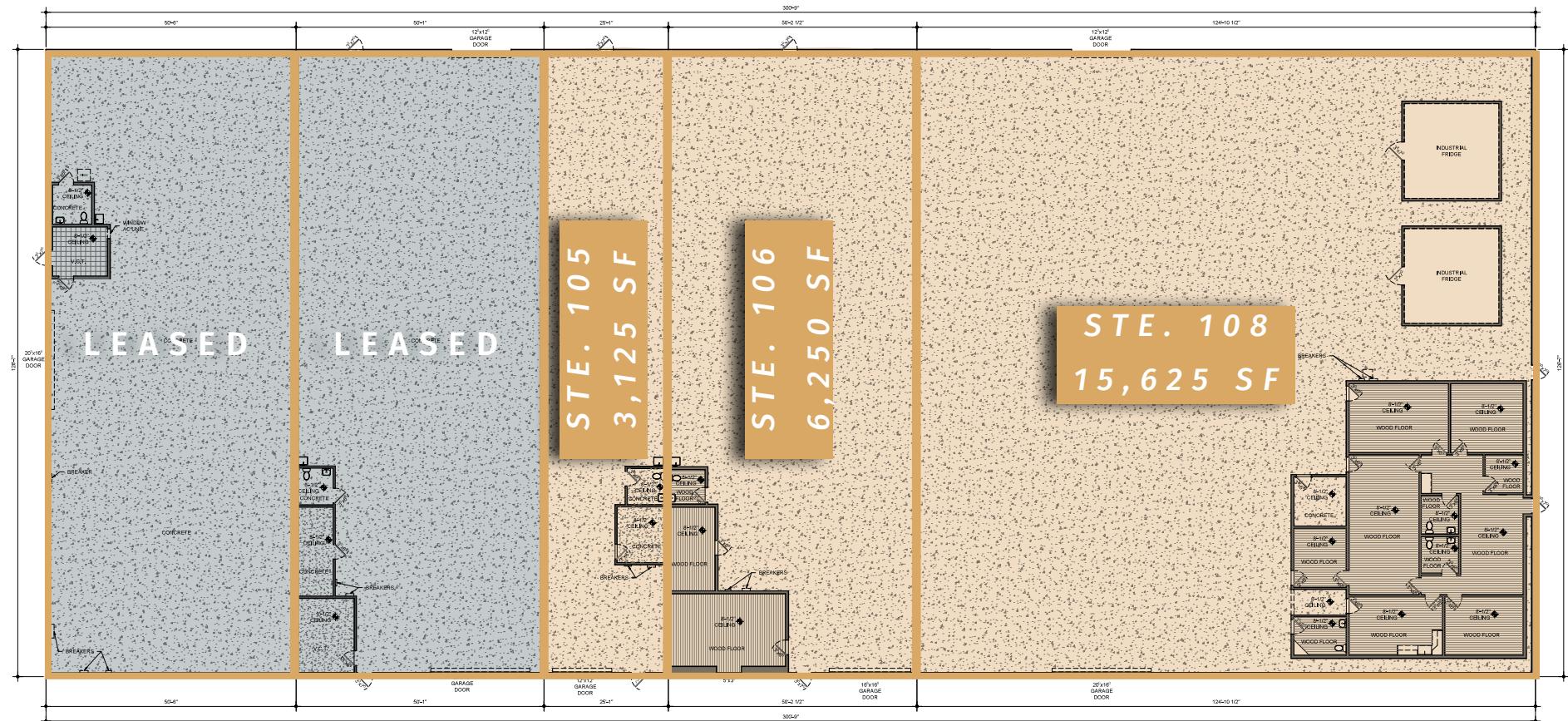
Doors Oversized Grade-Level Doors

Power 480V 3-Phase Power

AERIAL VIEW



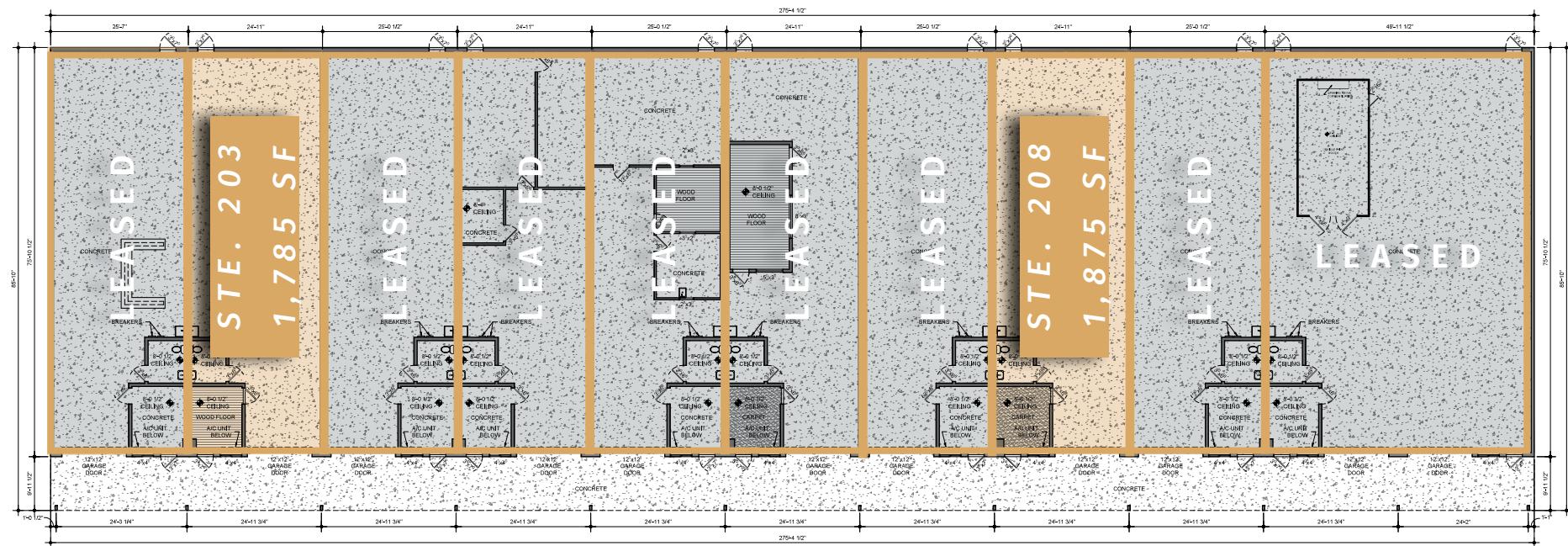
B U I L D I N G 1



NORTH

1
BUILDING 1 FLOOR PLAN
A-110 V-110

B U I L D I N G 2

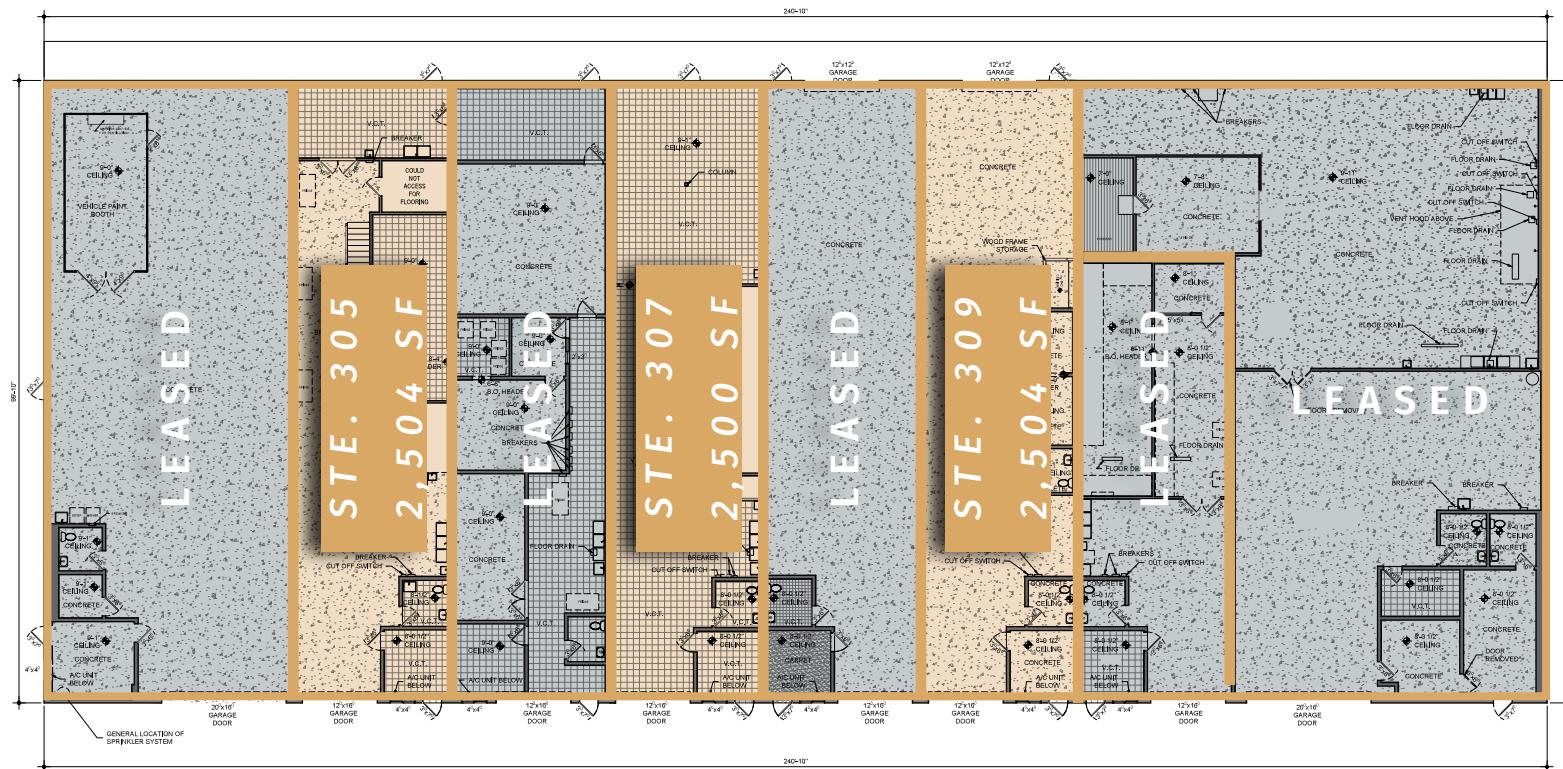


NORTH



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

B U I L D I N G 3



NORTH

BUILDING 3 1ST FLOOR PLAN
A-112 10/11/12



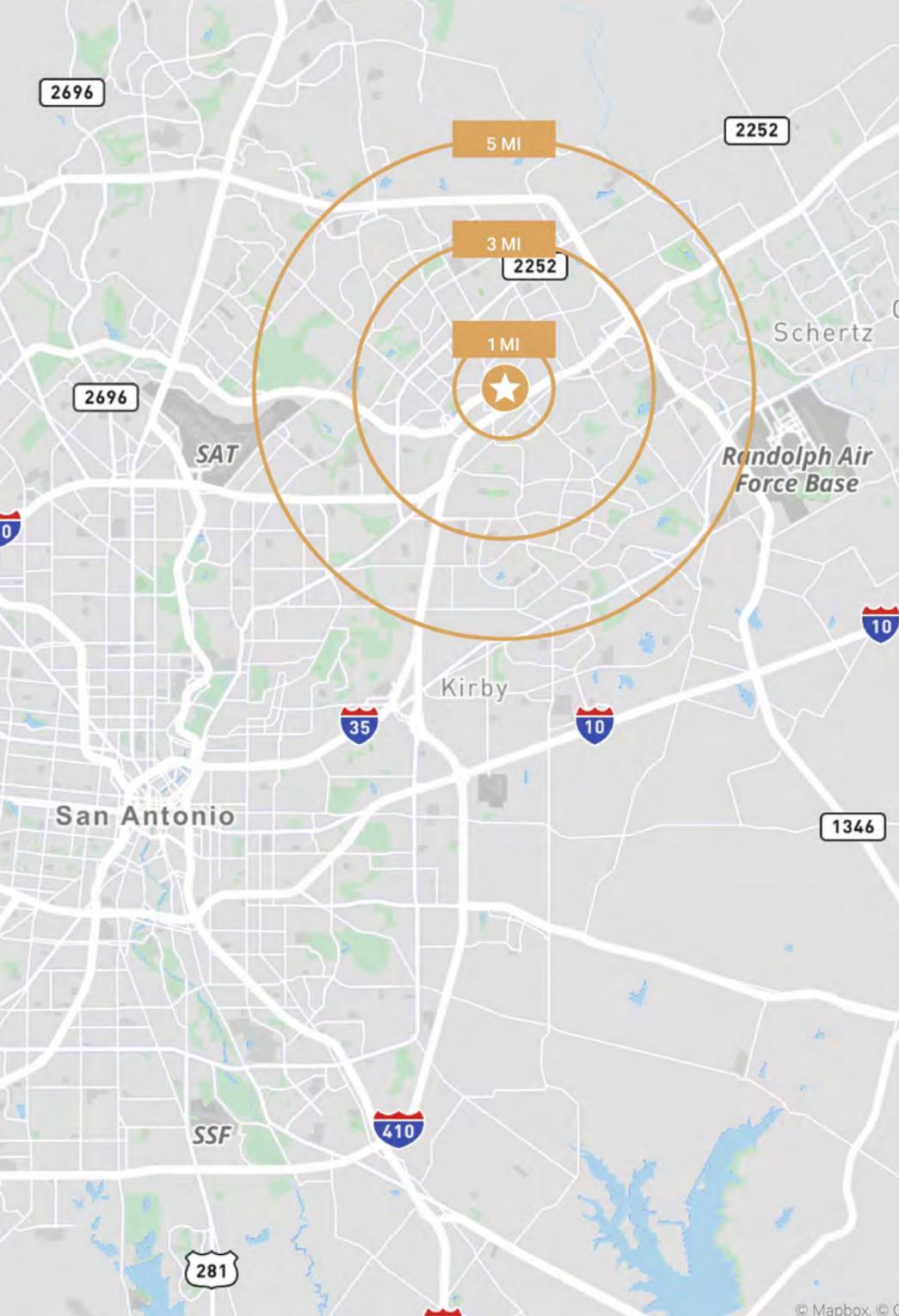
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San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th 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. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, 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



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE

1 MILE 3 MILES 5 MILES

DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2024 Businesses	434	3,556	8,074
2024 Employees	7,015	40,462	91,265

POPULATION GROWTH RATE

2020-2024 Annual Population Growth Rate	2.38%	0.29%	0.51%
2024-2029 Annual Population Growth Rate	0.78%	0.07%	0.05%

HOUSEHOLD GROWTH RATE

2020-2024 Compound Annual Household	2.60%	0.54%	0.75%
2024-2029 Annual Household Growth Rate	1.08%	0.33%	0.31%

HOUSEHOLD INCOME

2024 Average Household Income	\$73,409	\$83,536	\$89,703
2029 Average Household Income	\$82,989	\$95,611	\$103,001

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