



NEW OWNERSHIP

11911
CROSSWINDS WAY

CROSSWINDS WAY
INDUSTRIAL PARK

FOR LEASE

CBRE



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

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

AERIAL VIEW

IH-35: 227,755 VPD



BLDG 1

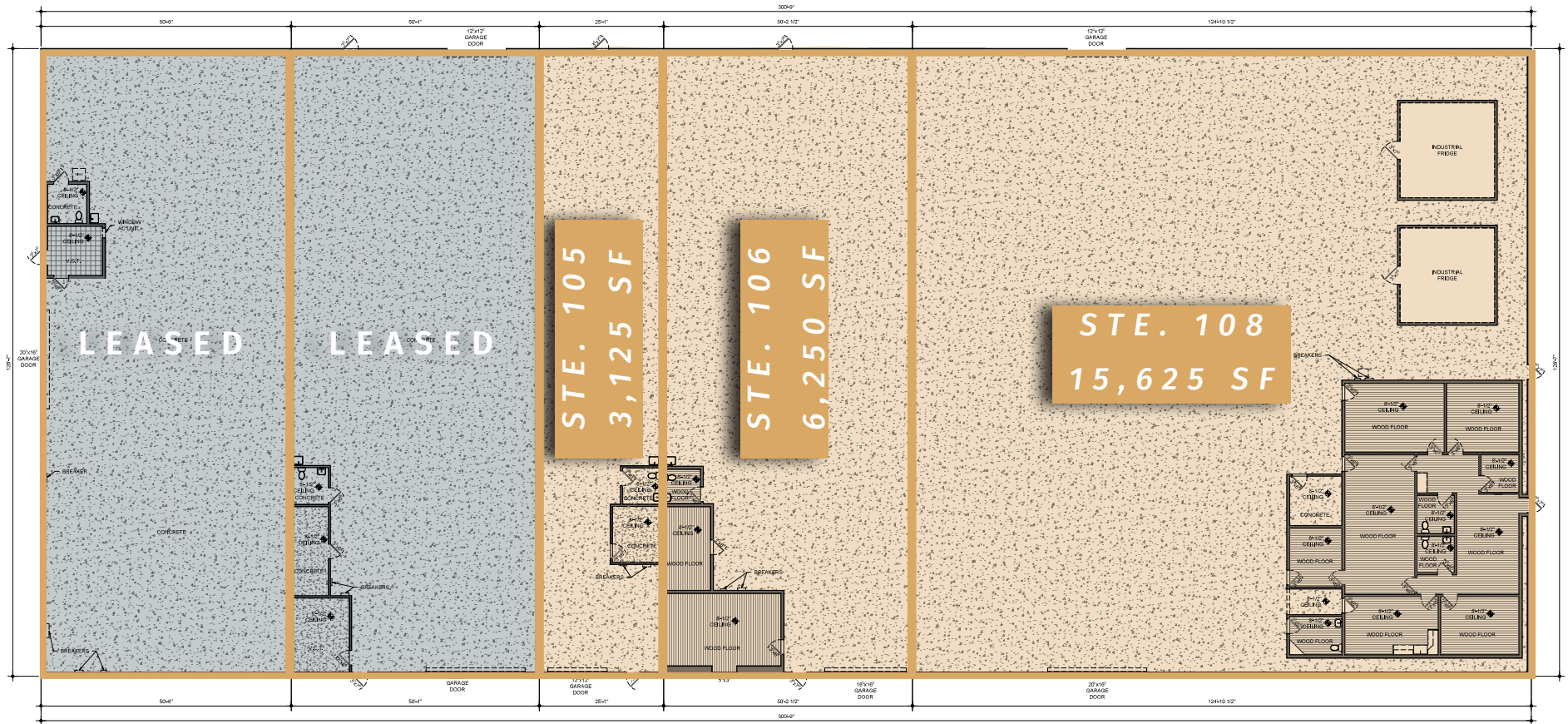
BLDG 2

O'CONNOR RD: 28,168 VPD

BLDG 3

WURZBACH PKWY: 21,977 VPD

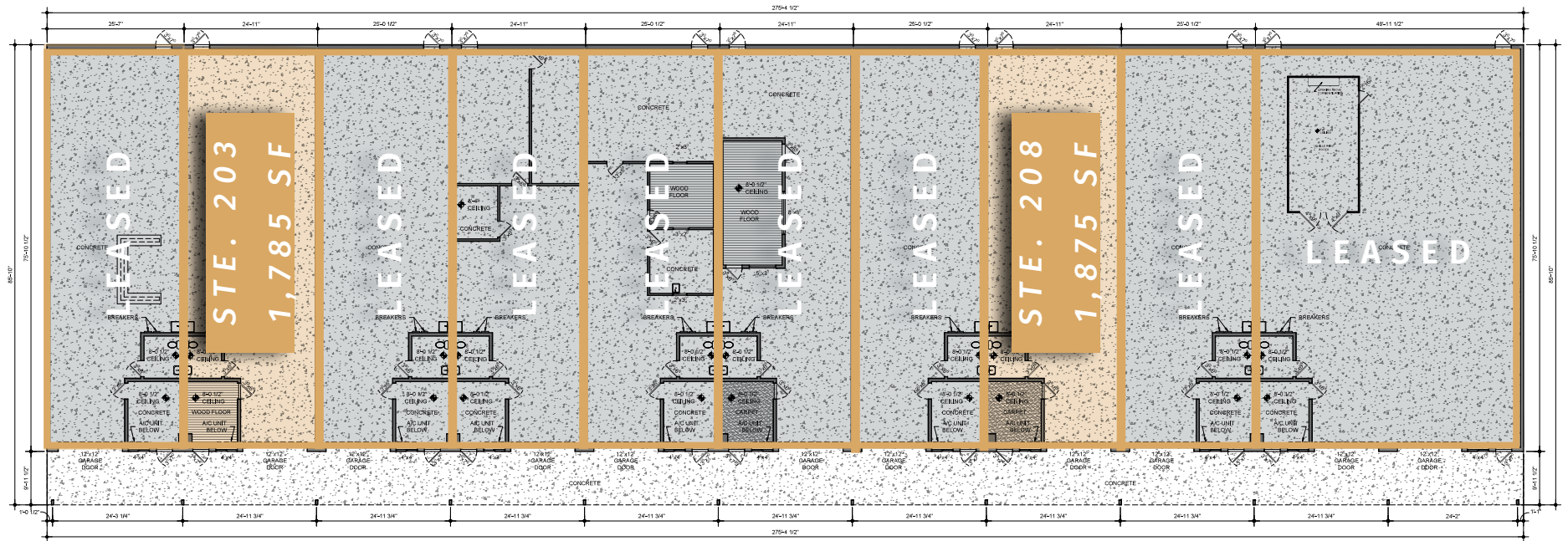
BUILDING 1



NORTH

 1 BUILDING 1 FLOOR PLAN
 A-110 1/8" = 1'-0"

BUILDING 2

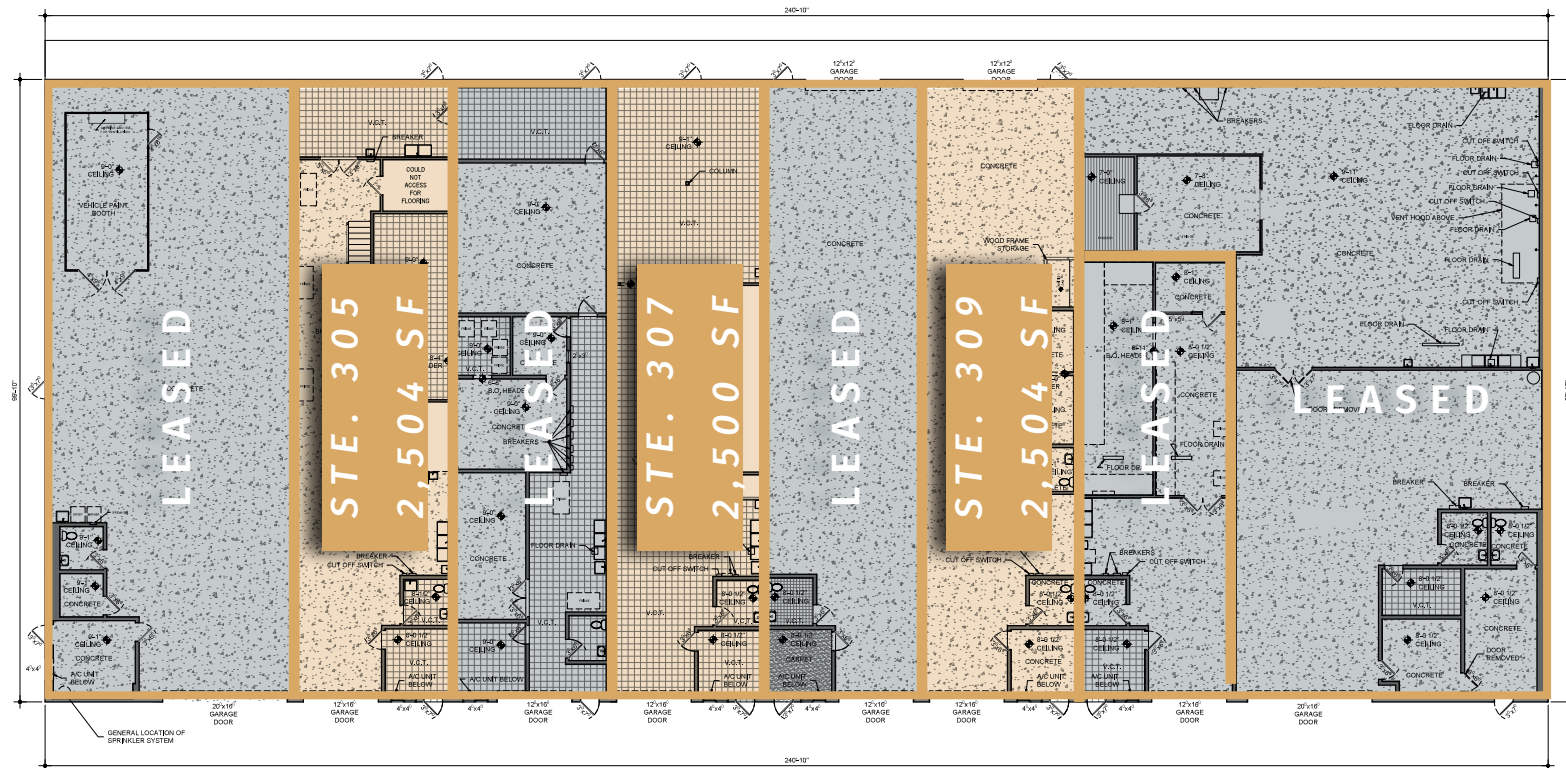


NORTH



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

BUILDING 3



NORTH



1
8-1/2
18'-11-2"

BUILDING 3 1ST FLOOR PLAN



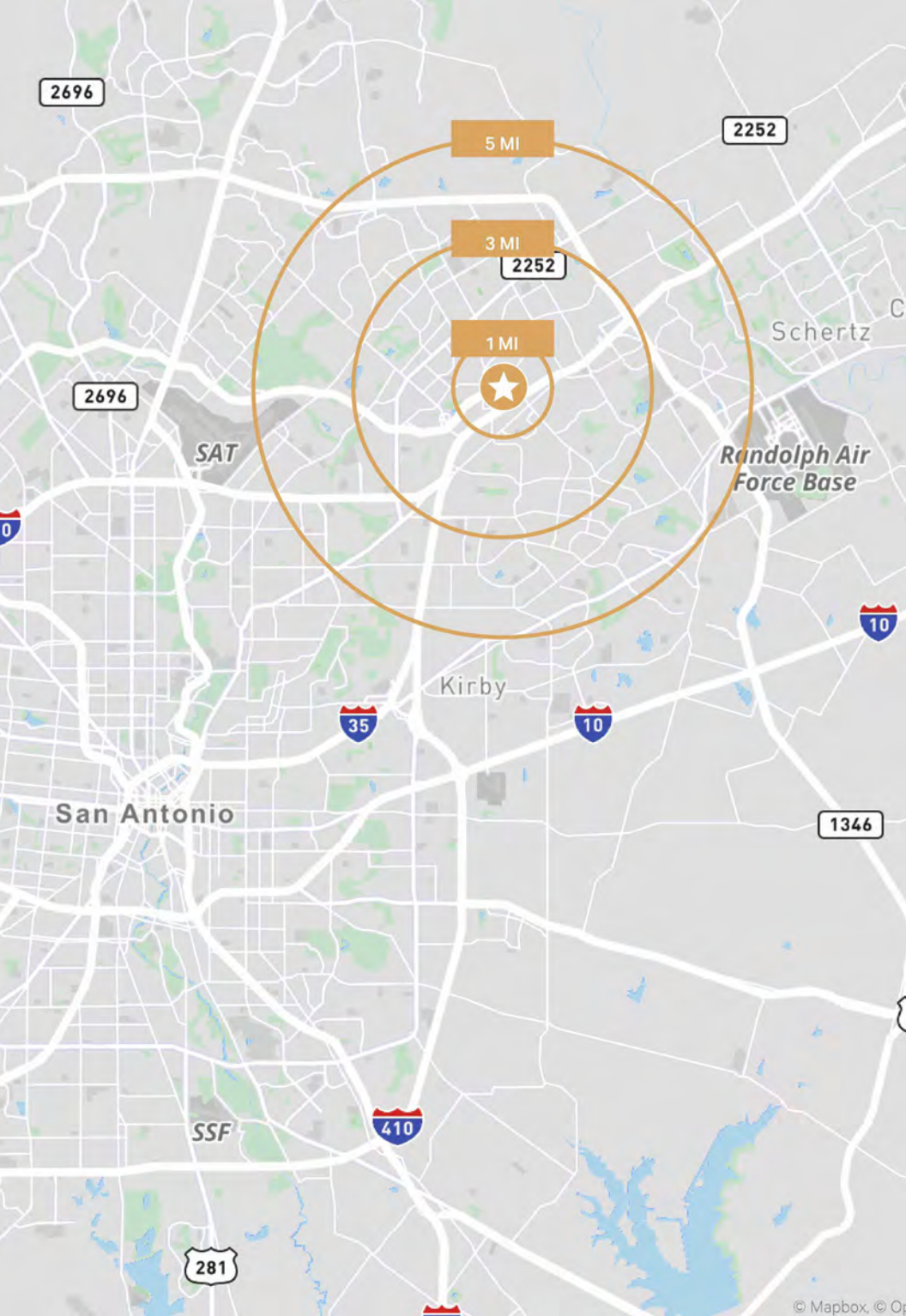
AREA OVERVIEW

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 2.6 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



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

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

BRAD O'NEILL
Vice President
+1 210 253 6070
brad.oneill@cbre.com

JUSTIN ROBERTS
Vice President
+1 210 841 3228
justin.roberts@cbre.com

11911

CROSSWINDS WAY

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE