

**INDUSTRIAL FACILITY**  
**IN THE SAN ANTONIO AREA**

**Up to 30,545 SF on 6-13.48 Acres**  
**Available For Sale or Lease**

**11226**  
IH-10 East, Converse, TX 78109



This property offers up to **30,545 SF of industrial improvements on 13.48 acres** at the intersection of Graytown Road and IH-10 in the East San Antonio submarket. The site is mostly asphalt and compacted base. IH-10 is in the process of being widened and will include a **new overpass** at Graytown Road.

The property is divisible down to **6 acres with improvements.**



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**Option A: 30,545 SF on 13.48 Acres**



**BUILDING 4**

- +/- 9,968 SF Warehouse
- Can build out new office
- Two 16' grade level doors

**BUILDING 5**

- +/- 20,577 SF Warehouse
- Open sided warehouse with concrete pad (can enclose & build-out new office)

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**Option B: ± 9,968 SF on 6 Acres**

**Option C: ± 20,577 SF on 7 Acres**





**9,968-30,545 of Total Improvements Available For Sale or Lease**

 Fully-fenced and stabilized yard

 IH-10 East visibility

 Ample yard for trailer parking and/or outside storage

 I-1 Zoning

 6-13.48 acres of stabilized yard

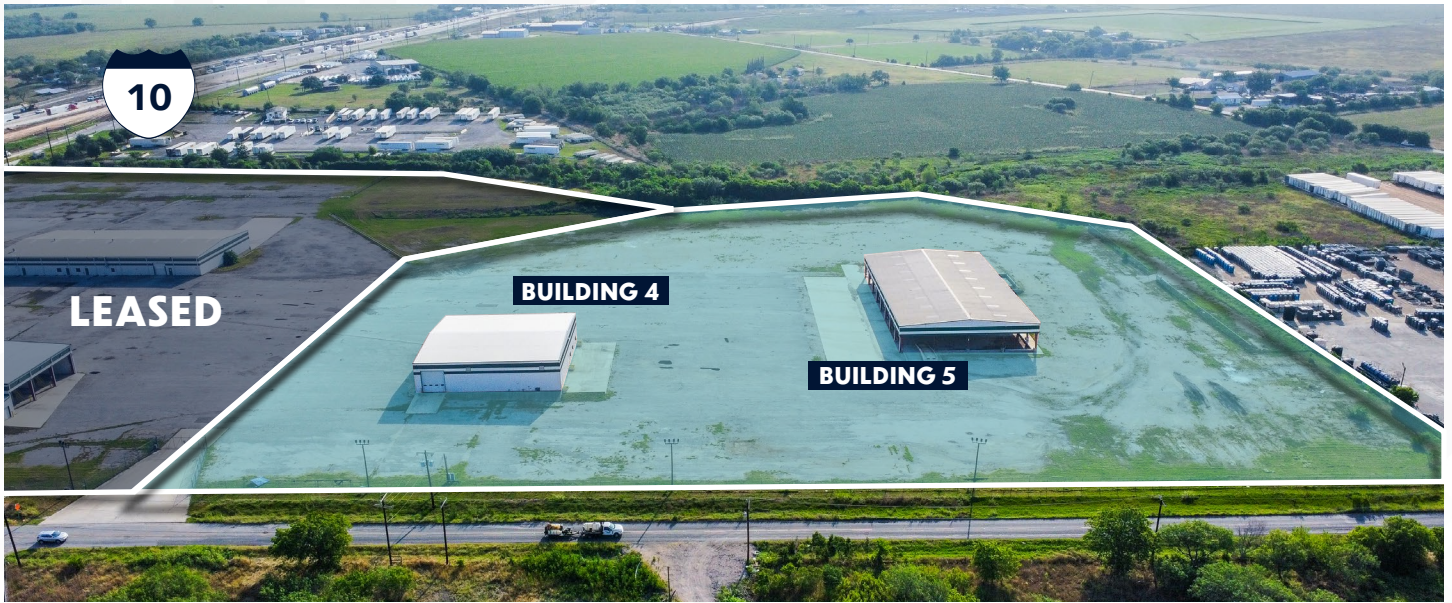


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