



AVAILABLE FOR LEASE

4603 N Stahl Park

Flex Warehouse with Office Loft



OFFERING MEMORANDUM | 4603 NORTH STAHL PARK | SAN ANTONIO, TX

Exclusively Listed by

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Executive Summary



Available::	FOR LEASE
Building SF:	16,000 SF
Price / SF:	\$13.00/SF Plus NNN's
Occupancy:	Available Units 106, 107, & 108.
Power:	220 V
Truck Door:	12 x 12 Roll Up
Warehouse SF:	900 SF
Office:	1100 SF

Property Highlights

- This flex warehouse is perfect for businesses seeking a combination of warehouse space and office/showroom facilities. Its location and modern features make it an attractive option for light manufacturing, distribution, or creative office uses. Situated in a growing commercial and industrial area of San Antonio, providing excellent visibility and access. Highway 1604 and I-35 just 3 miles away, facilitating quick access to the greater San Antonio area and surrounding suburbs. The area is experiencing growth with new residential communities, increasing the local workforce and customer base for businesses operating in the warehouse.

Property Overview

Flex Warehouse (Light Distribution)

Total Size: 17,784 SF (divided into 8 units)

Lot Size: 1.23 acres

Year Built: 2021

Zoning: C-3R (General Commercial – Restrictive Alcoholic Sales District)

Building Features:

Class: B

Clear Ceiling Height: 22 feet

Doors: One grade-level door per unit with 12-foot roll-up access

Parking Ratio: 4 spaces per 1,000 SF

Metal building with a modern design featuring a fenced lot

Mezzanine: Available in each unit for additional functional space

HVAC: Air conditioning installed for climate control

Unit Configuration:

Each unit consists of approximately:

900 SF Warehouse Space

1,100 SF Office/Showroom Space (two-story loft layout)



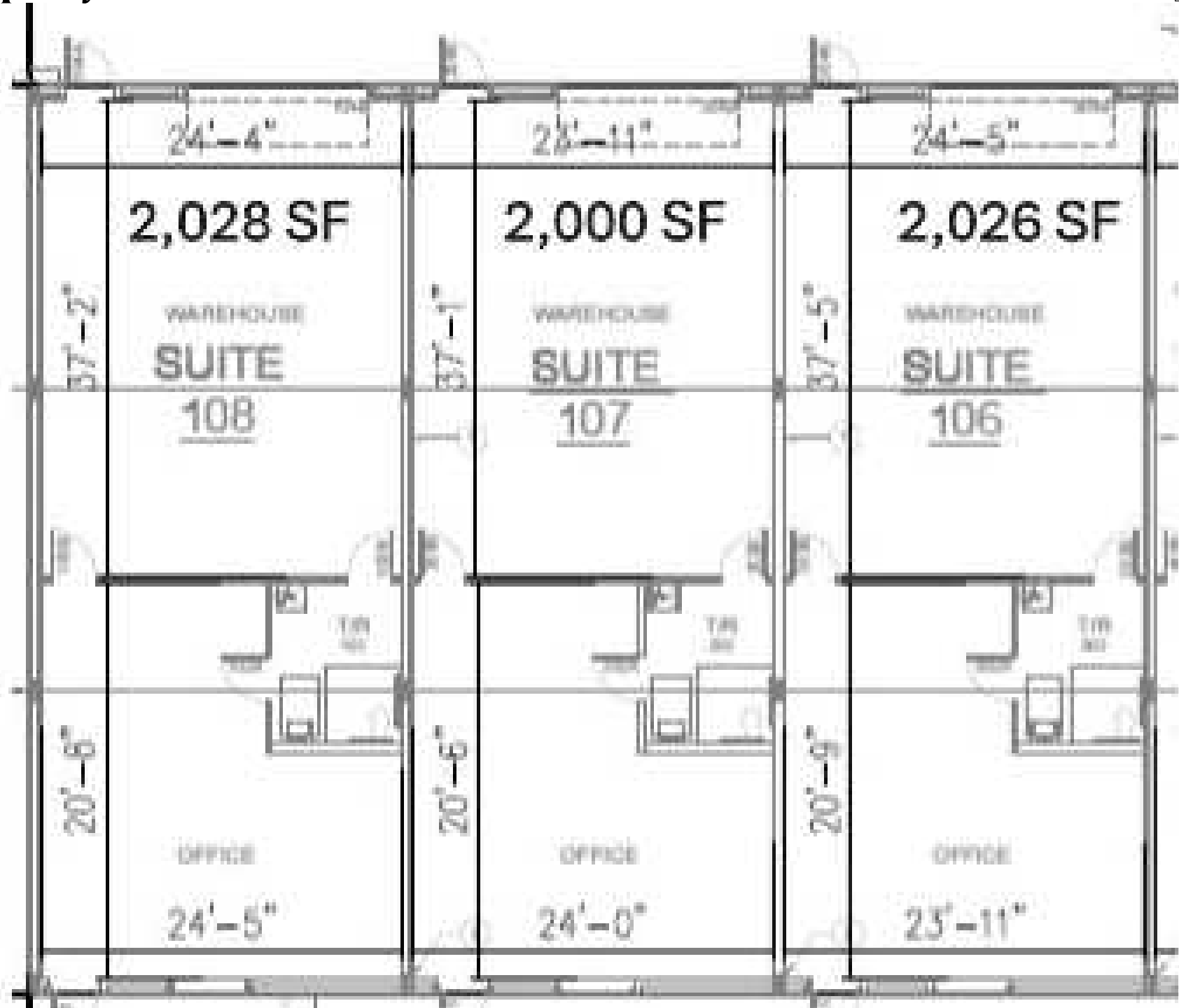




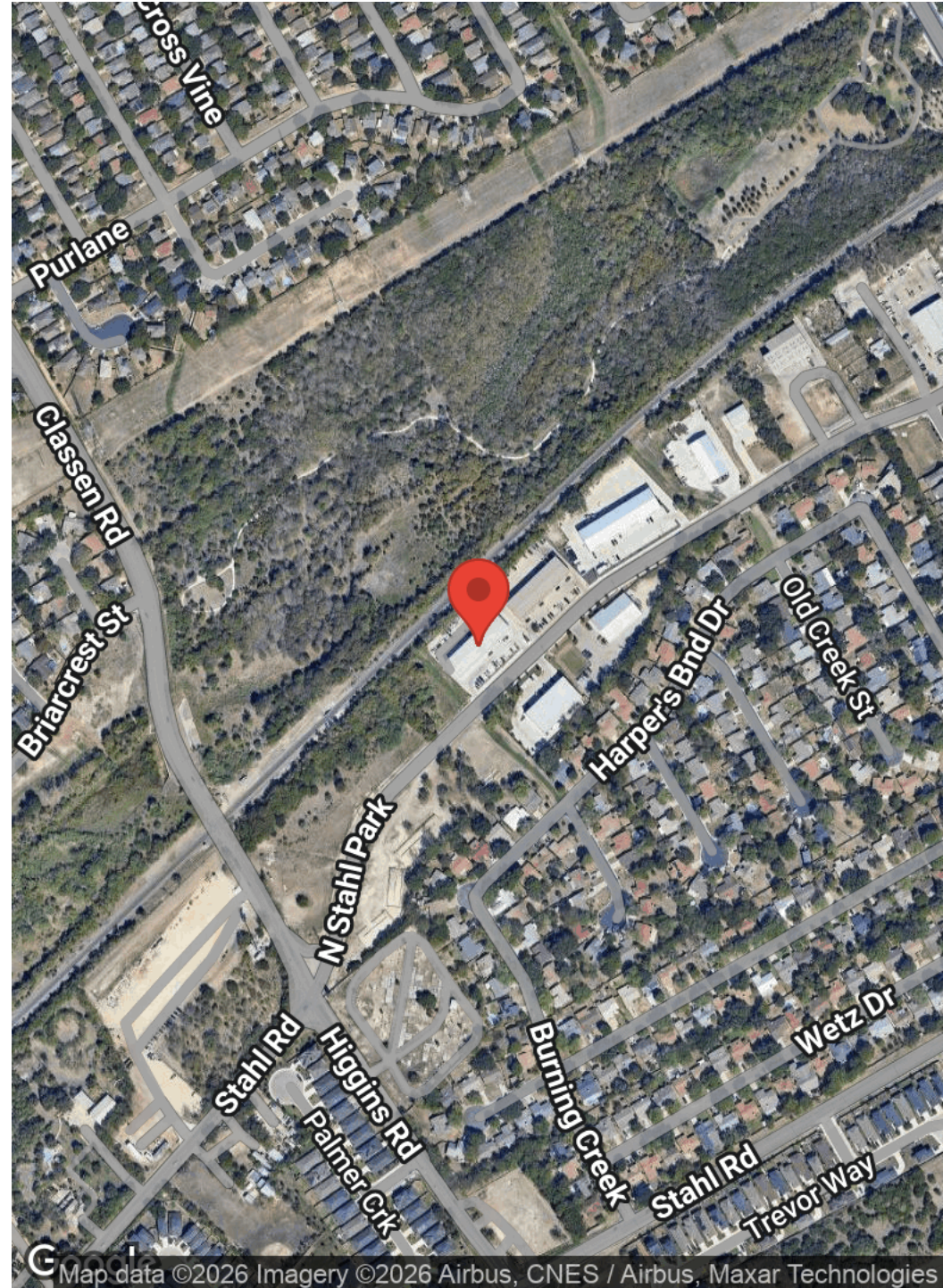
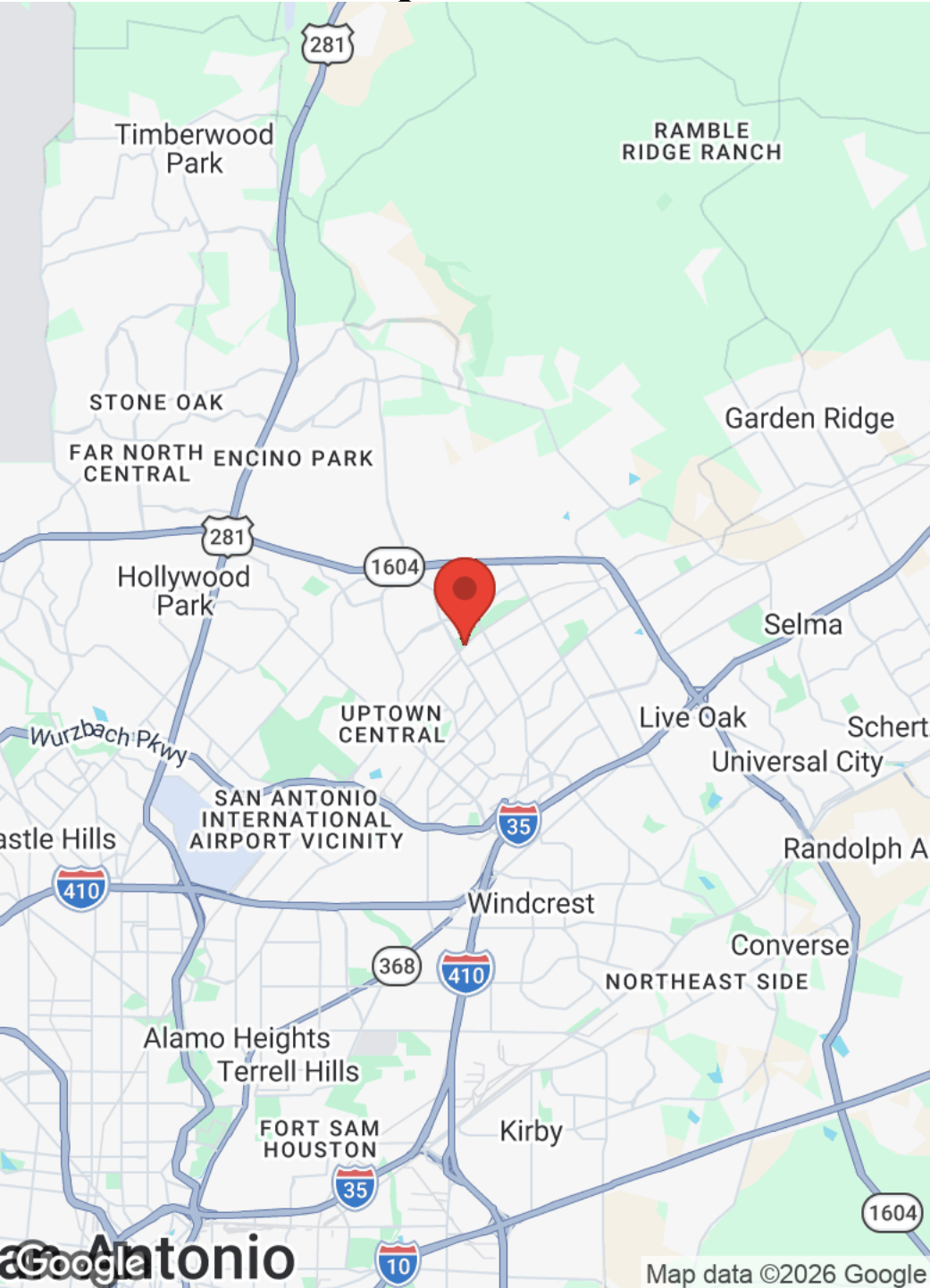




Property Photos



Location Maps



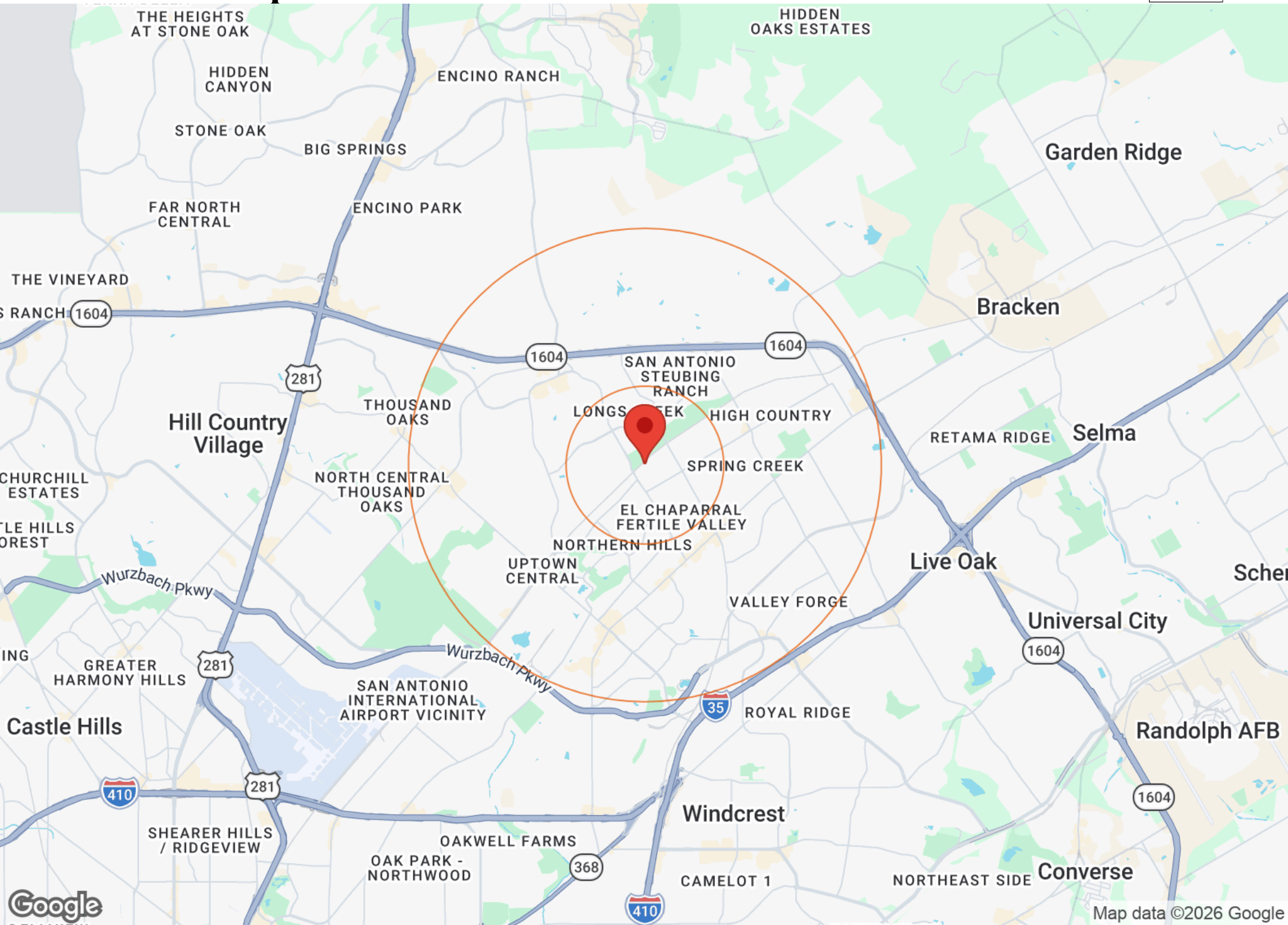
Aerial Map



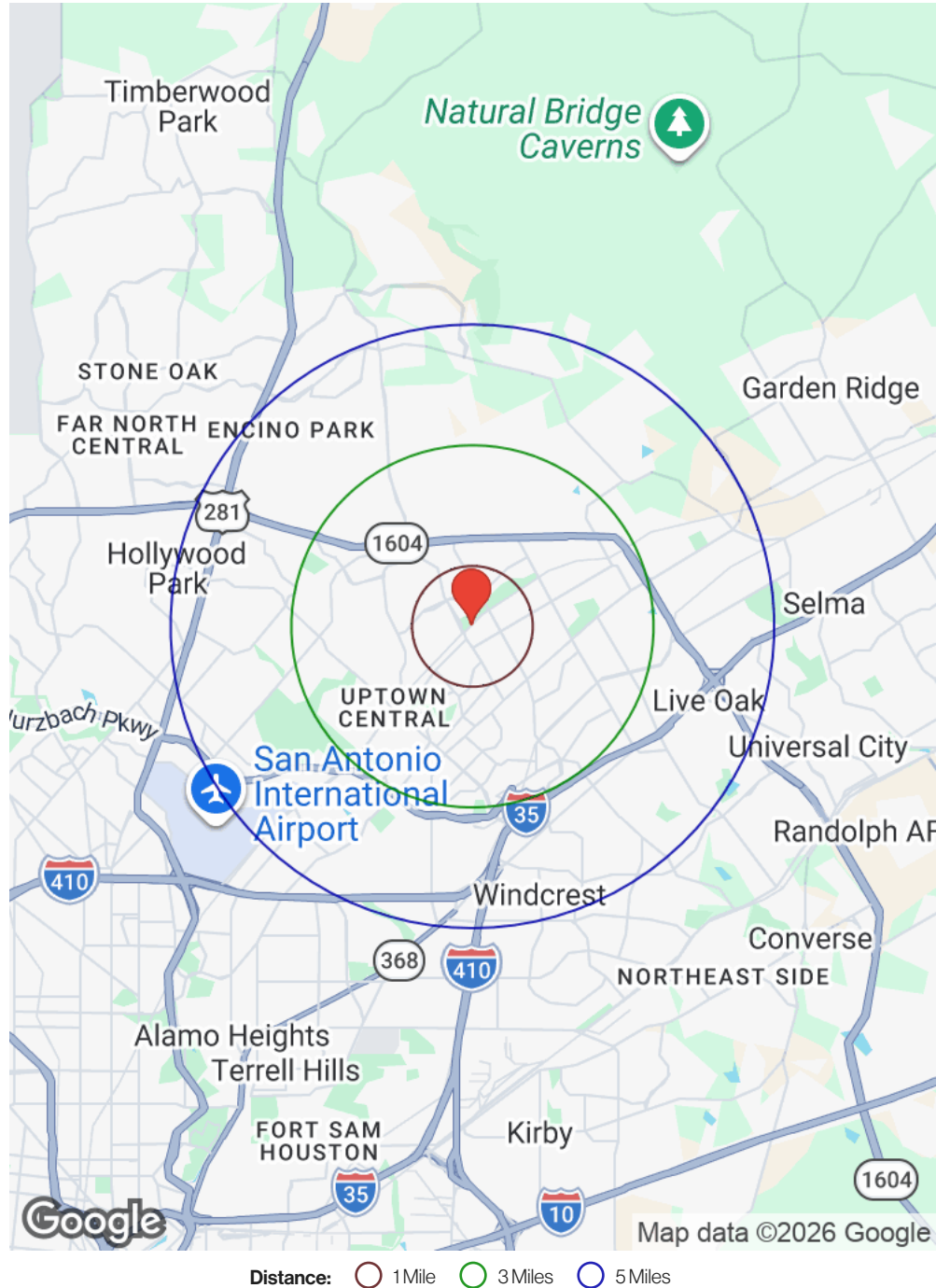
Google

Imagery ©2026 Airbus

Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,671	47,170	108,506
	Female	7,011	49,891	114,037
	Total Population	13,683	97,061	222,544
Race / Ethnicity	White	4,778	32,933	76,577
	Black	1,008	8,551	22,633
	Am In/AK Nat	22	155	356
	Hawaiian	11	87	267
	Hispanic	7,081	49,899	108,268
	Asian	461	3,252	9,347
	Multiracial	309	1,990	4,607
	Other	12	194	467
Housing	Total Units	5,288	39,996	96,826
	Occupied	4,971	37,322	89,968
	Owner Occupied	3,724	24,544	52,958
	Renter Occupied	1,247	12,778	37,010
	Vacant	317	2,675	6,857
Age	Ages 0 - 14	2,567	18,511	42,554
	Ages 15 - 24	1,747	11,953	26,950
	Ages 25 - 54	5,854	40,720	92,743
	Ages 55 - 64	1,641	11,144	25,199
	Ages 65+	1,873	14,734	35,097
Income	Median	\$89,991	\$82,318	\$82,002
	Under \$15k	213	1,935	5,282
	\$15k - \$25k	221	2,099	4,471
	\$25k - \$35k	225	2,537	6,032
	\$35k - \$50k	373	3,374	8,738
	\$50k - \$75k	946	6,686	16,260
	\$75k - \$100k	848	6,931	14,999
	\$100k - \$150k	1,174	7,328	16,972
\$150k - \$200k	485	3,614	8,979	
Over \$200k	487	2,816	8,235	

Professional Bio



Cody Murphy

Agent




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4603 N. Stahl Park Units 106,107, & 108 Available for Lease

OFFERING MEMORANDUM | 1102 E. SONTERRA STE. 106 | SAN ANTONIO, TX 78258

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