

**±14,537 SF
SINGLE-TENANT
DISTRIBUTION
BUILDING –
FOR SALE OR
LEASE**



6000 KAEPA COURT, SAN ANTONIO, TEXAS



PROPERTY FEATURES

- ▶ ±14,537 SF Freestanding Distribution Building with ±2,262 SF of Newly Renovated Office and ±12,275 SF of Warehouse
- ▶ ±2,200 SF of Mezzanine; Not Included in Rentable SF
- ▶ ±2.12 Acres with Secured Outdoor Storage
- ▶ Three (3) Truck Wells with One (1) Leveler and Two (2) Grade-Level Doors
- ▶ Excellent Location East of Downtown San Antonio, with Close Proximity to I-10, I-35, and Loop 410
- ▶ 24' Clear Height
- ▶ 3 Phase Power 600 Amp 480V
- ▶ Ample Parking with Eight (8) Covered Spaces
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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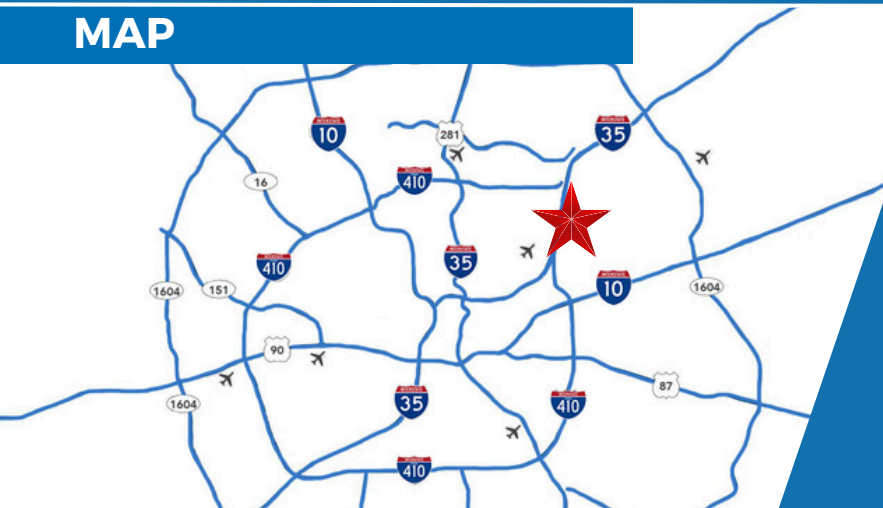
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Located in Northeast San Antonio, 6000 Kaepa Ct is a premier property perfectly suited for distribution, manufacturing, or storage operations. The standalone building covers 14,537 square feet, featuring newly renovated office spaces and a spacious warehouse area. Key amenities include a mezzanine level, substantial outdoor storage on a 2.12-acre lot, three truck wells, and two grade-level doors that enhance logistical efficiency. Boasting a 24-foot clear height and equipped with 3-phase power, the facility is ready to meet diverse storage and operational needs. Its strategic location just east of downtown provides seamless access to major highways, including I-10, I-35, and Loop 410, establishing it as an ideal hub for business operations.

MAP



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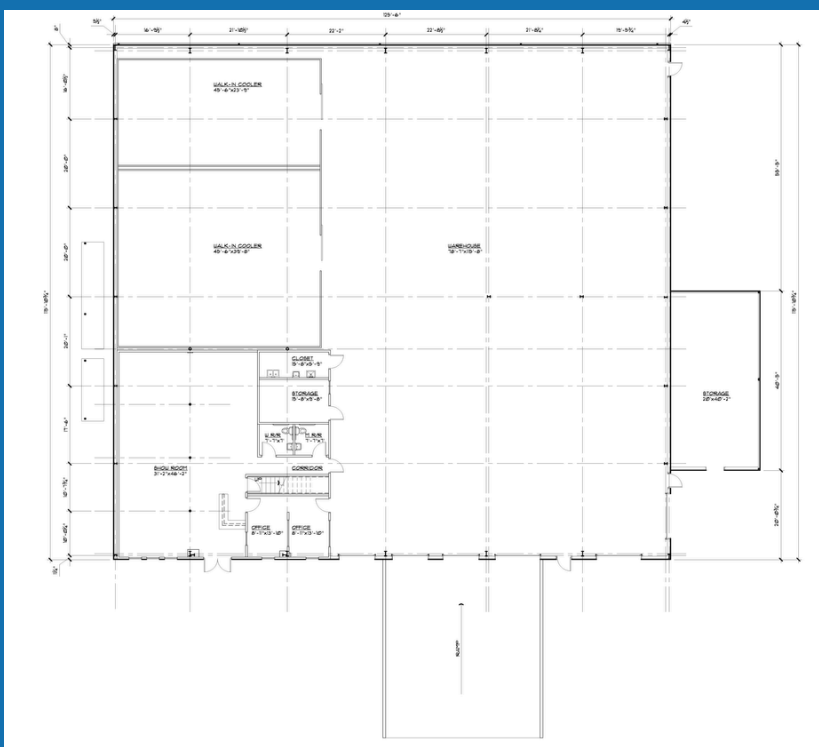
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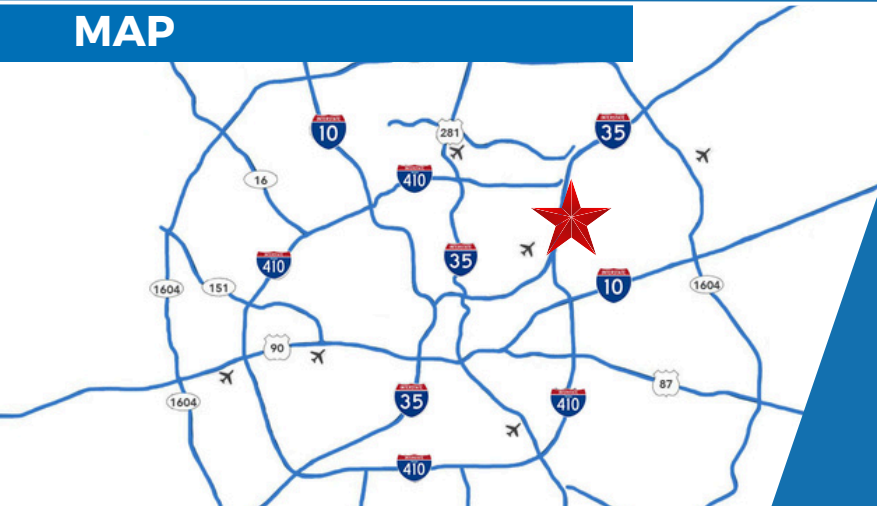


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Recent renovations have upgraded the office space with new paint, ceiling tiles, flooring, and bathroom fixtures. The exterior has been repainted, and the parking lot power washed and restriped. Maintenance has been performed on the overhead doors, and the power system has been upgraded to 480V. Additionally, a non-functional freezer/cooler has been removed from the warehouse, optimizing usable space.

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