

INDUSTRIAL FLEX FOR LEASE & FOR SALE

BULVERDE BUSINESS PARK

13807 BULVERDE ROAD, SAN ANTONIO, TX 78247



KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE

Broker Associate
O: (210) 381-3722
C: (210) 381-3722
marcelino.kwcommercial@gmail.com
59919, Texas

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

LEASE RATE:	\$22 PSF
SALE PRICE:	\$230 psf
LEASE TERM:	3 to 5 years
LEASE TYPE:	Modified Gross
AVAILABLE SF:	17,487 SF
CLEAR HEIGHT:	16' - 18'
GRADE DOORS:	18

OVERVIEW

- Three (3) Industrial flex buildings available for sale or lease
- Sloped roof with a clear height ranging from 16' - 18' with grade-level doors.
- Fully finished out and insulated.
- Building 3 has a total of five (5) individual units of 1,800 SF each. Each unit has an office (167 SF) , ADA restroom and 1 (12 x 12) roll - up door.
- Building 4 has a total of 2,250 SF with one office (195 SF), restroom and 4 (12 x 12) roll - up doors.
- Building 5 has a total of 6,237 SF of which approximately 1,947 SF is office. The building includes 4 (12 x 12) roll-up doors and 1 (12 x 24) roll-up door
- Parking Ratio of 1.5 per 1,000 SF.
- The industrial park can be purchased as whole (3 Buildings) or per building. Individual units will not be sold.

BUILDING 3 - FLOOR PLAN

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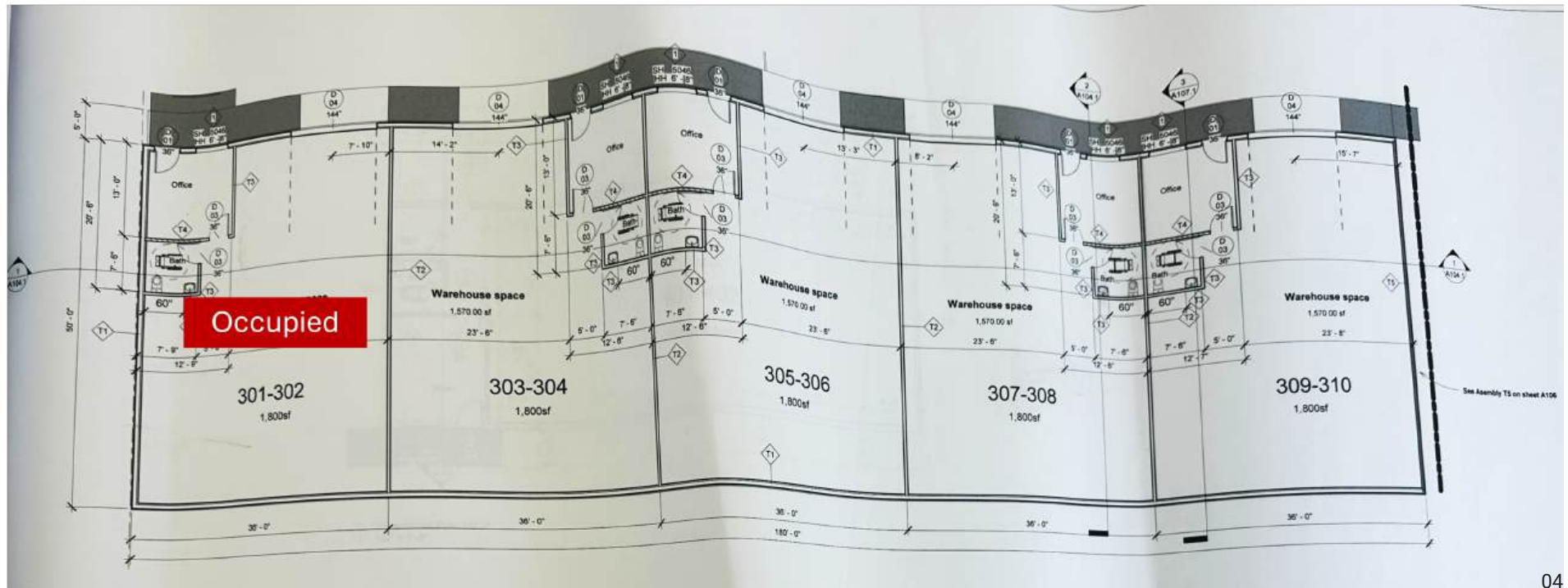


UNIT AVAILABILITY

Suite	Size	Rate
BLDG 3 : SALE	9,000 SF - Totaling 5 Units	\$230 PSF
BLDG 3: Unit 303 - LEASE	1,800 SF 1 Grade level door	\$22.00 /sf/yr - Modified Gross
BLDG 3: Unit 305 - LEASE	1,800 SF 1 Grade level door	\$22.00 /sf/yr - Modified Gross
BLDG 3: Unit 307 - LEASE	1,800 SF 1 Grade level door	\$22.00 /sf/yr - Modified Gross



BUILDING 3 – 9,000 SF



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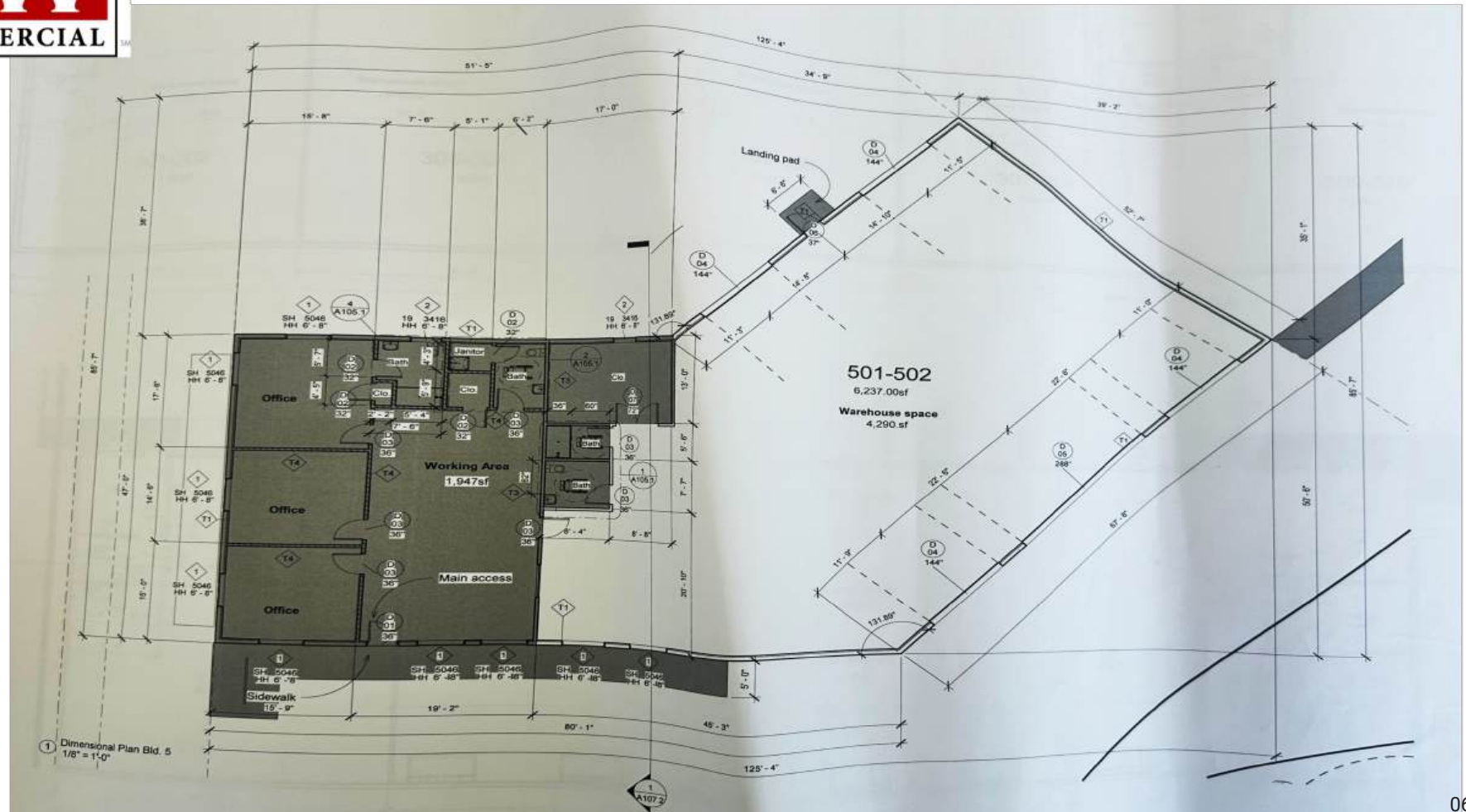
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Dimensional Plan Bld. 4
1/8" = 1'-0"

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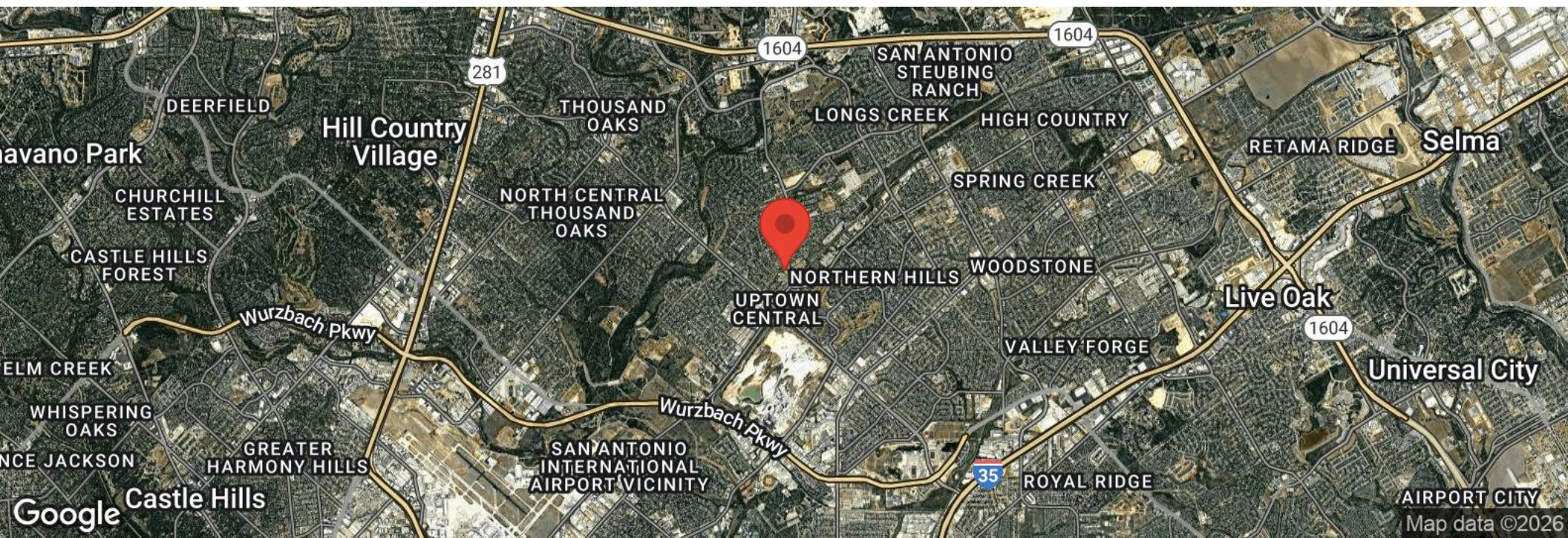


Suite	Size	Rate
BLDG 5: SALE	6,237 SF 5 Grade level doors	\$230 PSF
BLDG 5: Unit 501 -LEASE	6,237 SF 5 Grade level doors	\$22 / sf/yr - Modified Gross



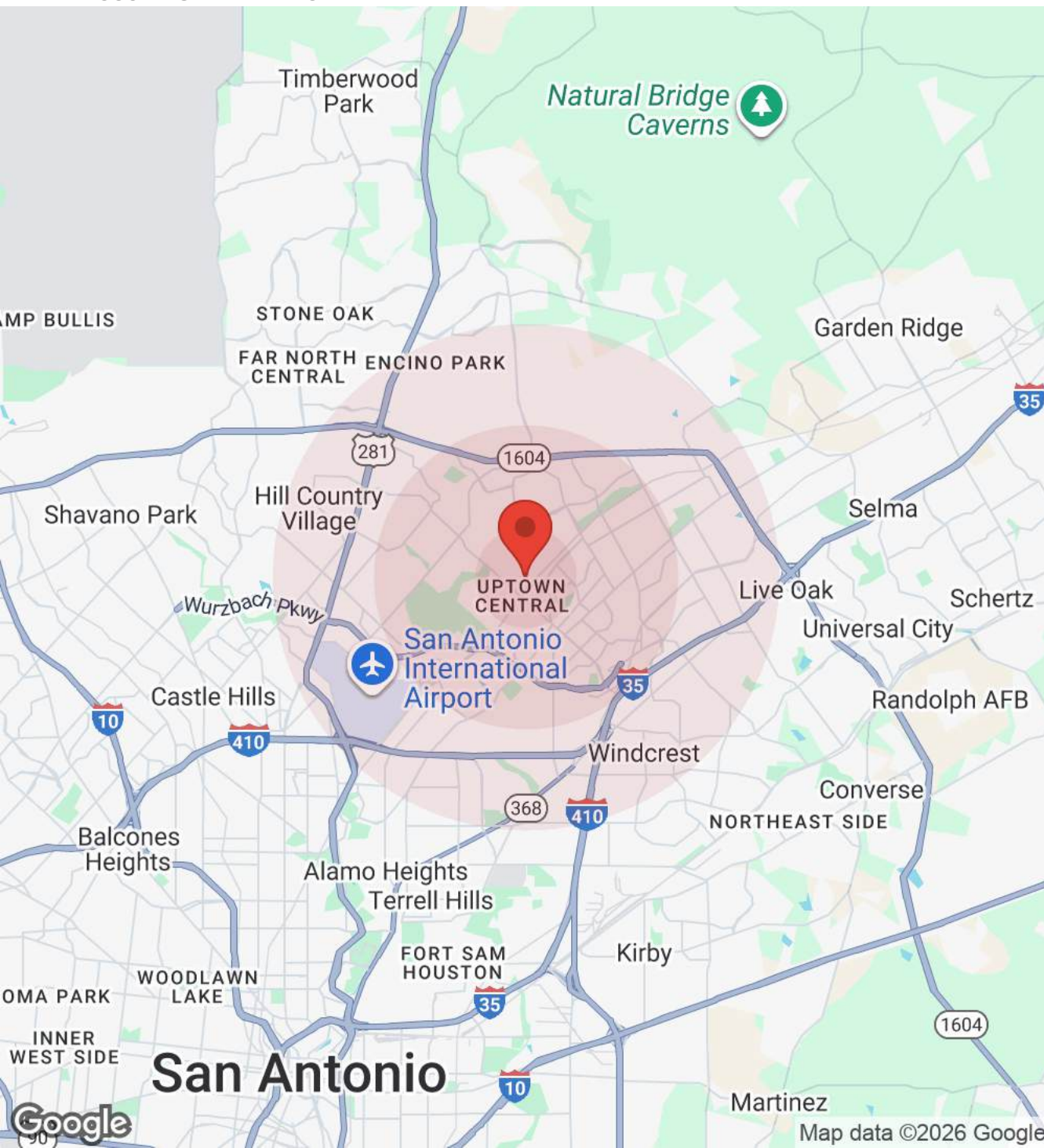
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,651	47,126	111,606
Female	5,970	50,040	116,909
Total Population	11,622	97,166	228,515

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,069	17,752	43,470
Ages 15-24	1,225	11,685	27,651
Ages 25-54	4,731	40,289	93,173
Ages 55-64	1,414	11,556	26,224
Ages 65+	2,184	15,885	37,997

Race	1 Mile	3 Miles	5 Miles
White	4,445	34,465	79,089
Black	877	8,385	21,983
Am In/AK Nat	21	155	366
Hawaiian	13	97	251
Hispanic	5,681	48,797	112,589
Asian	344	3,080	9,003
Multi-Racial	230	2,011	4,685
Other	9	175	526

Income	1 Mile	3 Miles	5 Miles
Median	\$82,785	\$78,367	\$79,767
< \$15,000	276	2,472	5,843
\$15,000-\$24,999	238	2,061	5,236
\$25,000-\$34,999	364	3,215	6,869
\$35,000-\$49,999	475	3,893	9,085
\$50,000-\$74,999	819	7,374	16,924
\$75,000-\$99,999	850	6,613	14,715
\$100,000-\$149,999	908	7,193	16,468
\$150,000-\$199,999	638	3,836	8,756
> \$200,000	305	3,155	9,631

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,223	42,730	100,981
Occupied	4,873	39,811	93,528
Owner Occupied	3,300	24,441	54,330
Renter Occupied	1,573	15,370	39,198
Vacant	350	2,920	7,453

DISCLAIMER

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