

Rail Served Warehouse

50,000 - 148,000 sf - Outside Storage

610 Pop Gunn St, San Antonio, TX 78219



For Sale or Lease



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

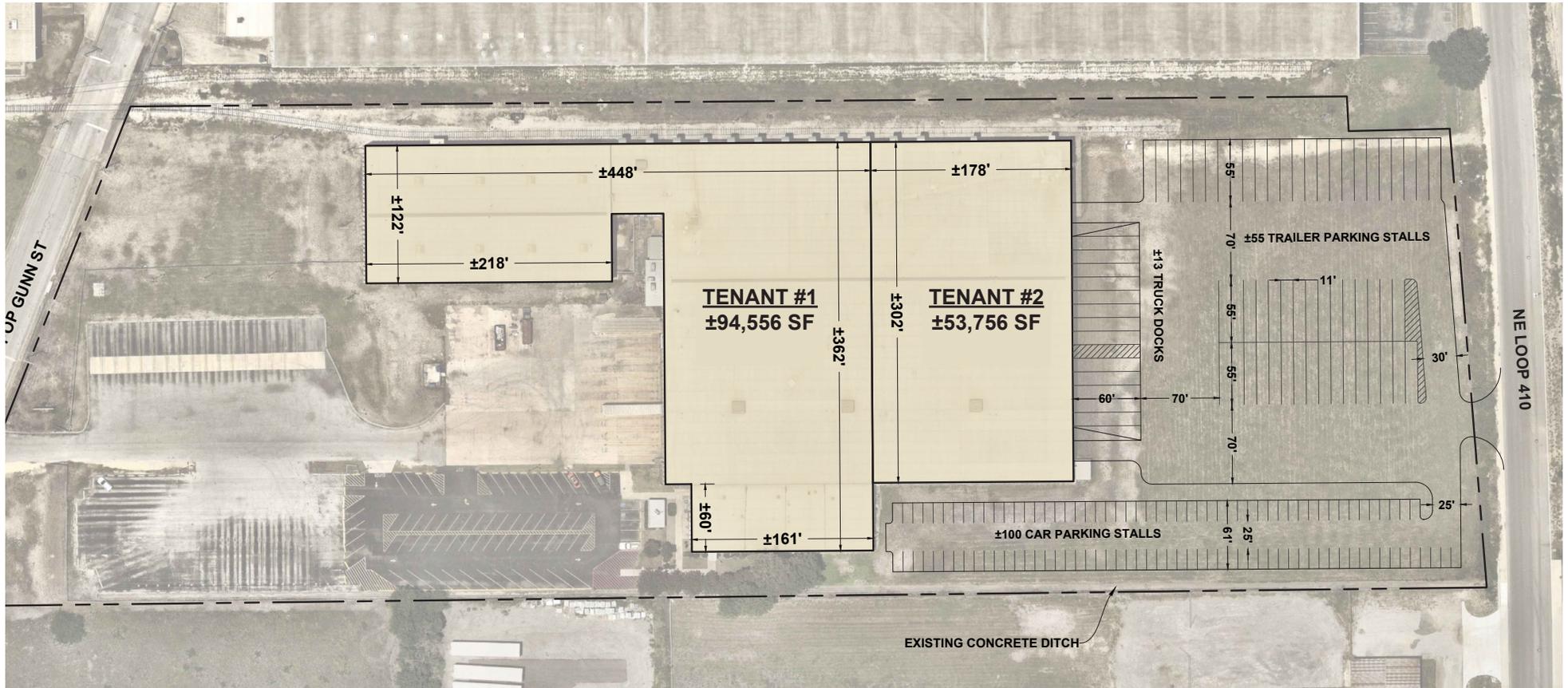
WALKER PETTY
210.249.0778 direct
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CHARLIE HARGIS
210.918.6388 direct
210.286.4536 mobile
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ALBERT MCNEEL, SIOR
210.918.6397 direct
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amcneel@endurasa.com



Preliminary Site Plan



3.4.25

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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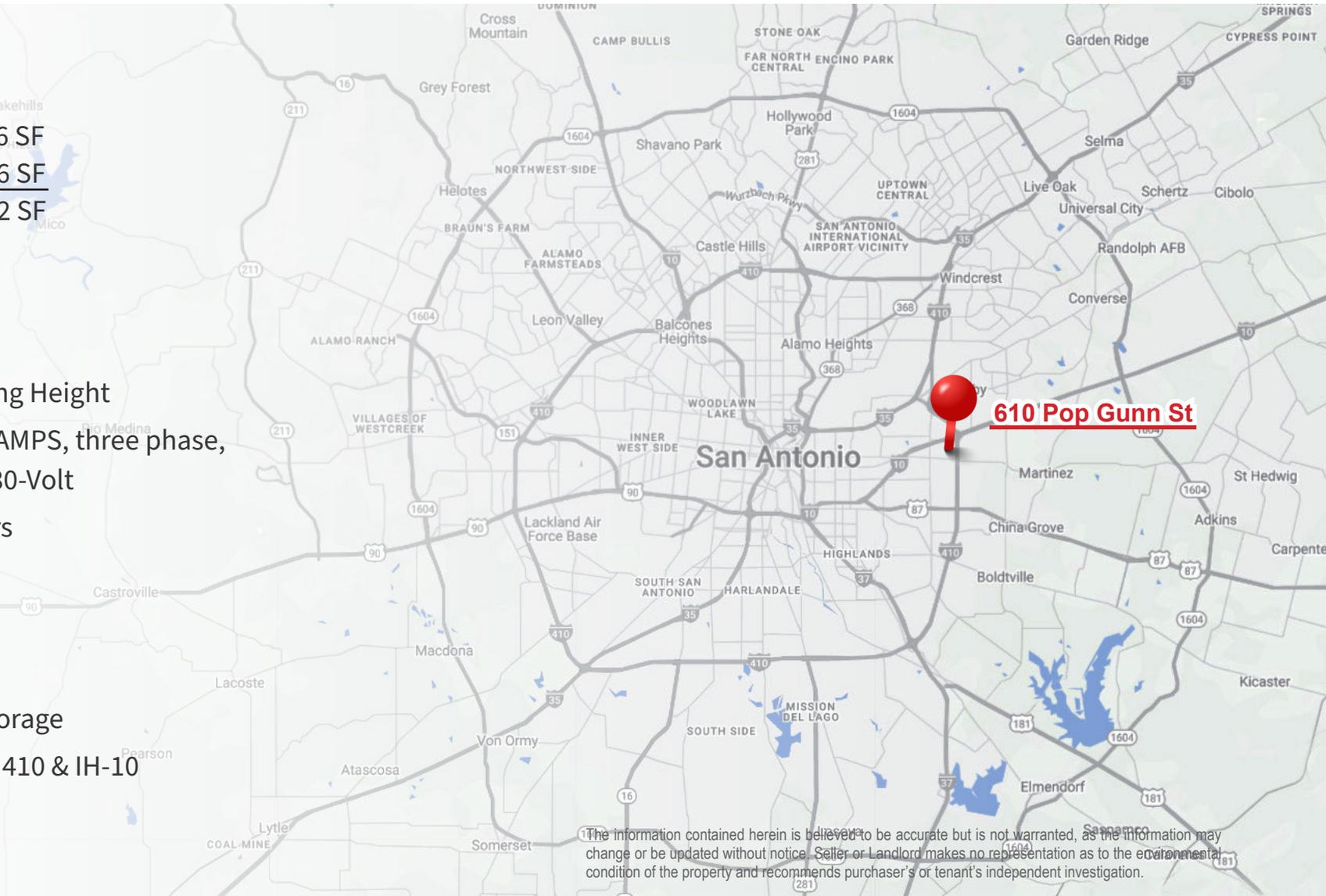
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Overview

• Available: ±53,756 SF
±94,556 SF
Total: ±148,312 SF

- 12.66 - Acre Lot
- Rail Served
- Est. 18' - 30' Ceiling Height
- Electrical: 2,000 AMPS, three phase, four wire, 277/480-Volt
- 9 Dock High Doors
- 4 Rail Doors
- 2 Drive-In Ramps
- Fenced Lot
- On-Site Trailer Storage
- Adjacent to Loop 410 & IH-10
- Sprinklered
- Zoning: I-1



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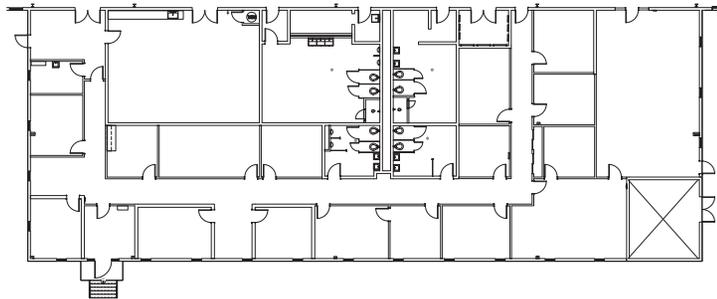
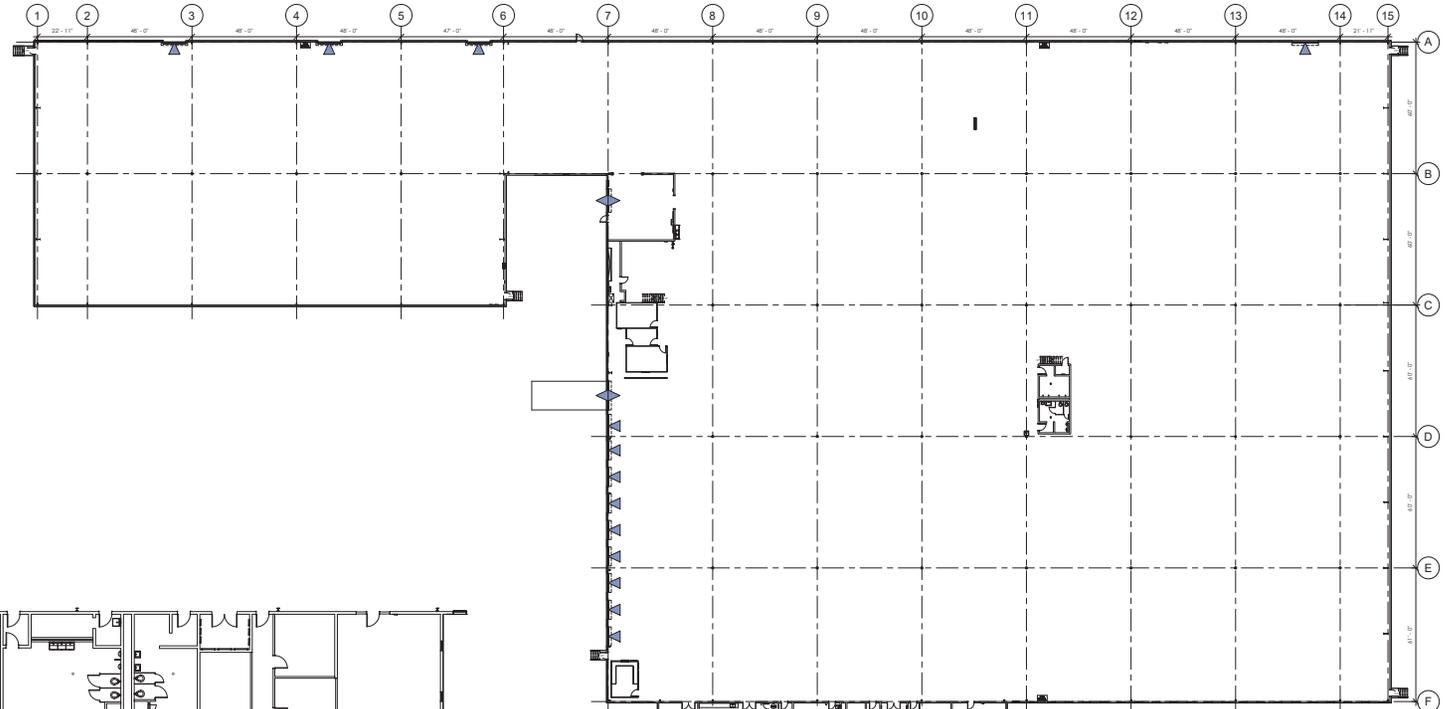
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Floor Plan



13 DOCK HEIGHT
2 DRIVE-IN

WAREHOUSE AREA: 138,584 SF
 OFFICE AREA: 9,728 SF
 TOTAL: 148,312 SF



OFFICE →

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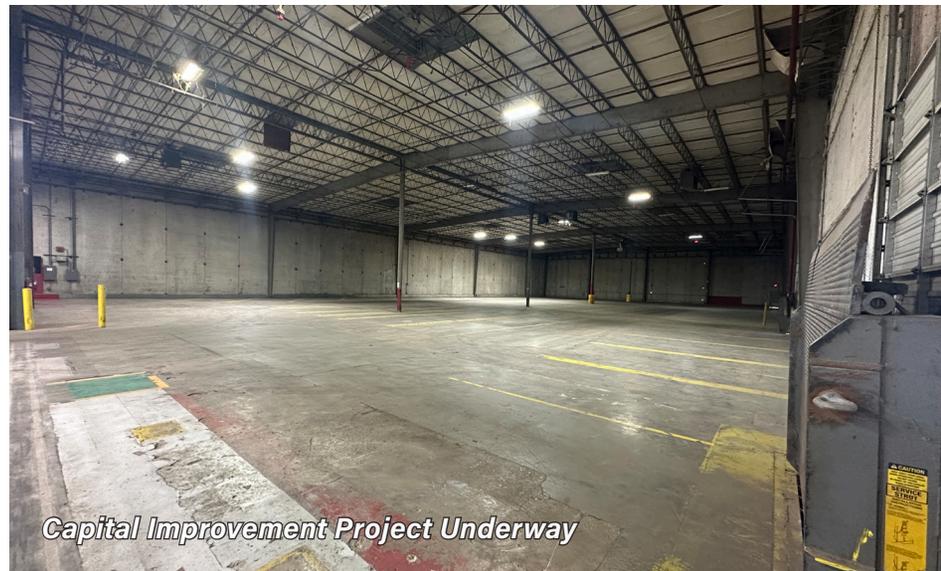
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Capital Improvement Project Underway



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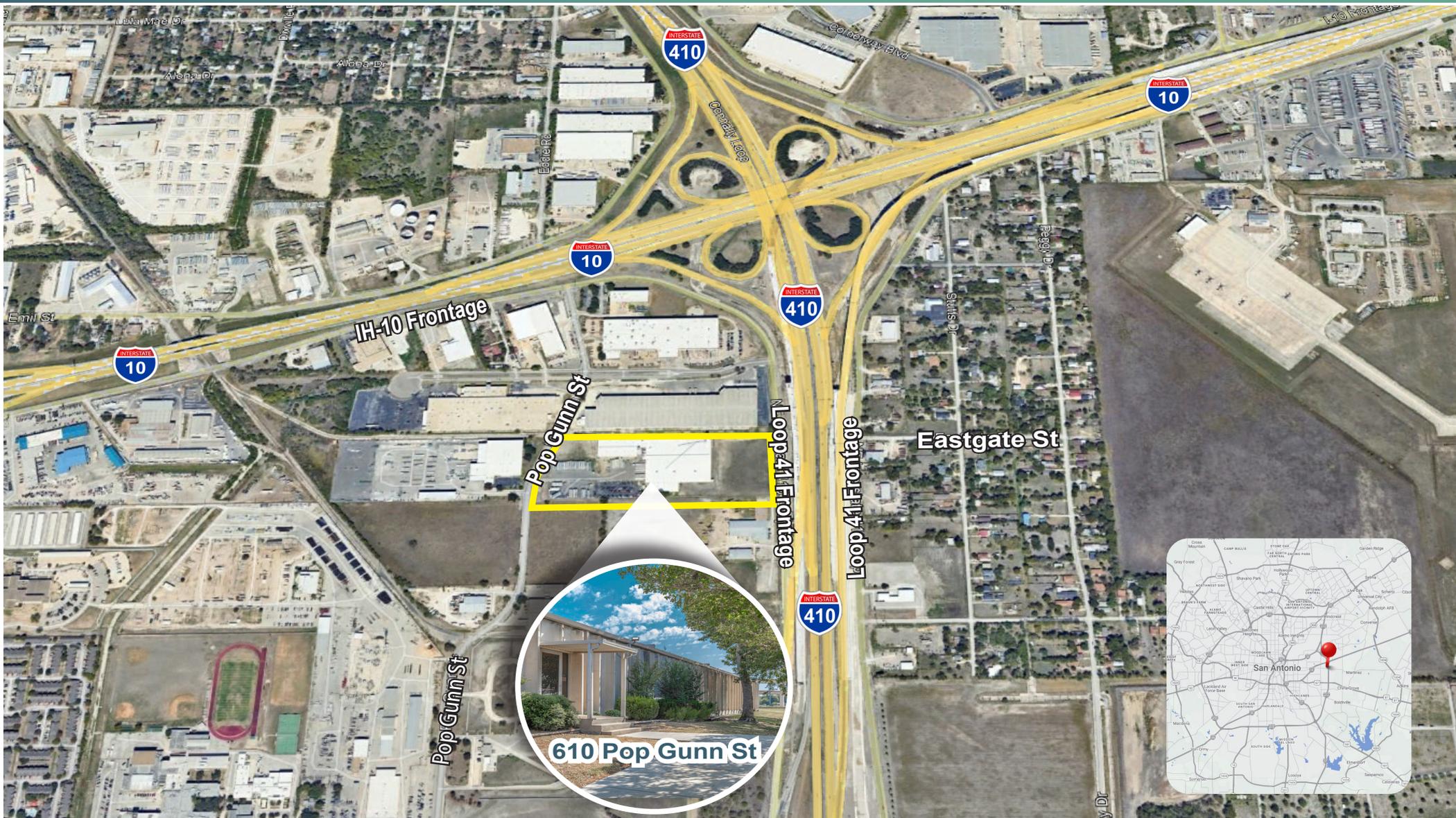
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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
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 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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