

FOR LEASE

8610 BOTTS LN
SAN ANTONIO, TX 78217



Executive Summary



OFFERING SUMMARY

PRICE:	\$7.65/SF/YR
LEASE TYPE:	NNN
BLDG SQFT:	9,900

PROPERTY OVERVIEW

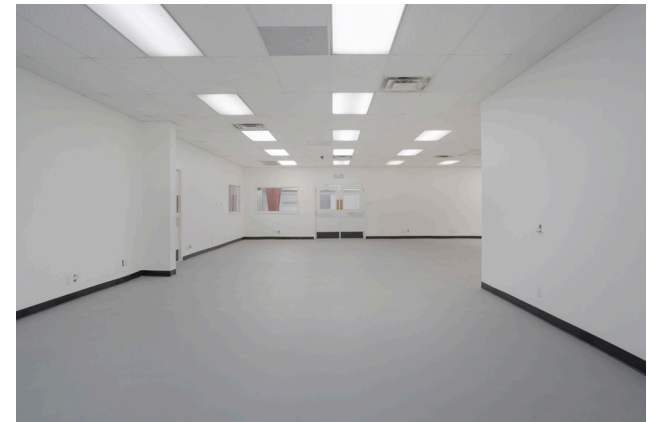
Located just off Loop 410 and Broadway, 8610 Botts Lane offers a versatile leasing opportunity in Northeast San Antonio's established industrial and flex corridor, with immediate highway access and proximity to San Antonio International Airport. The property features a dedicated parking lot, two pedestrian entrances, and a grade-level garage door to support efficient operations. The building includes approximately 3,018 SF of office space with a reception area, conference room, two private offices, two restrooms, a kitchenette, and storage, along with 6,882 SF of air-conditioned warehouse space featuring a private office and restroom. The property is equipped with three-phase power (400 amps) and an HVAC system supporting approximately 30 tons, making it well-suited for service, logistics, and light industrial users. With its strong infrastructure, balanced office-to-warehouse layout, and central location, 8610 Botts Lane provides an efficient and adaptable solution for a wide range of industrial operations.

PROPERTY HIGHLIGHTS

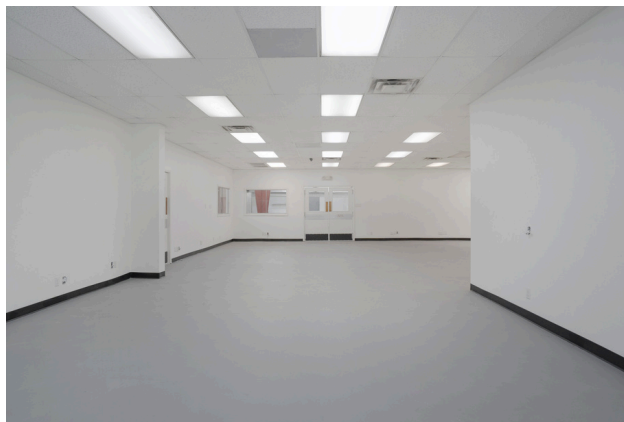
- Excellent central location for distribution
- Overhead front-entry doors
- Conditioned warehouse and office space
- Secure office
- Great for light manufacturing, assembly, logistics, trades or other
- **3phase power, 400 power amps**
- **HVAC supports 30 tons**
- **Footage divide is 3,018 SF of office space and 6,882 SF of warehouse space**



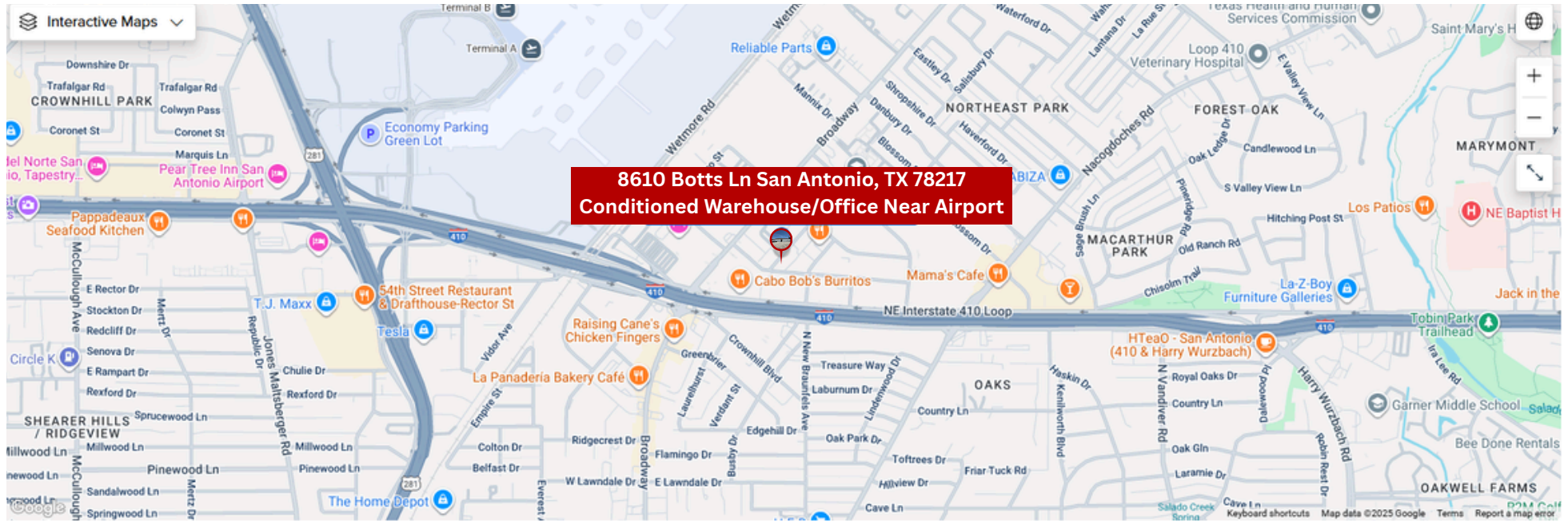
Photos



Photos



Location Maps



San Antonio Metropolitan Area



SAN ANTONIO STATISTICS

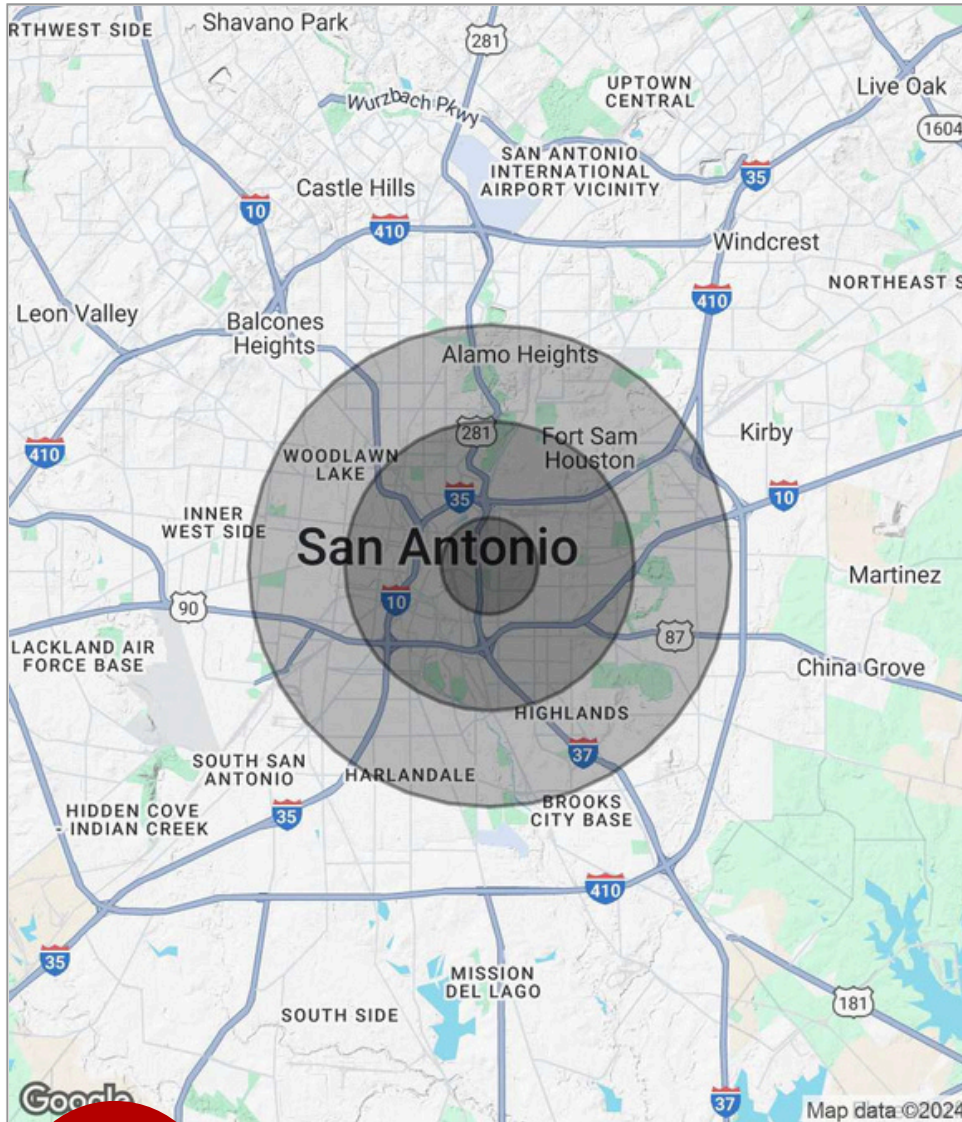
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

* Demographic data derived from 2020 ACS - US Census

Broker's Info



TIMOTHY WARLOW JR.

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PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

