

# 8555 NE LOOP 410

San Antonio, Texas 78219

**AVAILABLE FOR LEASE:** 8,250 Square Feet



## PROPERTY INFORMATION

8555 NE Loop 410 is a one-story,  $\pm$  40,800 SF industrial facility located on  $\pm$  2.09 acres with NE Loop 410 frontage, just minutes from Interstate 10. The property can accommodate 8,250 SF of space. The available suite offers three (3) docks.

- **Suite 134 - 8,250 SF (with 734 SF of office)**
- **Rate: \$9.25/ SF NNN**
- **2024 OPEX (EST.) - \$3.87/SF**
- **Available with 30 days notice**

## PROPERTY HIGHLIGHTS

- Year built: 1986
- Zoning: I-1 General Industrial District
- Clear height: 20 feet
- Front load with 16 docks and 2 ramps
- Wet pipe sprinkler system
- Truck court: 100 - 120 feet
- HVAC: roof mounted split systems with gas-fired unit heaters in warehouse
- Roof: TPO membrane
- Power: 277/480-volt, 3 phase
- Outside of flood plain

## FOR INFORMATION, CONTACT:

Walter Simpson | Senior Associate  
210.298.8530 | [walter.simpson@streamrealty.com](mailto:walter.simpson@streamrealty.com)





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SITE PLAN



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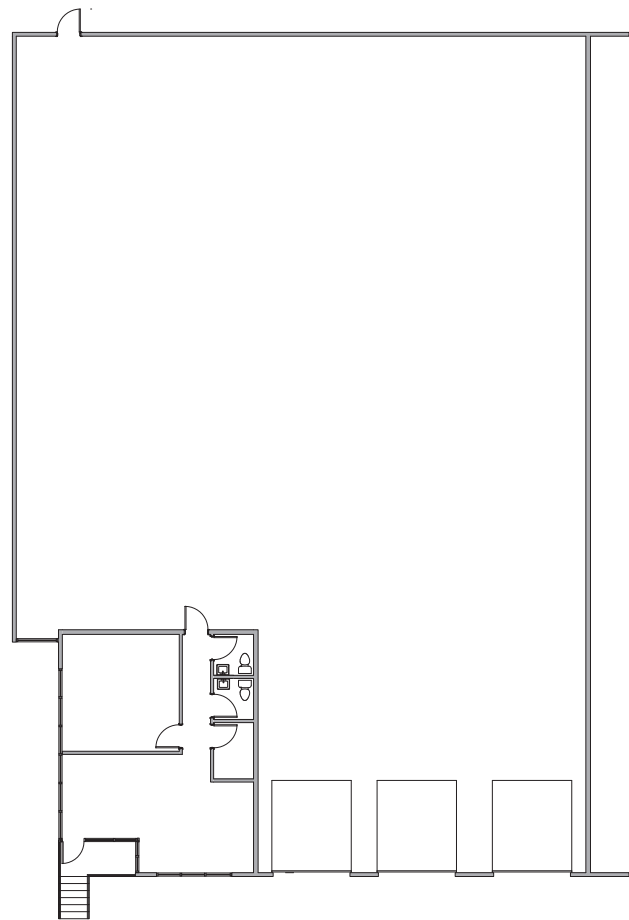
**AVAILABLE FOR LEASE**

Up to 8,250 Square Feet

**AVAILABLE FLOORPLANS**

## **Suite 134 - 8,250 SF (with 735 SF of office)**

- 3 docks
- 20' clear
- Asking \$9.25/SF NNN w/ OPEX \$3.87/SF
- Available with 30 days notice



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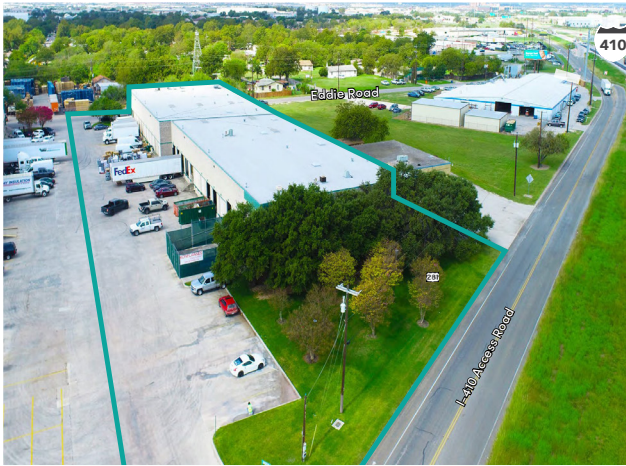
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## SAN ANTONIO CITY MAP



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