

±13,600 SF MULTI-TENANT INDUSTRIAL BUILDING – FOR LEASE



3940 N PANAM EXPRESSWAY, SAN ANTONIO, TEXAS



PROPERTY FEATURES

- ▶ ±13,600 SF Suite with ±4,000 SF Office
- ▶ ±6,500 SF Cold Storage Space
- ▶ Freezer/Cooler Space can be Demolished for General Warehouse Use
- ▶ Two (2) Dock-High Doors with Dock Levelers
- ▶ One (1) Drive-In Door
- ▶ Twenty (20) Dedicated Parking Spots
- ▶ High-Quality Tilt Wall Construction
- ▶ Centrally Located with Frontage on I-35 and Quick Access to Loop 410 and I-10
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

William Alcorn

William.Alcorn@FinialGroup.com
(713) 814-3798

Christian Villarreal

christian.villarreal@finialgroup.com
(713) 814-3873

Jack Gaffney, SIOR

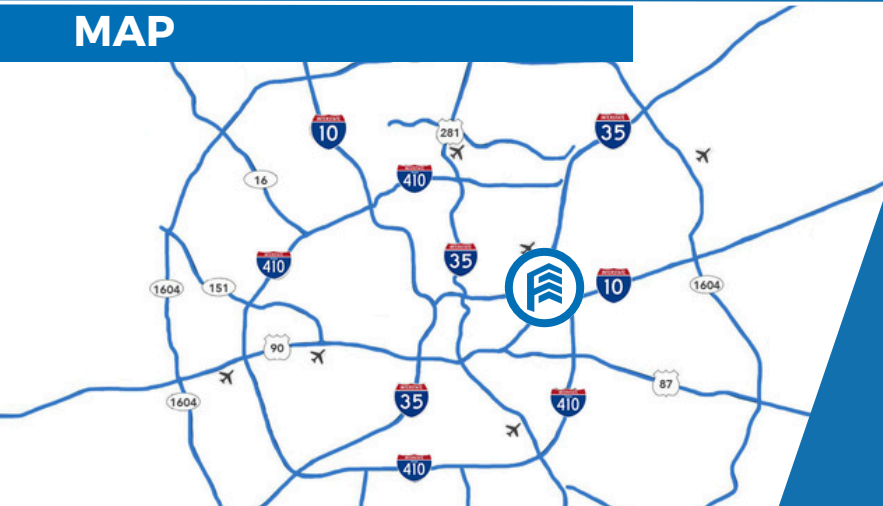
Jack.Gaffney@FinialGroup.com
(713) 814-4921



3940 N PANAM EXPRESSWAY, SAN ANTONIO, TEXAS

3940 N Panam Expressway is owned and managed by Finial Group, a Houston-based real estate investment firm with a diverse portfolio of industrial assets across the Southwest United States. The property features a 13,600 SF dual-tenant industrial building with a 13,600 SF suite currently available for lease, including 6,500 SF of cold storage space and 4,000 SF of newly renovated office area. The existing freezer/cooler improvements can be removed to accommodate general warehouse use. Ideally positioned with direct frontage along I-35, the property provides excellent visibility and convenient access to both Loop 410 and I-10, offering tenants a highly connected and functional location in the heart of San Antonio's industrial corridor.

MAP



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

- 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.

- 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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Phone

Phone

Phone

Phone

Date _____