

INDUSTRIAL FOR LEASE

## 4945 STAHL PARK

4945 NORTH STAHL PARK, SAN ANTONIO, TX 78217



FOR LEASE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

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# EXECUTIVE SUMMARY

4945 NORTH STAHL PARK



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00/SF + NNN's
<b>LEASE TERM:</b>	36 to 84 Months
<b>AVAILABLE SF:</b>	6,000 SF to 13,634 SF
<b>WAREHOUSE SF:</b>	13,634 SF
<b>CLEAR HEIGHT:</b>	20 Ft
<b>DOCK DOORS:</b>	Single Dock
<b>GRADE DOORS:</b>	4 Ground Level
<b>RAIL ACCESS:</b>	No
<b>YARD:</b>	1.02 Acres

## PROPERTY OVERVIEW

Looking for the perfect industrial space to elevate your operations? Look no further than 4945 Stahl Park! This prime property offers everything you need for manufacturing, warehousing, or logistics.

Located on 1.02 acres and over 13,000 SF warehouse perfect for a single tenant, or subdivided to accommodate multiple users in need of flex space.

## PROPERTY HIGHLIGHTS

- **Warehouse Space:** Ample storage area with high ceilings to accommodate various operations, including distribution and manufacturing.
- **Loading Docks:** Multiple loading docks for efficient freight handling.
- **Office Areas:** Administrative offices that can be tailored for staff needs.
- **Zoning:** Generally zoned for industrial use, suitable for logistics, warehousing, or light manufacturing.
- **Accessibility:** Convenient access to major highways and transportation routes.
- **Ceiling Height:** Impressive 20ft ceiling heights that accommodate various equipment and storage solutions.

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# PROPERTY PHOTOS



4945 NORTH STAHL PARK

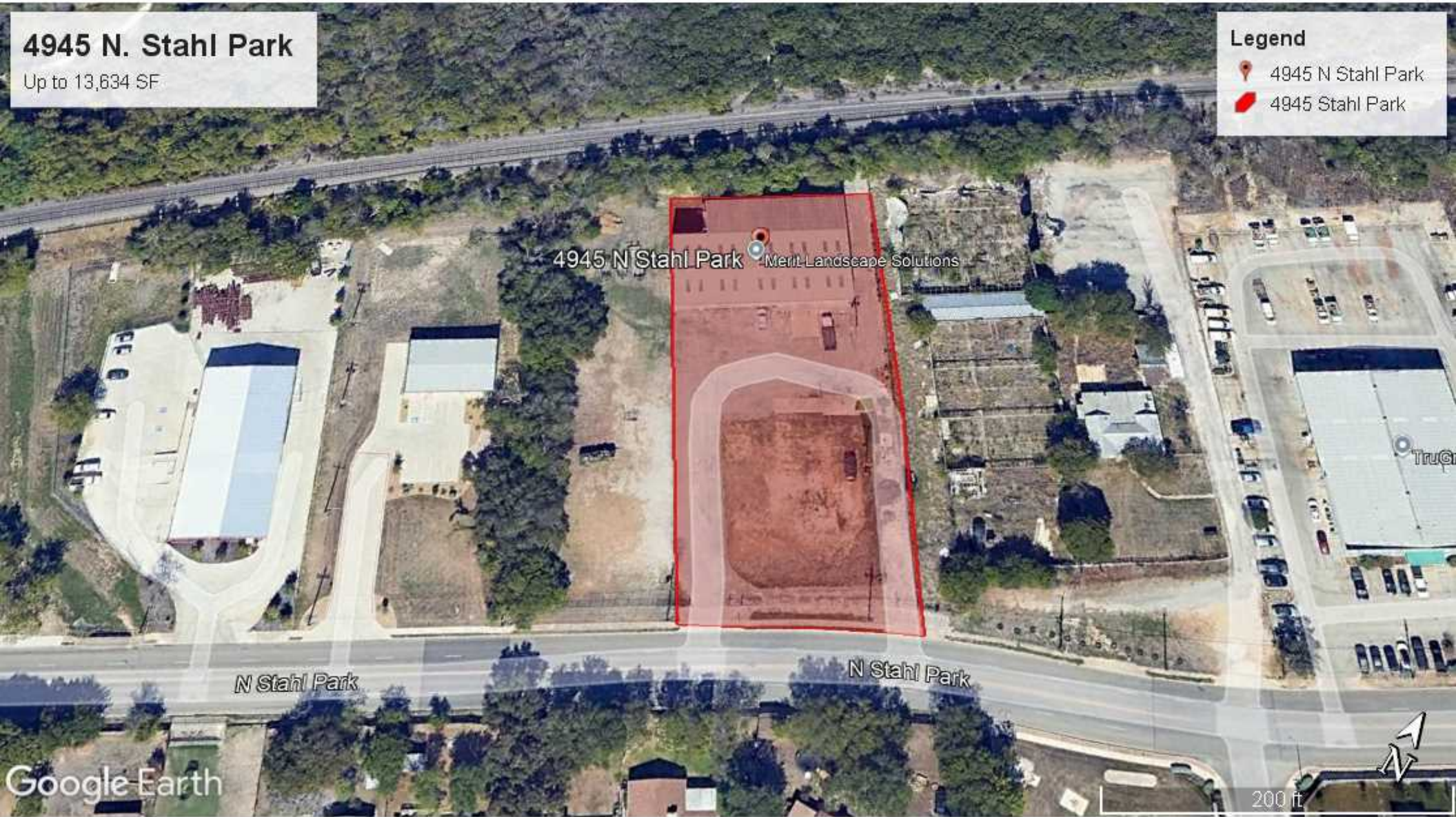


**4945 N. Stahl Park**

Up to 13,634 SF

### Legend

-  4945 N Stahl Park
-  4945 Stahl Park



4945 N Stahl Park Merit Landscape Solutions

N Stahl Park

N Stahl Park

Google Earth

200 ft



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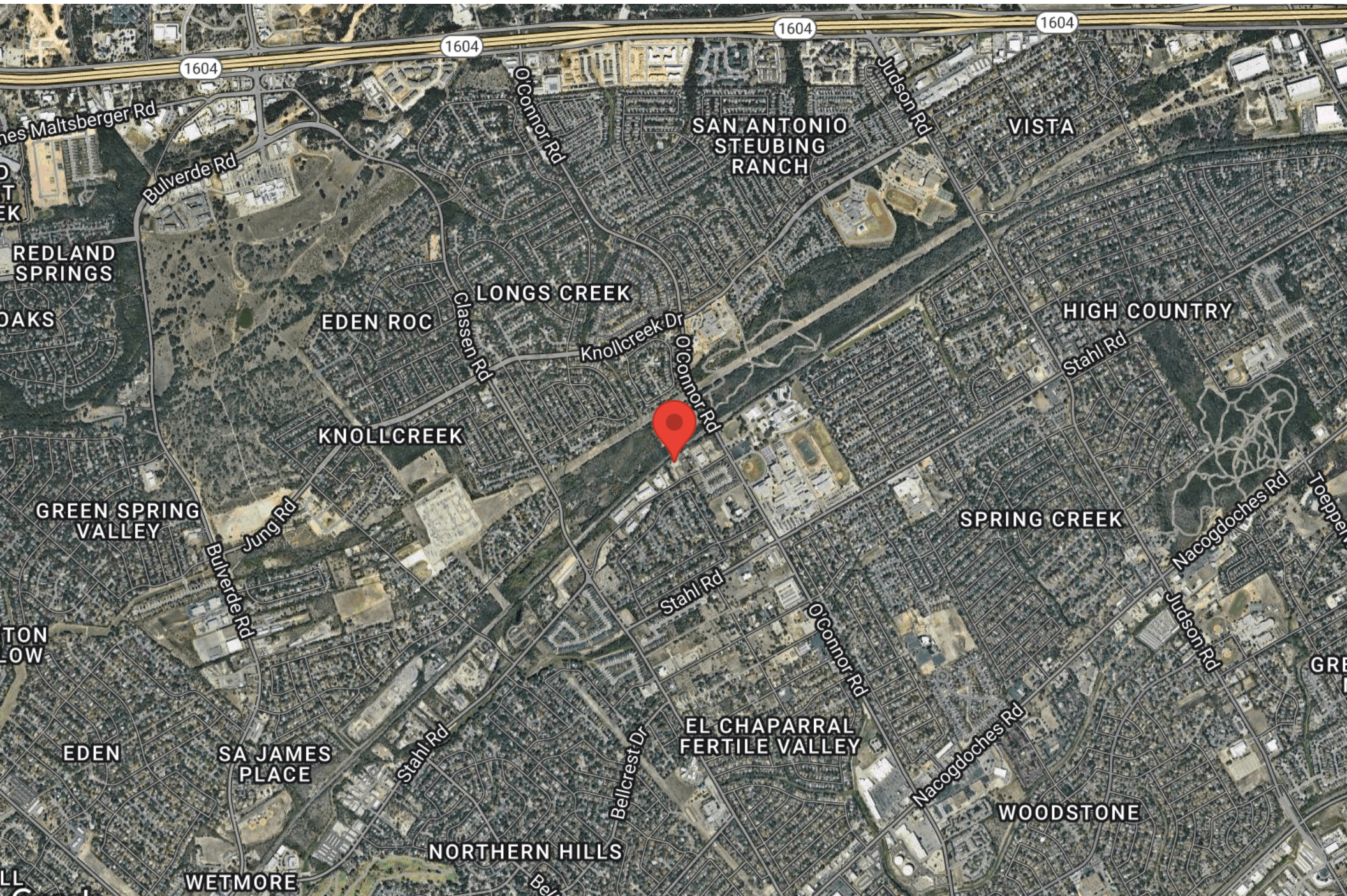
4945 NORTH STAHL PARK





# AERIAL MAP

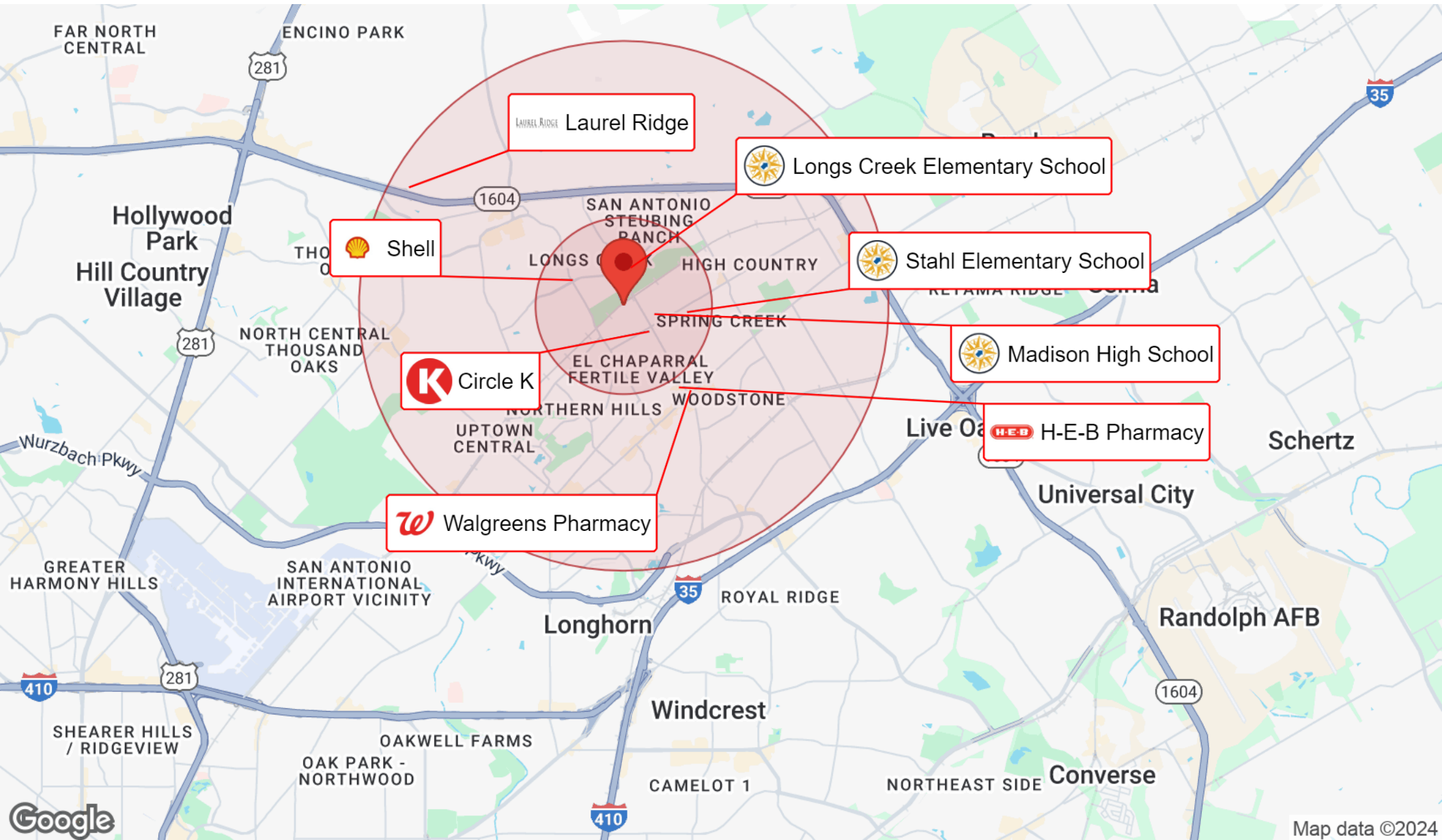
4945 NORTH STAHL PARK





# BUSINESS MAP

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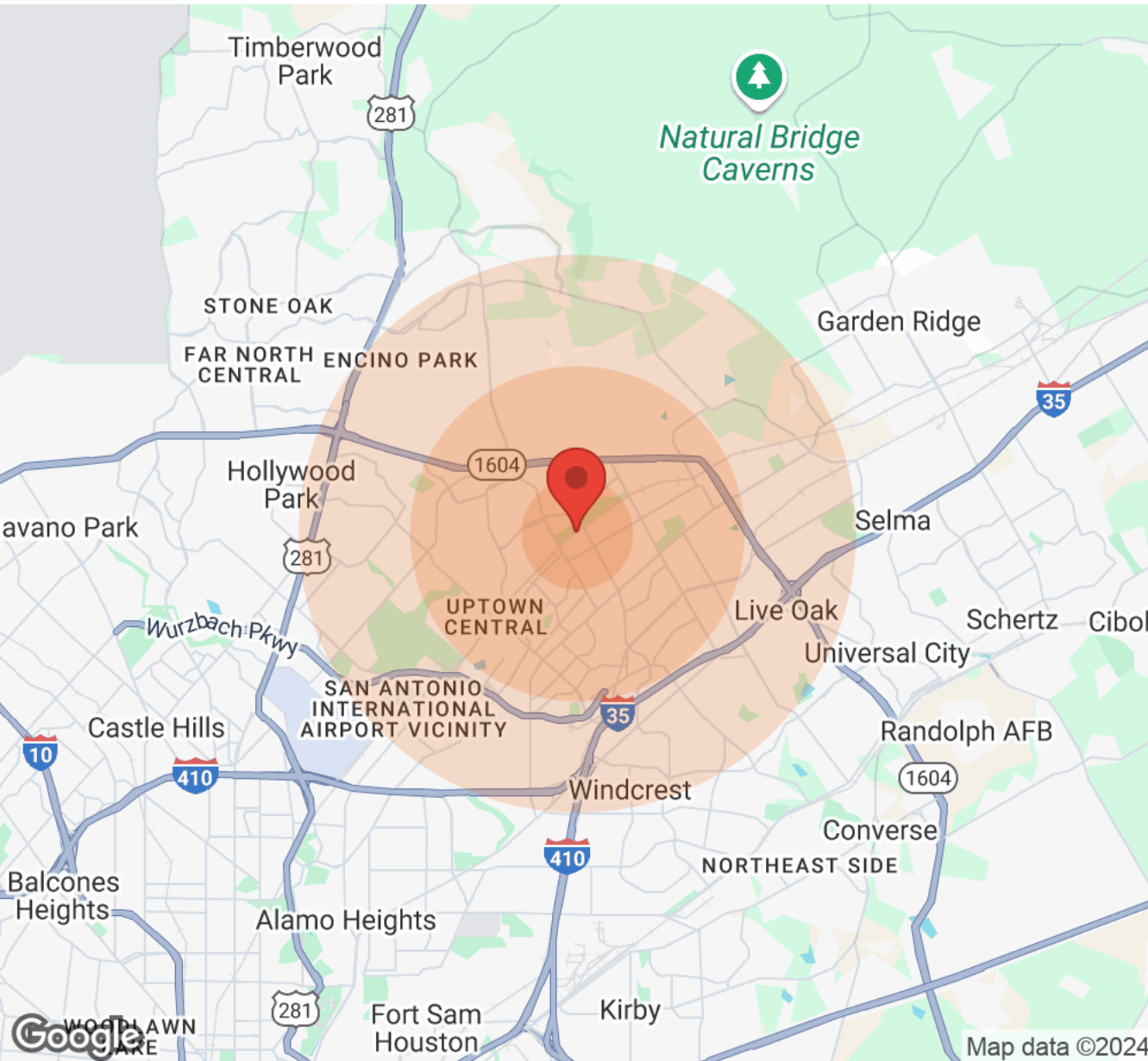
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# DEMOGRAPHICS

4945 NORTH STAHL PARK



Population	1 Mile	3 Miles	5 Miles
Male	8,877	43,764	100,418
Female	9,185	46,105	106,309
Total Population	18,062	89,869	206,727

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,052	19,347	42,073
Ages 15-24	2,734	12,943	27,837
Ages 25-54	7,803	36,389	82,886
Ages 55-64	2,029	10,765	25,526
Ages 65+	1,444	10,425	28,405

Race	1 Mile	3 Miles	5 Miles
White	13,864	70,607	160,337
Black	1,082	5,494	15,716
Am In/AK Nat	34	124	363
Hawaiian	5	26	125
Hispanic	8,028	39,555	83,810
Multi-Racial	5,468	24,288	50,892

Income	1 Mile	3 Miles	5 Miles
Median	\$66,663	\$64,130	\$58,706
< \$15,000	238	1,947	6,170
\$15,000-\$24,999	452	2,265	6,726
\$25,000-\$34,999	743	2,879	7,483
\$35,000-\$49,999	895	4,453	11,777
\$50,000-\$74,999	1,386	7,776	17,502
\$75,000-\$99,999	1,119	6,236	13,608
\$100,000-\$149,999	966	5,362	11,923
\$150,000-\$199,999	197	1,030	3,326
> \$200,000	161	504	1,771

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,499	34,967	87,134
Occupied	6,294	33,448	82,036
Owner Occupied	5,077	25,141	54,800
Renter Occupied	1,217	8,307	27,236
Vacant	205	1,519	5,098

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# DISCLAIMER

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