



BUILDING PURCHASE OPPORTUNITY

30,388 SF Industrial Warehouse

4267 Dividend Road, San Antonio, TX 78219

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PROPERTY OVERVIEW



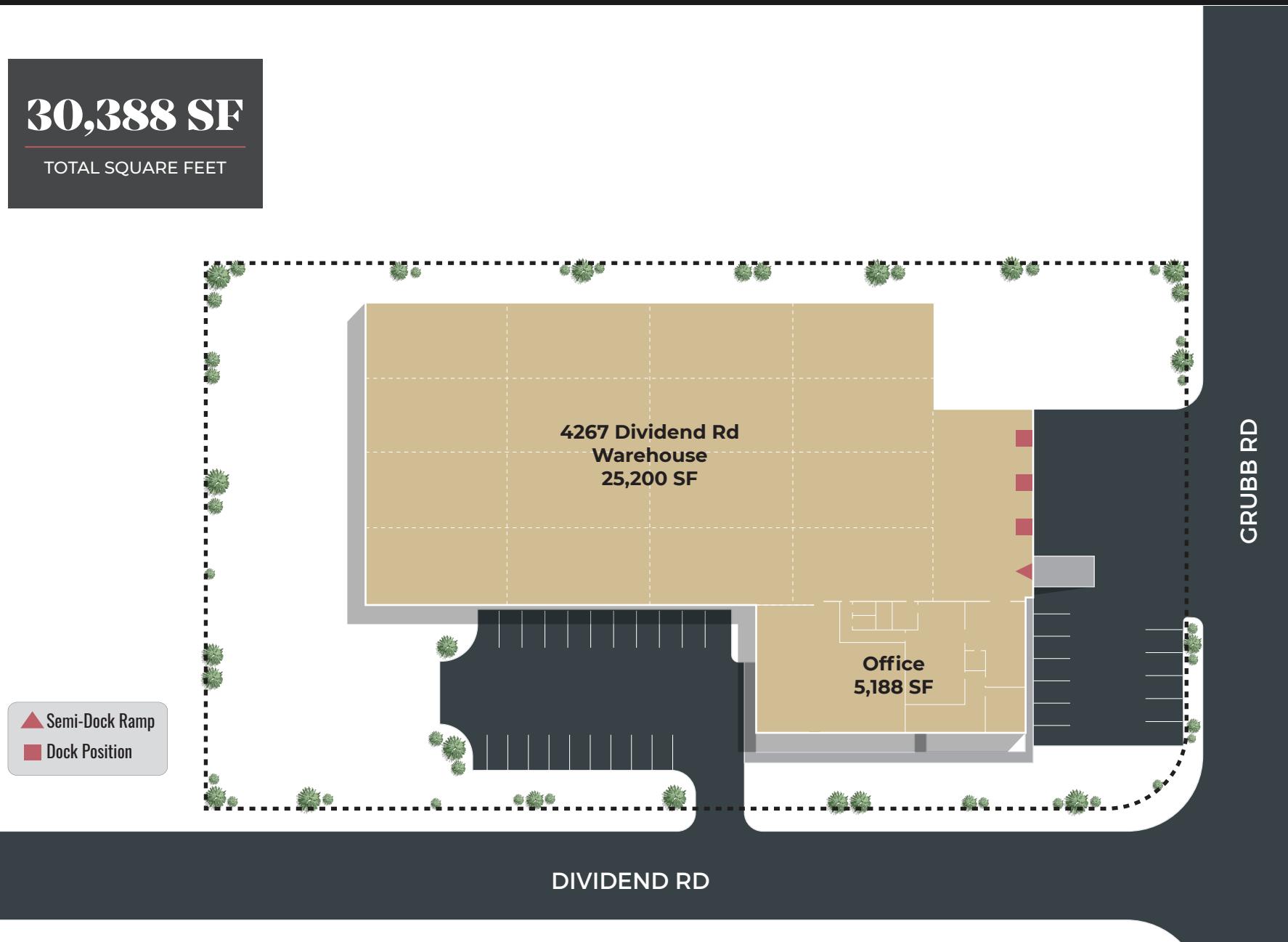
PROPERTY SPECIFICATIONS

PROPERTY SIZE	30,388 SF
WAREHOUSE	25,200 (224' x 112.5')
OFFICE	5,188 SF
CLEAR HEIGHT	22'
LOADING	Covered Dock Platform with 3 Oversized Overhead Doors and 1 Semi-dock Ramp
BUILDING DIMENSIONS	224' W x 112.5' D
COLUMN SPACING	28.5' W x 56' D
ACCESS	Immediate Proximity to IH-35, IH-10, and Loop 410
ZONING	I2- Heavy Industrial
PARKING	Over 1,000 Parking
YEAR BUILT	1973
ADD'L HIGHLIGHTS	<ul style="list-style-type: none">» Office does not encroach on warehouse envelope» 0.5+ Acre of additional green space» Large temperature-controlled storage area within office» Solar Panel system already installed» Heavy Power- 2000kva» Sprinklers

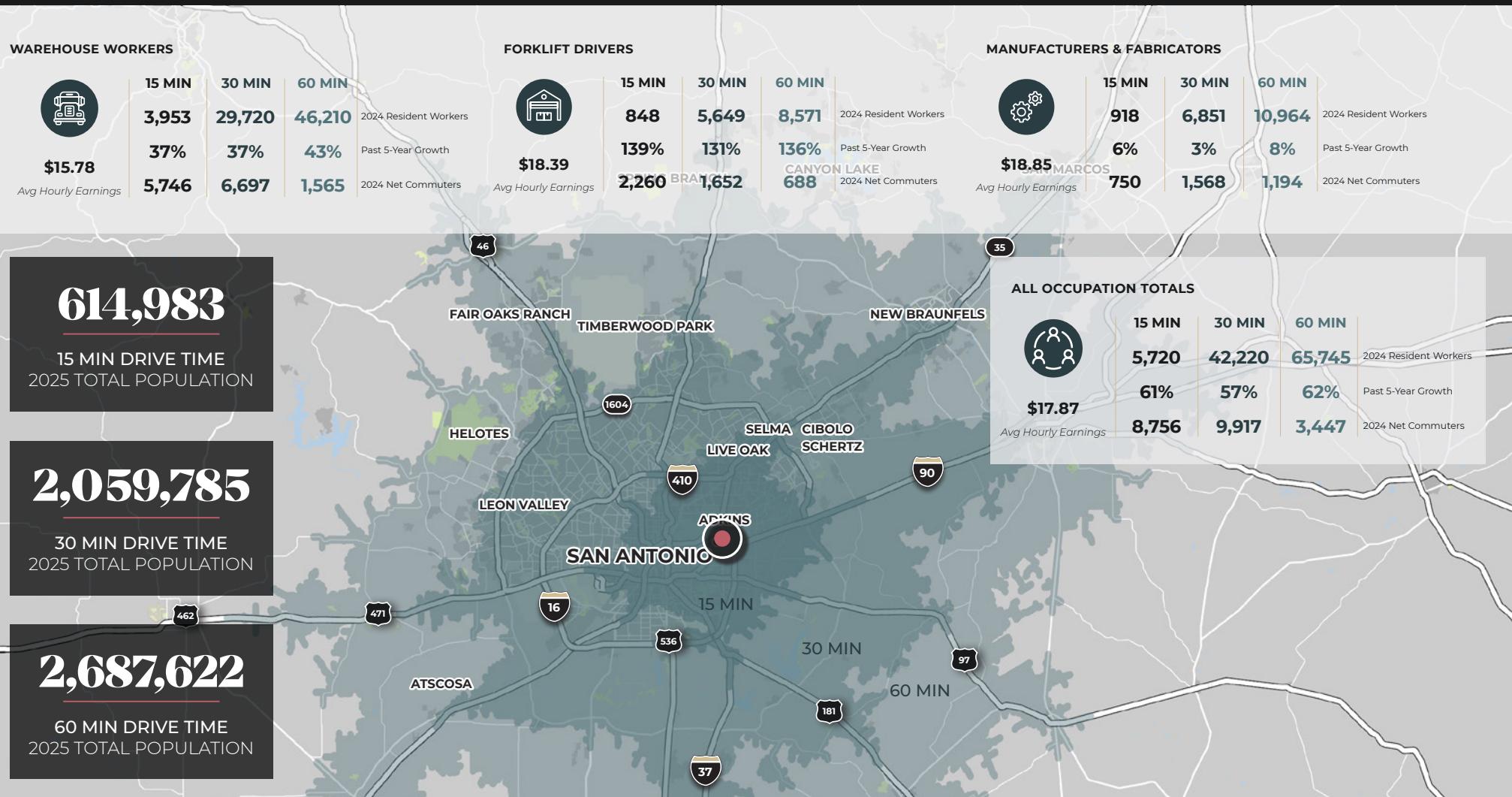
PROPERTY PHOTOS



BUILDING LAYOUT



LABOR ADVANTAGES



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