



1191 Foster Road

San Antonio, Texas 78219

PROPERTY HIGHLIGHTS

- Flexible truck / trailer parking & outdoor storage options
- Build-to-suit available
- Fenced, secured & stabilized site
- Close proximity to Interstate 10 East
- LED lighting throughout yard area

THE OPPORTUNITY

Positioned along the IH-10 East industrial corridor between Loop 410 and Loop 1604, this infill site offers laydown yard options from 3–25.5 acres and the ability to add build-to-suit buildings to a tenant's needs — exceptional flexibility for IOS users.

±25.5

Acre total site

3–25.5

Acre yard options

I-1

San Antonio zoning

Now

Available for lease

FOR MORE INFORMATION, CONTACT

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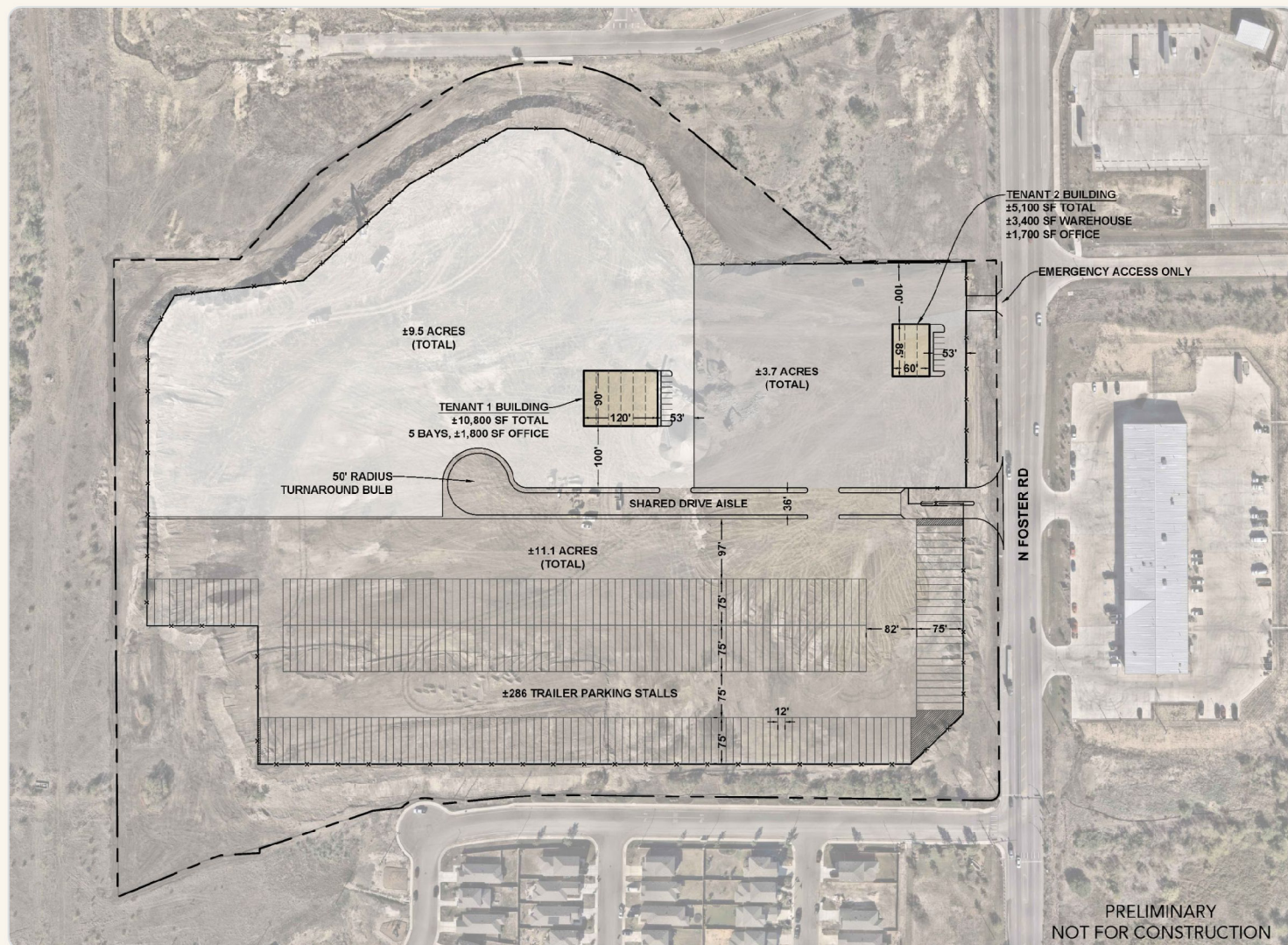
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CONCEPTUAL SITE PLAN

Build-to-Suit & Trailer Yard Layout



Tenant 1 Building

Building Area	±10,800 SF
Yard / Site Area	±9.5 Acres

Tenant 2 Building

Building Area	±5,100 SF
Yard / Site Area	±3.7 Acres

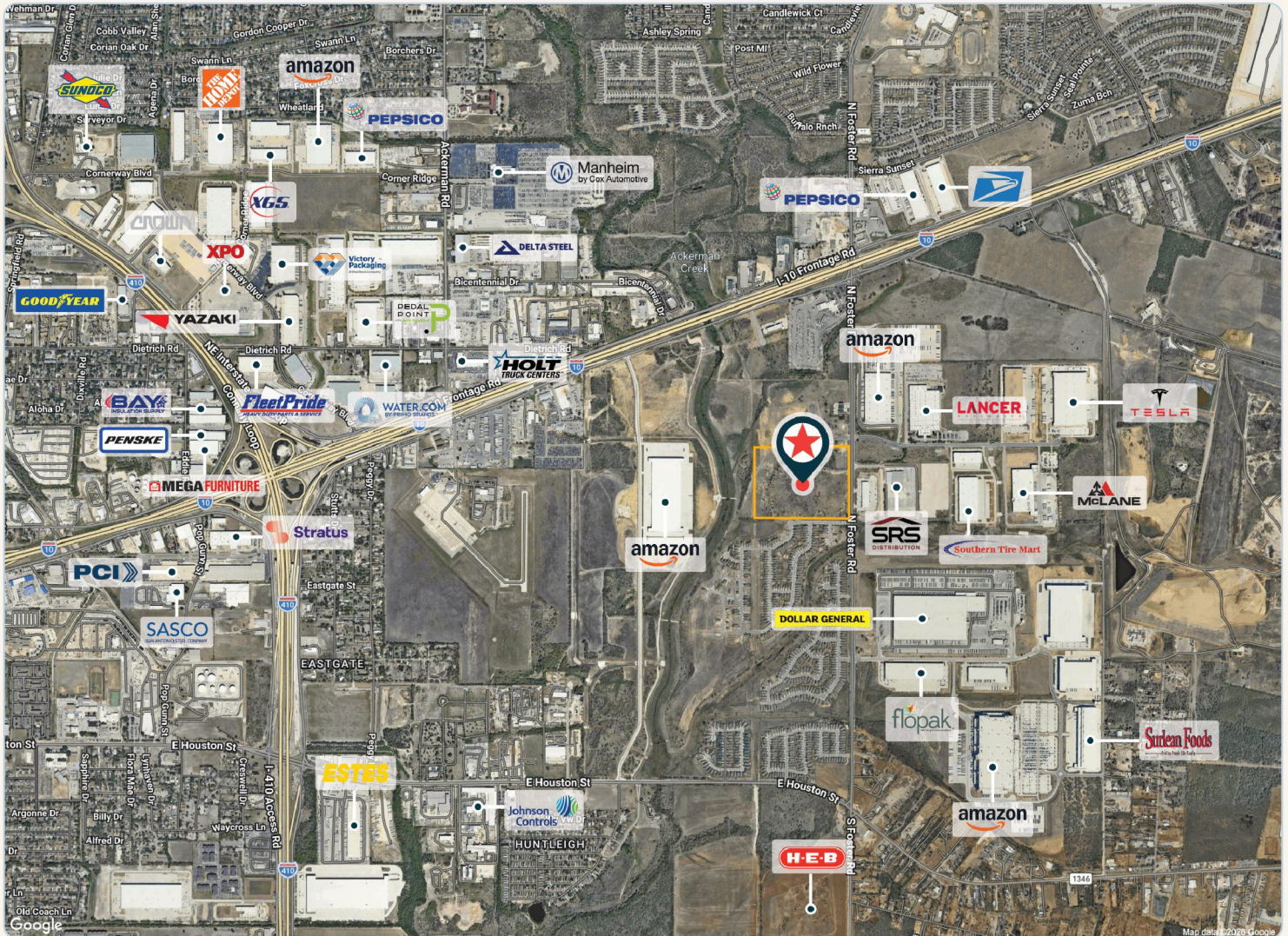
Trailer Yard

Trailer Stalls	±286
Yard / Site Area	±11.1 Acres

Preliminary — not for construction. Flexible acreage and building size depending on tenant's needs; building design to be finalized to suit.

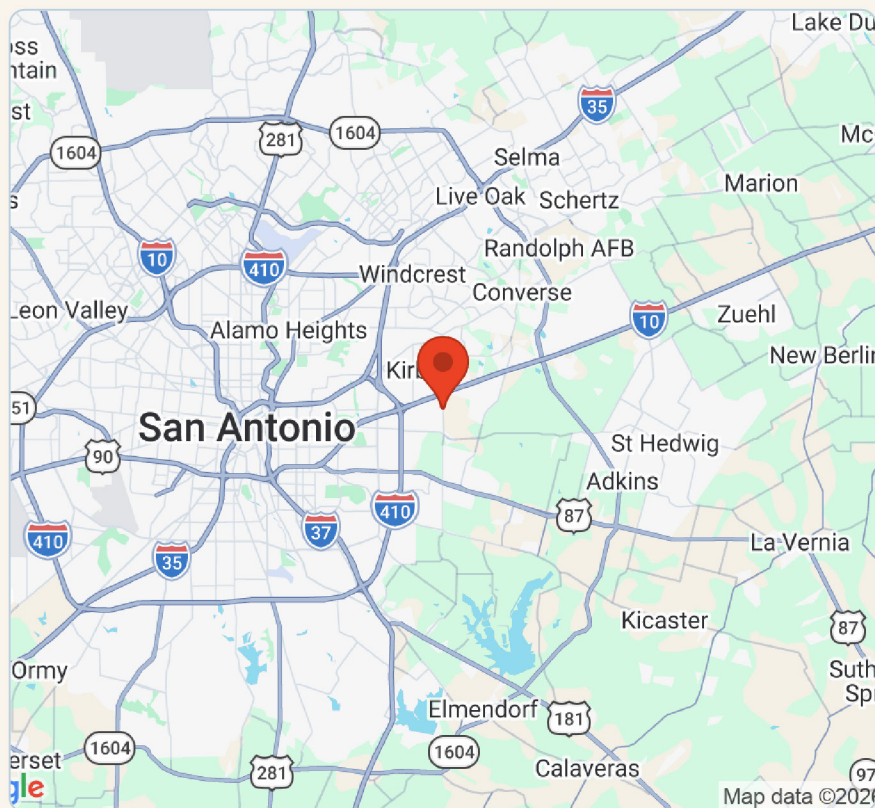
AREA CONTEXT

A Proven Industrial Corridor



LOCATION

Centered in the Texas Triangle



DRIVE DISTANCES

Austin	75 mi	Corpus Christi	145 mi	Laredo	165 mi
Houston	185 mi	Dallas	270 mi	El Paso	560 mi

Direct access to **IH-10 East** with immediate connectivity to **Loop 410** and **Loop 1604** — positioning tenants for efficient reach across the San Antonio metro and the greater Texas Triangle.

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