

FOR LEASE

2203 CASCADE PARKWAY, SAN ANTONIO, TX 78224

YARROW

BUSINESS PARK



LLANO REALTY PARTNERS
LRP

ABOUT THE PROPERTY:

Yarrow Business Park is a 66,250 SF industrial warehouse project located in the South submarket of San Antonio. 1,250 SF suites featuring a private office, restroom, and a grade-level roll-up door are available now. Tenants benefit from ample parking and quick access to IH-35 and SW Military Drive. These suites are ideal for light industrial or commercial businesses. Flexible leasing terms are available.

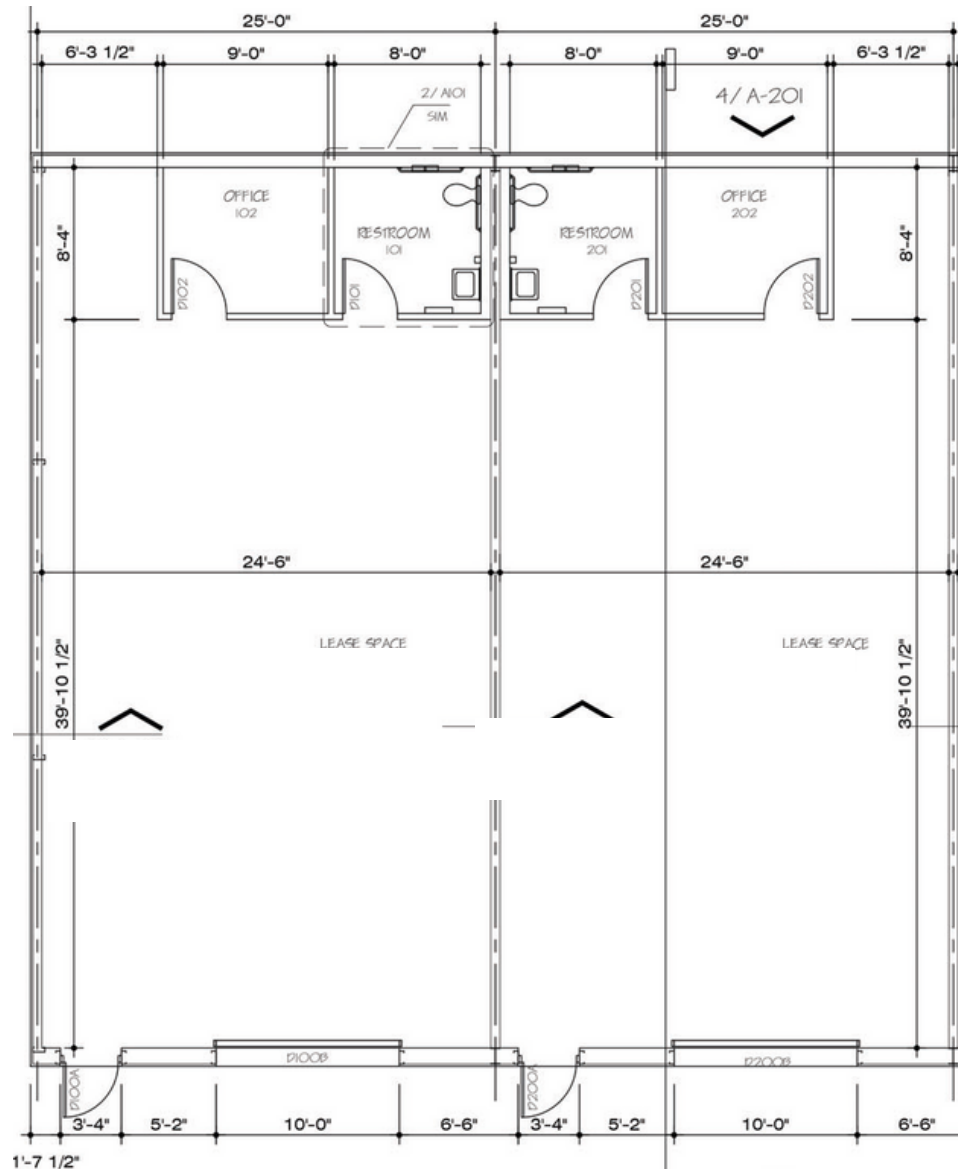
FEATURES:

- 1,250 SF suites available
- Grade-level loading
- Office/bathroom in place
- Flexible terms available
- Quick access to IH-35 and SW Military Drive

EXTERIOR PHOTOS

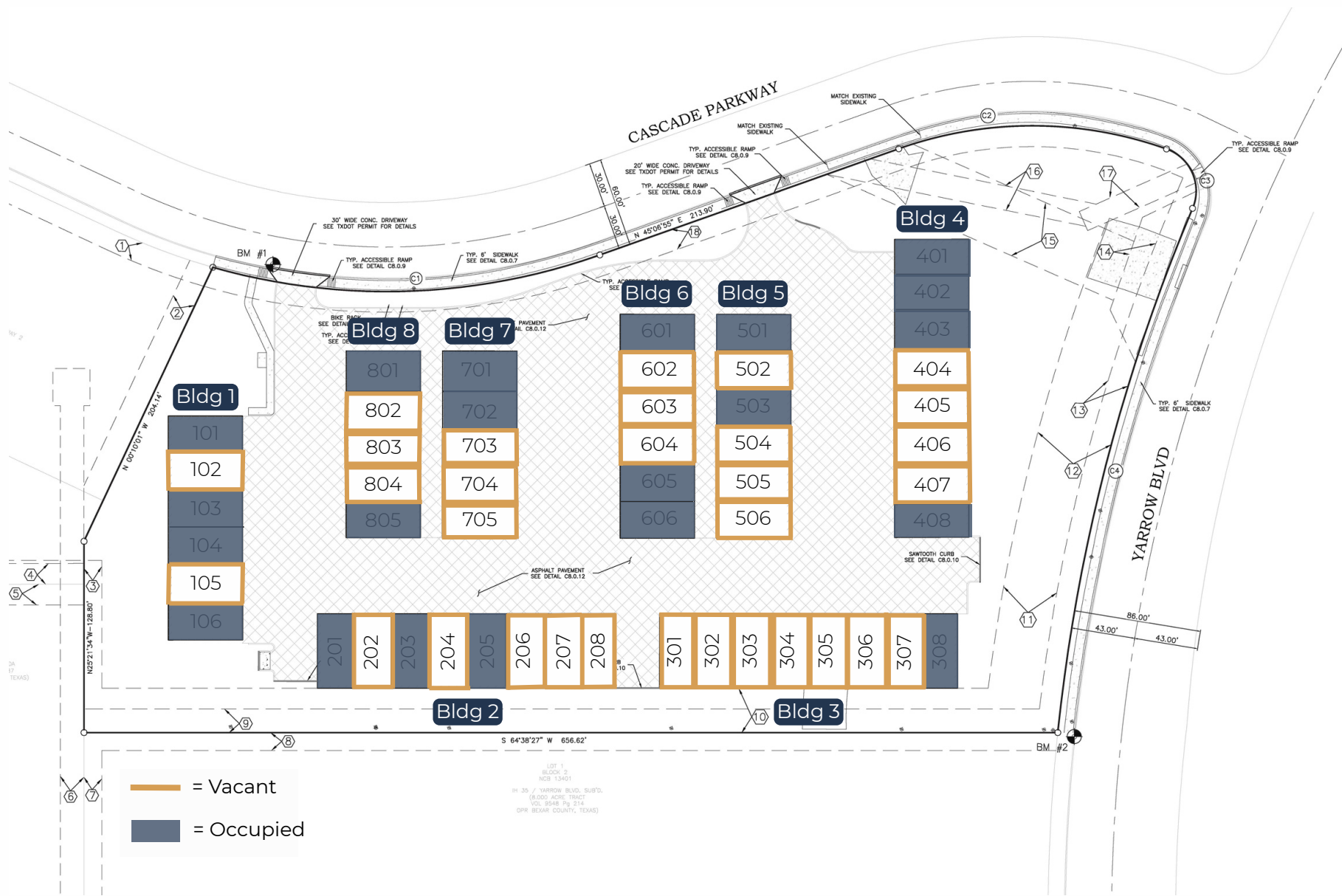


FLOOR PLAN



**all suite floor plans identical*

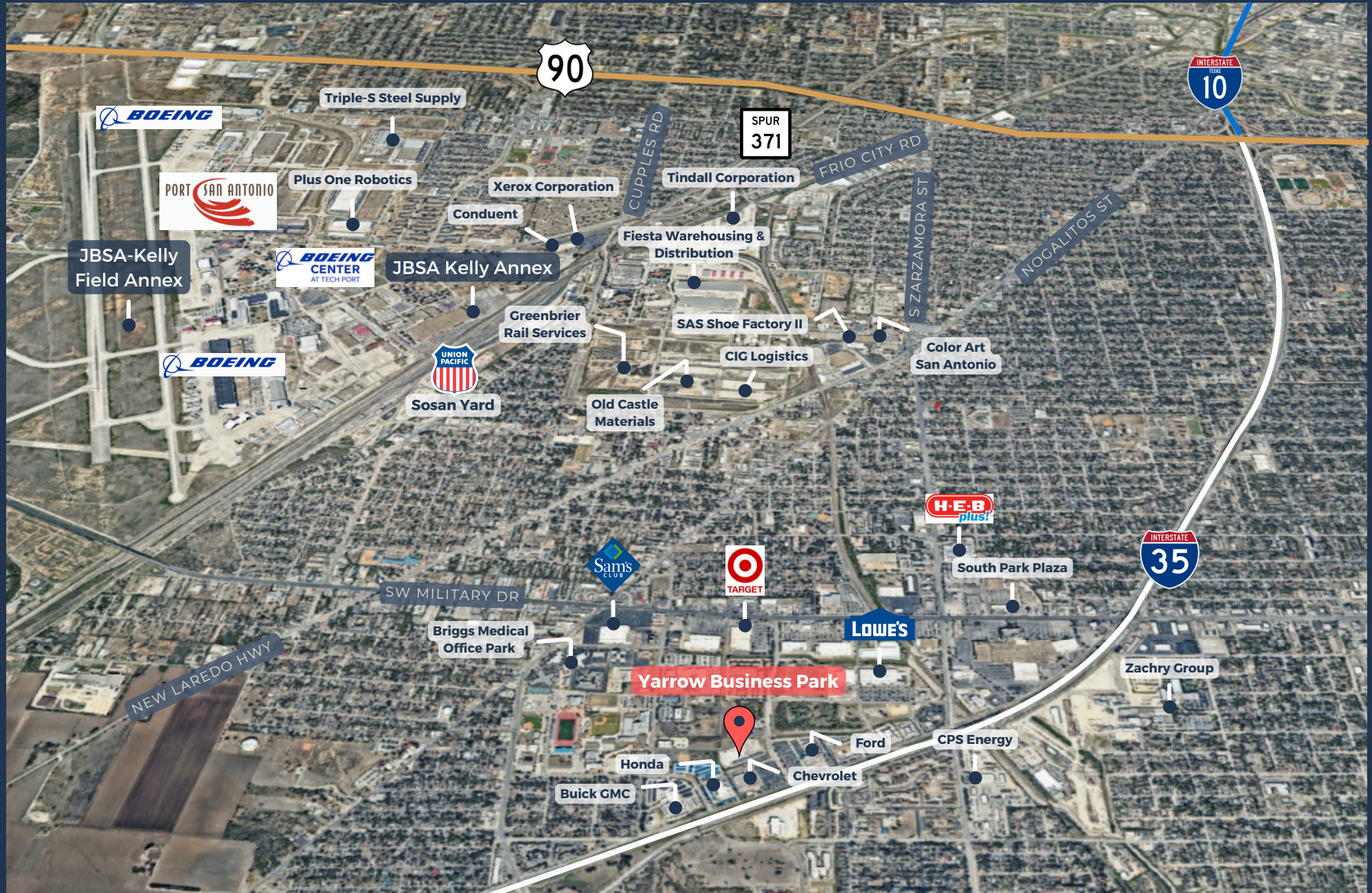
AVAILABILITY



The site plan illustrates a proposed development on a 6,000-acre tract. The plan features several large building footprints, parking areas, and access roads. Key elements include:

- Boundaries:** The tract is bounded by Cascade Parkway to the north, Yarrow Blvd to the east, and a line defined by bearings N 02°10'11" W 204.14' and S 64°38'27" W 656.62' to the south and west.
- Access and Egress:** An "EXIT ONLY" ramp is shown connecting the development to Cascade Parkway. A "SAWTOOTH CURB" is indicated along the Yarrow Blvd frontage.
- Internal Features:** The plan shows multiple building footprints with various dimensions (e.g., 102.78', 125.75', 107.00', 153.00'). It also includes parking spaces, a "TYP. BIKE RACK", and various utility and easement lines.
- Surrounding Context:** The plan shows the "EDGE OF EXISTING PAVEMENT/CURB" for Cascade Parkway and Yarrow Blvd. A "BM #2" (Benchmark) is located near the southeast corner.
- Legal and Administrative Information:**
 - LOT 1, 18.00± AC. ±, NCB 13401
 - IN 35 / YARROW BLVD. SUB'D.
 - 6,000± ACRES TRACT
 - VOL. 9545 Pg. 214
 - OPR. BEXAR COUNTY, TEXAS

AERIAL & HIGHWAY ACCESS





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