

# FOR LEASE

414 LIVE OAK ST, SAN ANTONIO, TX 78202



**8,718 SF Flex Warehouse Suite on 0.41-Acres**

## ABOUT THE PROPERTY:

414 Live Oak St is an 8,718 SF industrial warehouse on 0.41 acres in the heart of St. Paul Square, just steps from the Alamodome. The property features grade-level loading, minimal office space, and a usable outdoor yard, offering flexibility for a range of industrial or commercial uses. With quick access to I-37, US-281, and I-35, and located near the future arena for the San Antonio Spurs, this site is positioned in a rapidly growing corridor. Its central location and open layout also make it an excellent opportunity for a venue or entertainment concept in one of San Antonio's most active districts.

## FEATURES:

- 8,718 SF industrial warehouse (incl. 2,758 SF office)
- Four (4) grade-level doors
- 14' clear height
- Ample parking
- Minimal warehouse office
- Located in a major infill submarket
- Adjacent to St. Paul Square and the Alamodome
- Immediate access to I-37, US-281, and I-35

# PROPERTY HIGHLIGHTS

---



# AREA DETAILS & OVERVIEW

---



The Alamodome

Hemisfair Park

St. Paul Square

The Baldwin Apartments

Wheelchairs Plus

Cigna

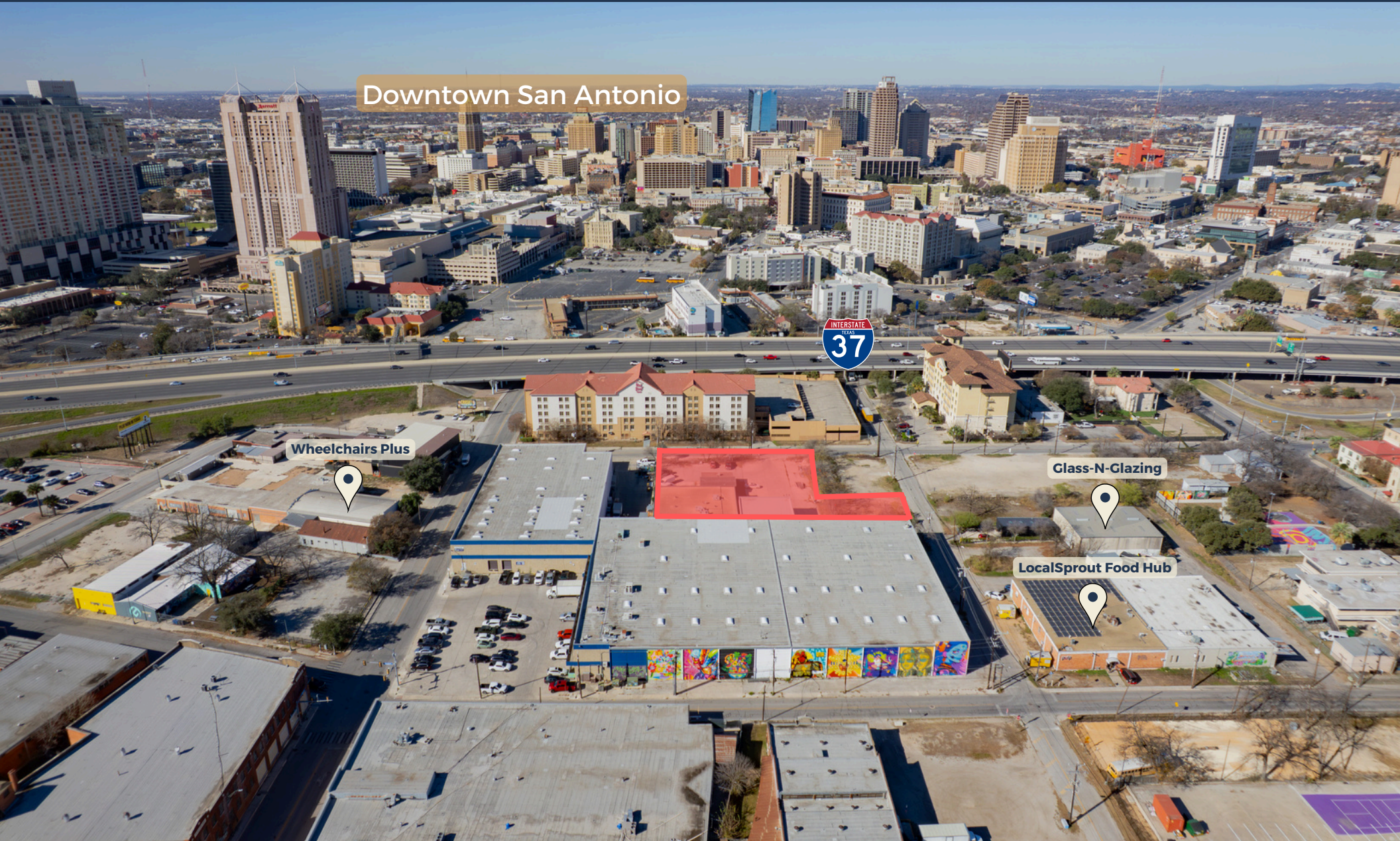
The Rock Box

Vibes Event Center



# AREA DETAILS & OVERVIEW

---



Downtown San Antonio

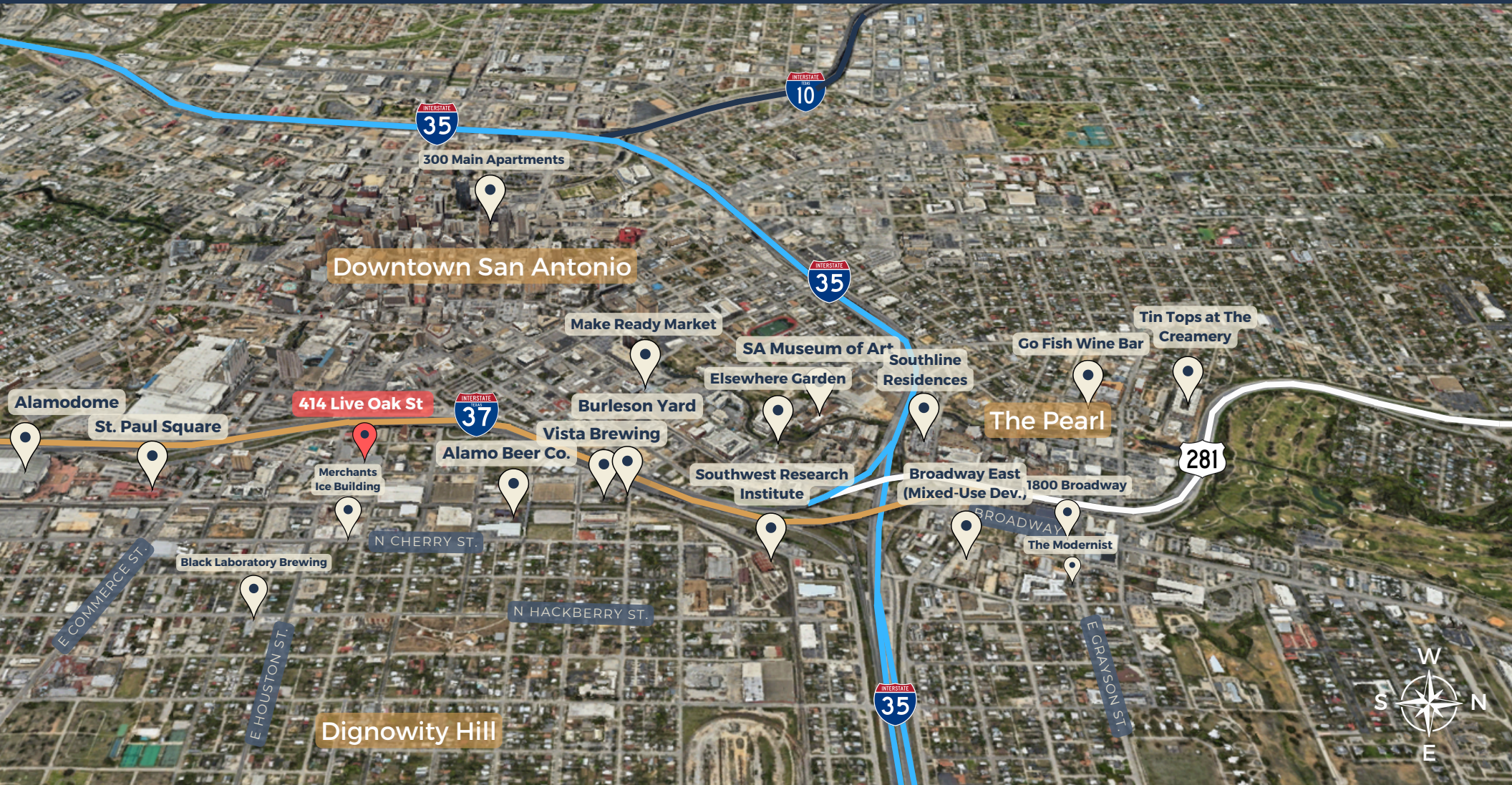
Wheelchairs Plus

Glass-N-Glazing

LocalSprout Food Hub

INTERSTATE  
TEXAS  
37

# AREA DETAILS & OVERVIEW



- 0.6 mi. to downtown San Antonio
- 1.5 mi to The Pearl
- 1.1 mi to The AlamoDome

The property is situated in close proximity to the local brewery scene and the developing neighborhood of Dignowity Hill, just east of downtown San Antonio.



CONTACT  
OUR TEAM



**Cullen Mills**  
Partner  
cmills@llanorealty.com  
(210) 926-5812



**Chris Moran**  
Associate  
cmoran@llanorealty.com  
(210) 951-5689