

# For Sale or Lease

## Building 1 Nearing Completion



14607 US Highway 281 South  
San Antonio, Texas 78221

- **218,800 SF** Available
- Up to **7MW Heavy Power**
- **December 2025** Completion
- Divisible to **40,000 SF**



Leasing and Sale By



**Michael T. Kent**  
Executive Vice President & Partner  
P 210.298.8514

**Payton Rion**  
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Development Of







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## Property Overview



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# Building 1: 218,000 SF

**Configuration:** Rear Load

**Building Dimensions:** 1,095'x200'

**Divisibility:** 40,000 SF

**Zoning:** I-2 (Heavy Industrial)

**Spec Office:** 2,688 SF

**Lights:** Motion Sensor LED (30 FD 3' AFF)

**Sprinklers:** ESFR

**Clear Height:** 32'

**Loading Docks:** 72

**Ramps:** (2) 12'x14'

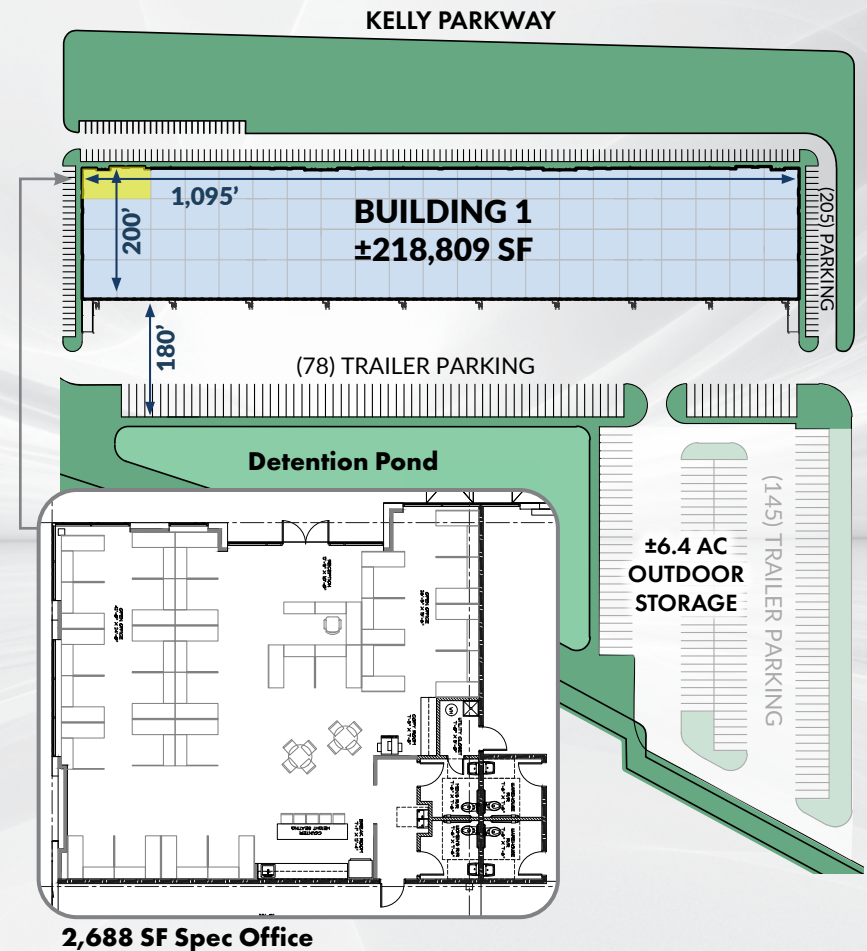
**Employee Parks:** 202

**Trailer Parks:** 78 (55' stalls)

**Power:** 480V 3 Phase Service

**2,000 Amps Day 1**

**Ability to get up to 7MW in 12 Months**



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**STREAM**

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**MERIT**





INTERNATIONAL



## Strong Labor Force and Easy Access To San Antonio Mega Site Developments

	10 Minutes	20 Minutes	30 Minutes
Estimated Population (2025)	29,821	401,758	1,264,770
Projected Annual Growth (2025-2028)	2.91%	1.38%	0.76%
Estimated Average Household Income (2025)	\$79,645	\$71,212	\$82,394
Daytime Employees	6,370	221,157	721,357
Blue Collar Workers	3,746	55,385	155,536

## Distances

**5 Miles (10 Minutes)**  
Toyota Motor Manufacturing

**91 Miles (1 Hour, 37 Minutes)**  
Austin

**5 Miles (10 Minutes)**  
Interstate 37

**134 Miles (1 Hour, 55 Minutes)**  
To Corpus Christi

**5.4 Miles (10 Minutes)**  
Loop 410

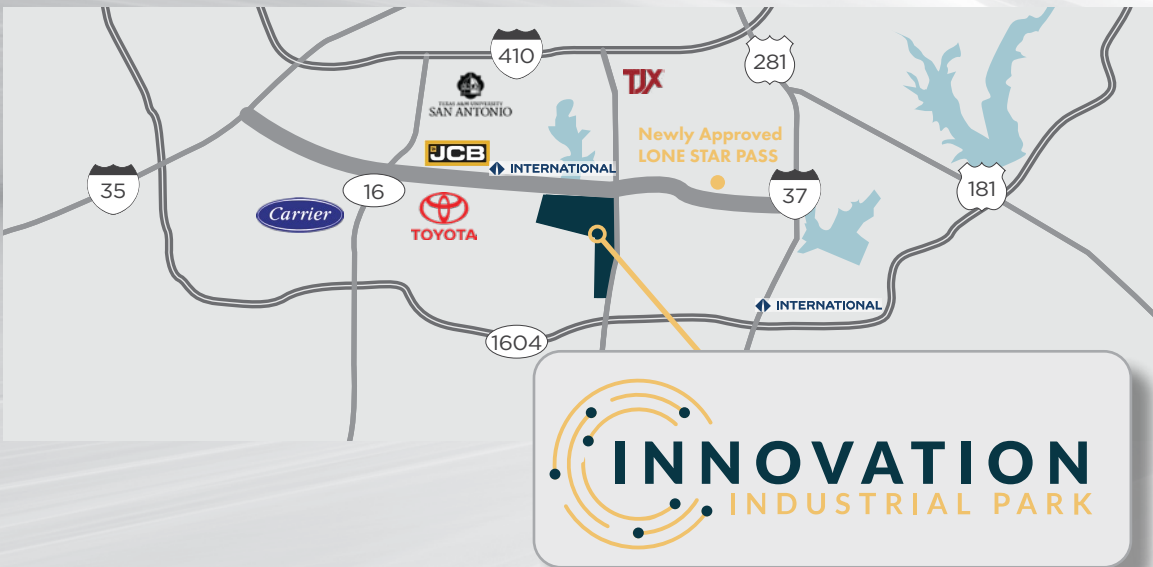
**159 Miles (2 Hours, 28 Minutes)**  
To Laredo

**10 Miles (20 Minutes)**  
Interstate 35

**203 Miles (3 Hours, 7 Minutes)**  
To Houston

**25 Miles (28 Minutes)**  
San Antonio Int'l Airport

**286 Miles (4 Hours, 19 Minutes)**  
To Dallas



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