



N FRIO STREET

SITE  
1.04 AC

RUIZ STREET

**FOR LEASE**

23,986 SF Office/Warehouse Available - Downtown

911 N. Frio Street | San Antonio, TX 78207





# 23,986 SF Office/Warehouse Available - Downtown

911 N Frio Street | San Antonio TX, 78207



**FOR LEASE**

29,986 SF

Building Size

1.04 AC

Parcel

L

Zoning

1978

Year Built

Contact Broker

Rental Rate

## AVAILABLE SUITE HIGHLIGHTS

Available SF	23,986 SF
--------------	-----------

Warehouse SF	16,892 SF
--------------	-----------

Office SF	4,422 SF
-----------	----------

Computer Center SF	2,672 SF
--------------------	----------

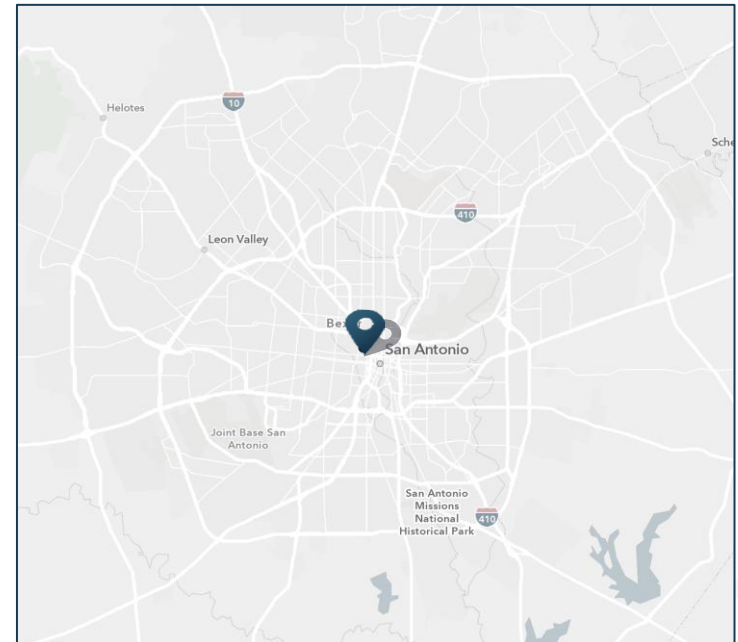
Clear Height	22'
--------------	-----

Drive-In Doors	2
----------------	---

Dock-High Doors	1 (3 Possible)
-----------------	----------------

Levelers	1 (2 Available)
----------	-----------------

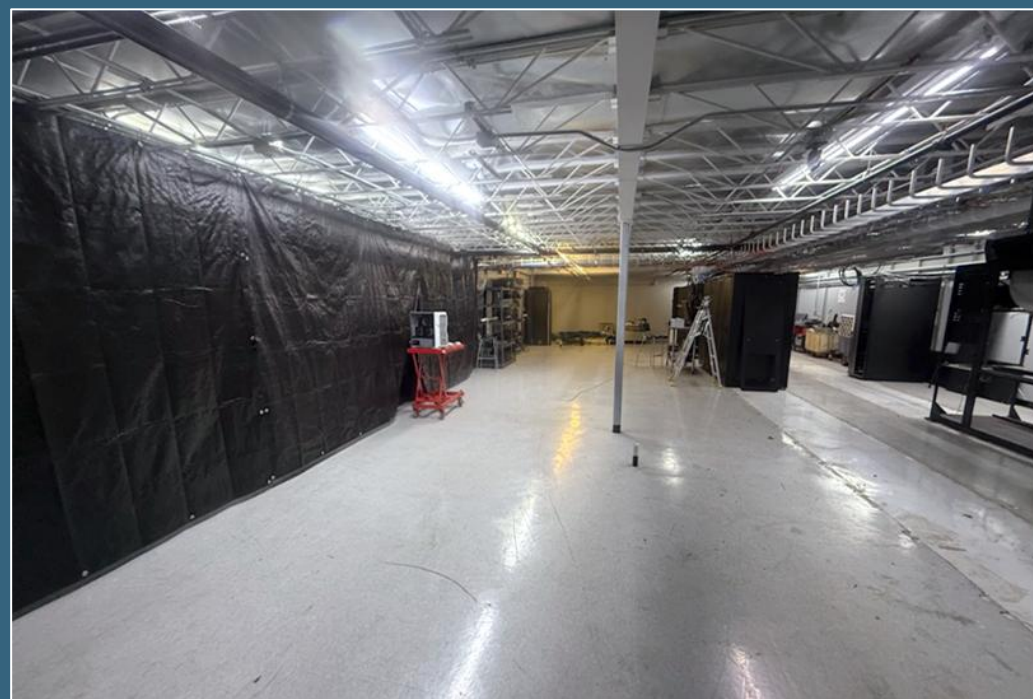
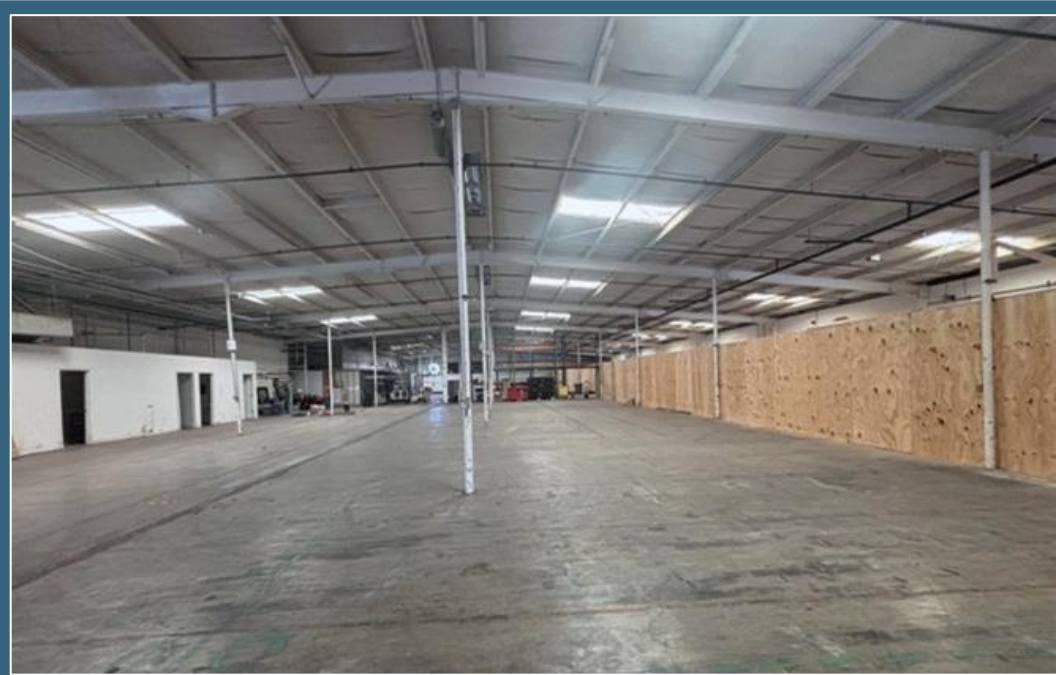
Power	480v 4w 3Ph
-------	-------------





# 23,986 SF Office/Warehouse Available - Downtown

911 N Frio Street | San Antonio TX, 78207

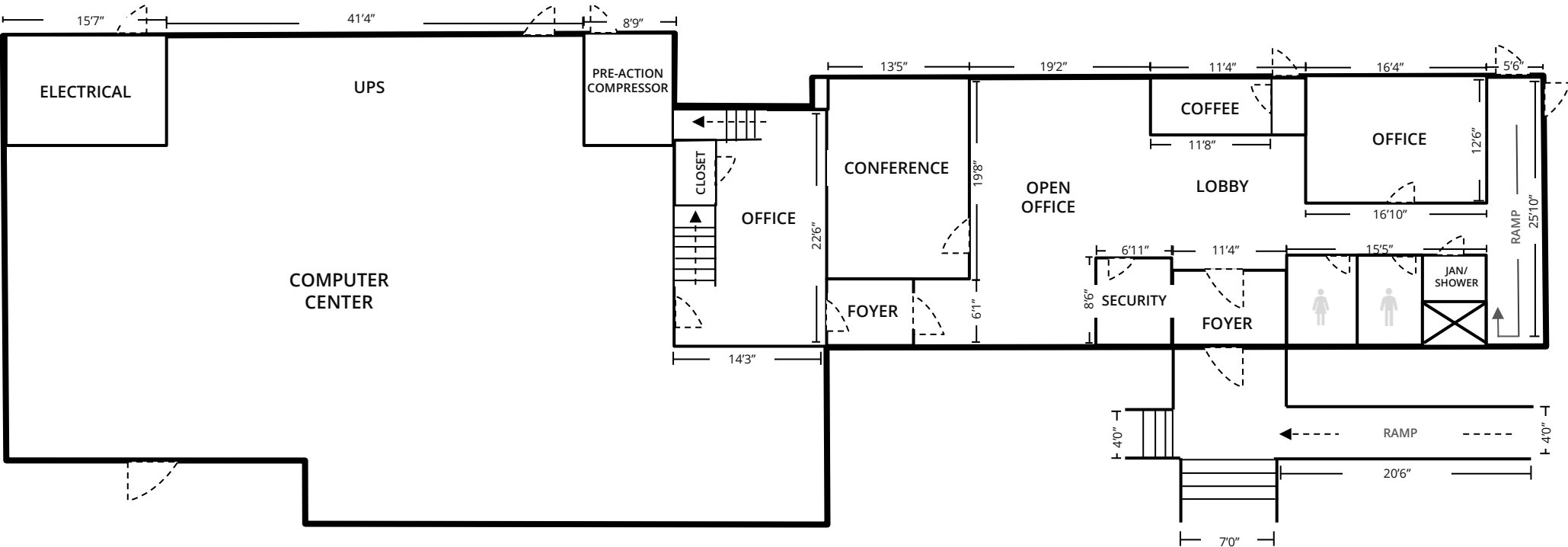


# Office Floor Plan

911 N Frio Street | San Antonio TX, 78207



## 1<sup>ST</sup> FLOOR

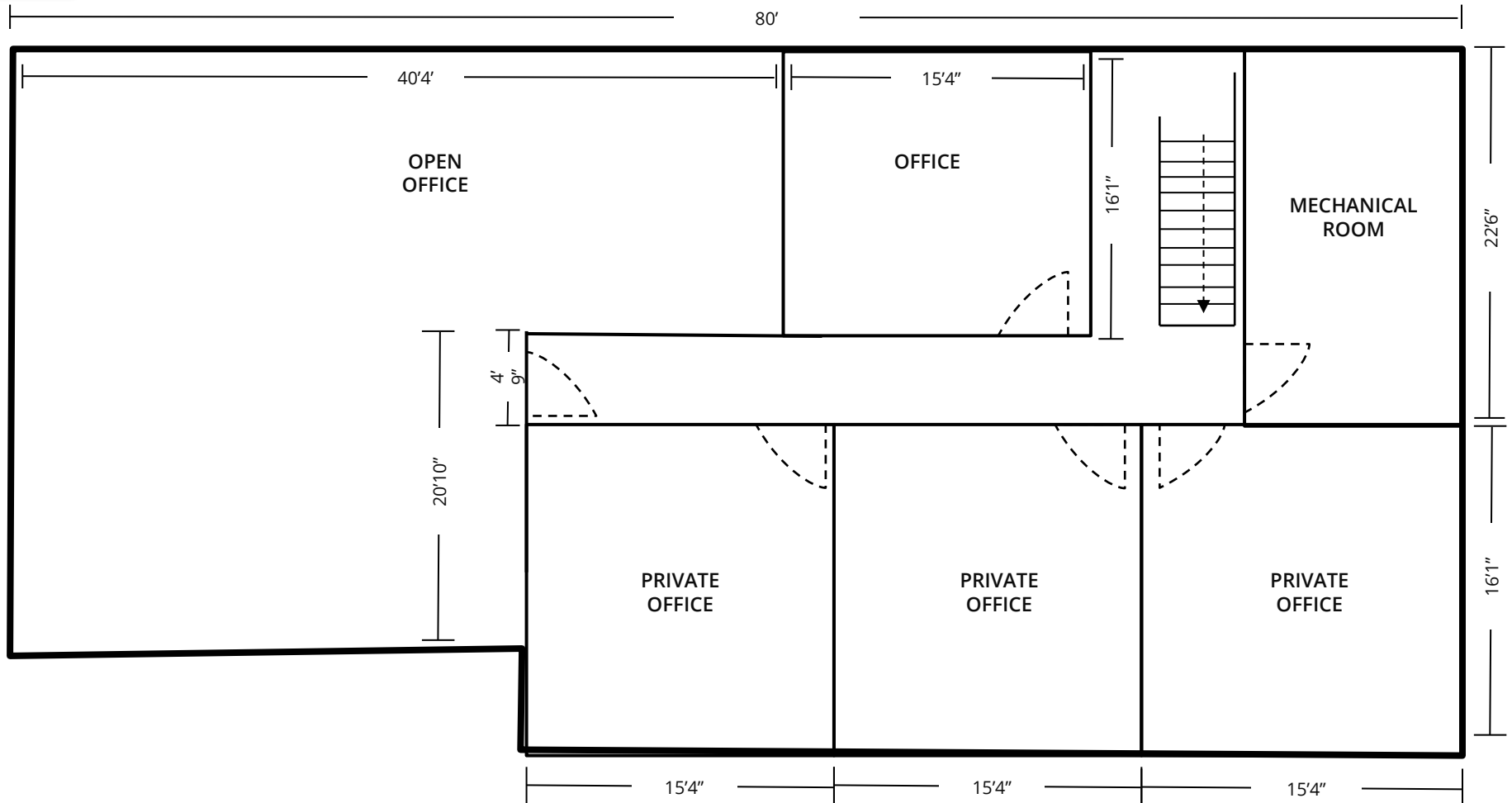


# Office Floor Plan

911 N Frio Street | San Antonio TX, 78207



## 2<sup>ND</sup> FLOOR

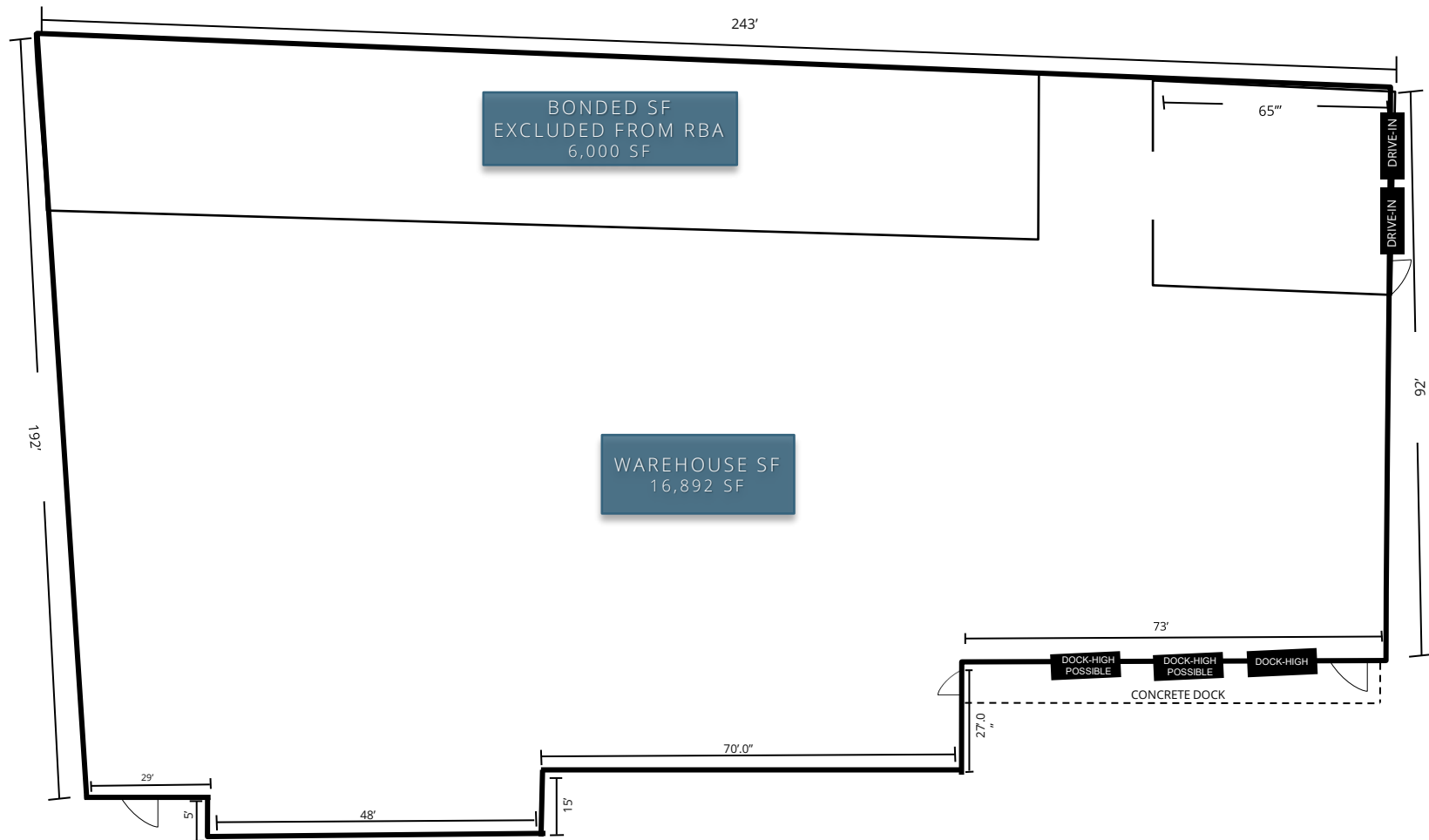


# Warehouse Floor Plan

911 N Frio Street | San Antonio TX, 78207



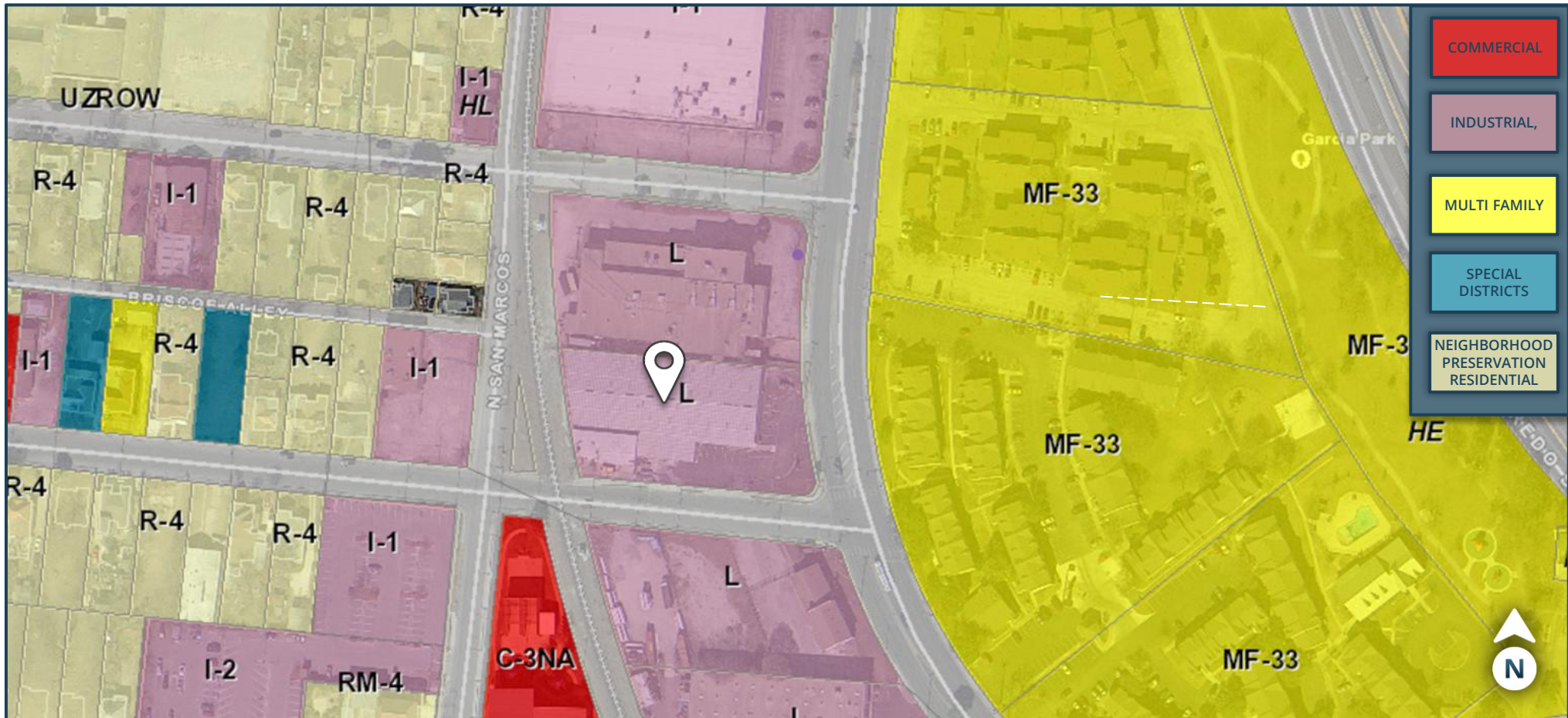
## WAREHOUSE





# ZONING MAP

911 N Frio Street | San Antonio TX, 78207



## ZONING L

**The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the community.**

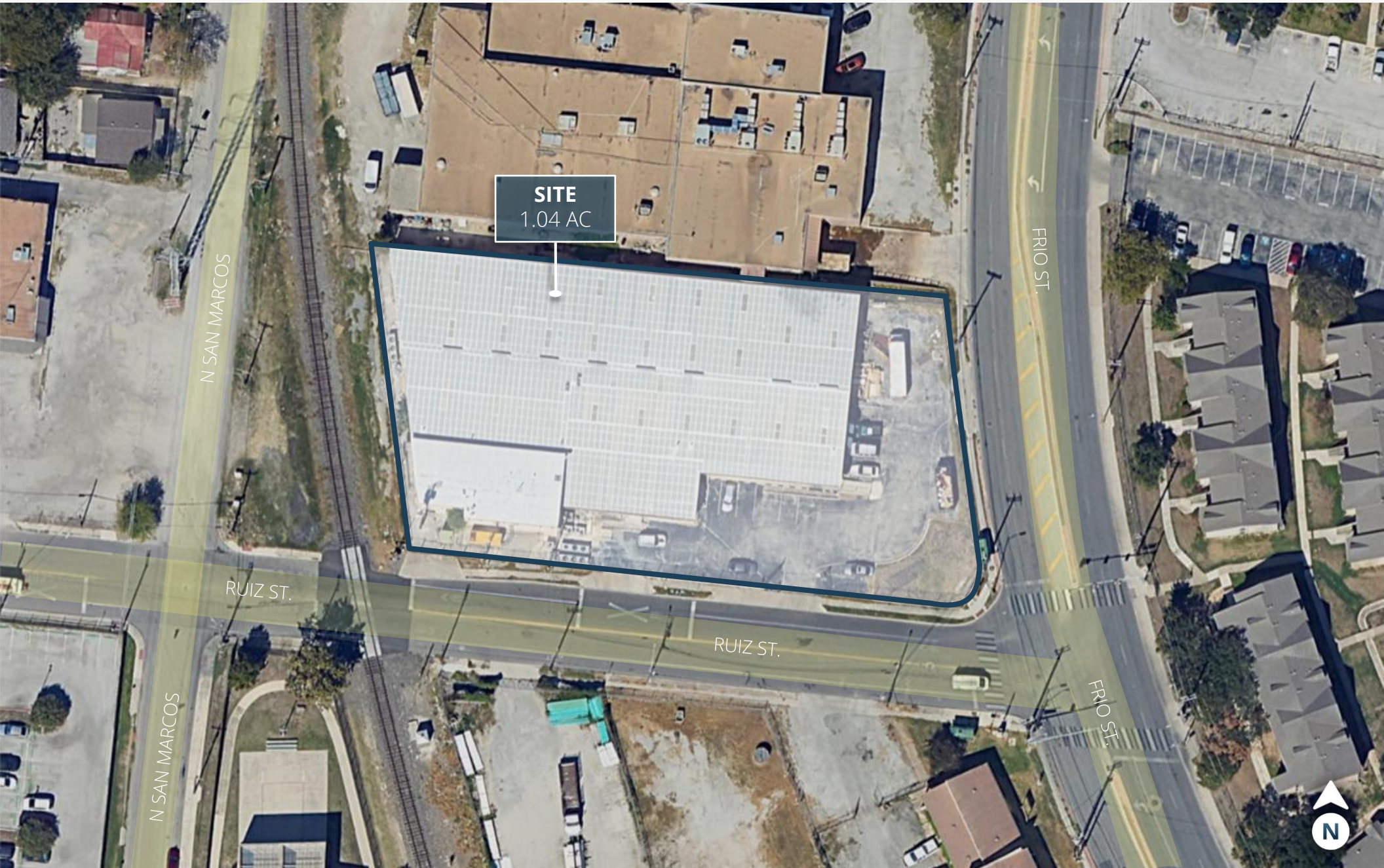
**Light Industrial** district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone.

**Examples of permitted uses:** Auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company). This is not a comprehensive list, but a guide. The Permitted Use Matrix will determine the comprehensive uses permitted.



# SITE AERIAL

911 N Frio Street | San Antonio TX, 78207





# SITE AERIAL & BREAKOUT

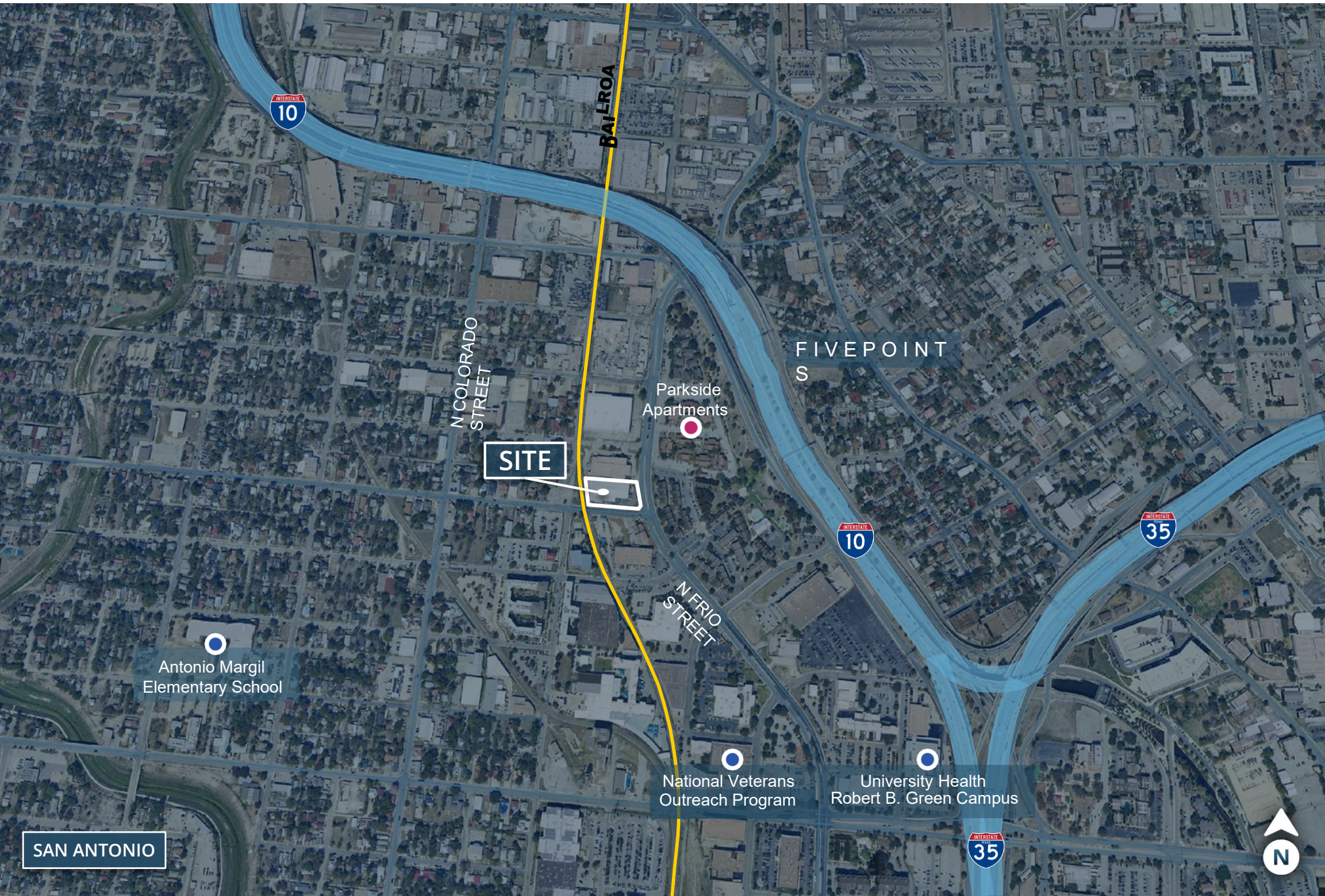
911 N Frio Street | San Antonio TX, 78207





# 23,986 SF Warehouse Close Access to I-10 and I-35

911 N Frio Street | San Antonio TX, 78207





# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

## **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A license holder can represent a party in a real estate transaction.**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

**Regulated by the Texas Real Estate Commission**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0



SRS Real Estate Partners  
2101 McCullough Avenue  
San Antonio, TX 78212

**Anthony H. Merritt**  
830.481.7919  
[Anthony.Merritt@SRSRE.com](mailto:Anthony.Merritt@SRSRE.com)

[SRSRE.COM/Industrial](https://SRSRE.COM/Industrial)

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable; however, SRS Real Estate Partners does not guarantee its completeness or accuracy.