

# WAREHOUSE FOR SALE

NE SAN ANTONIO - JUDSON BUSINESS PARK



**ZONED INDUSTRIAL I-1**

## 6230 KREMPEN AVE

7,200 SF Office/Warehouse + Yard on 0.84 acres

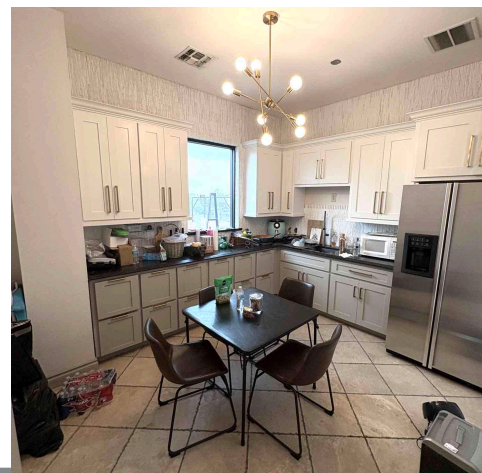
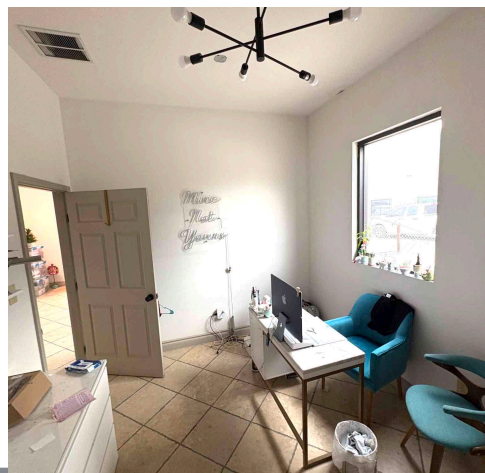


David Wieder

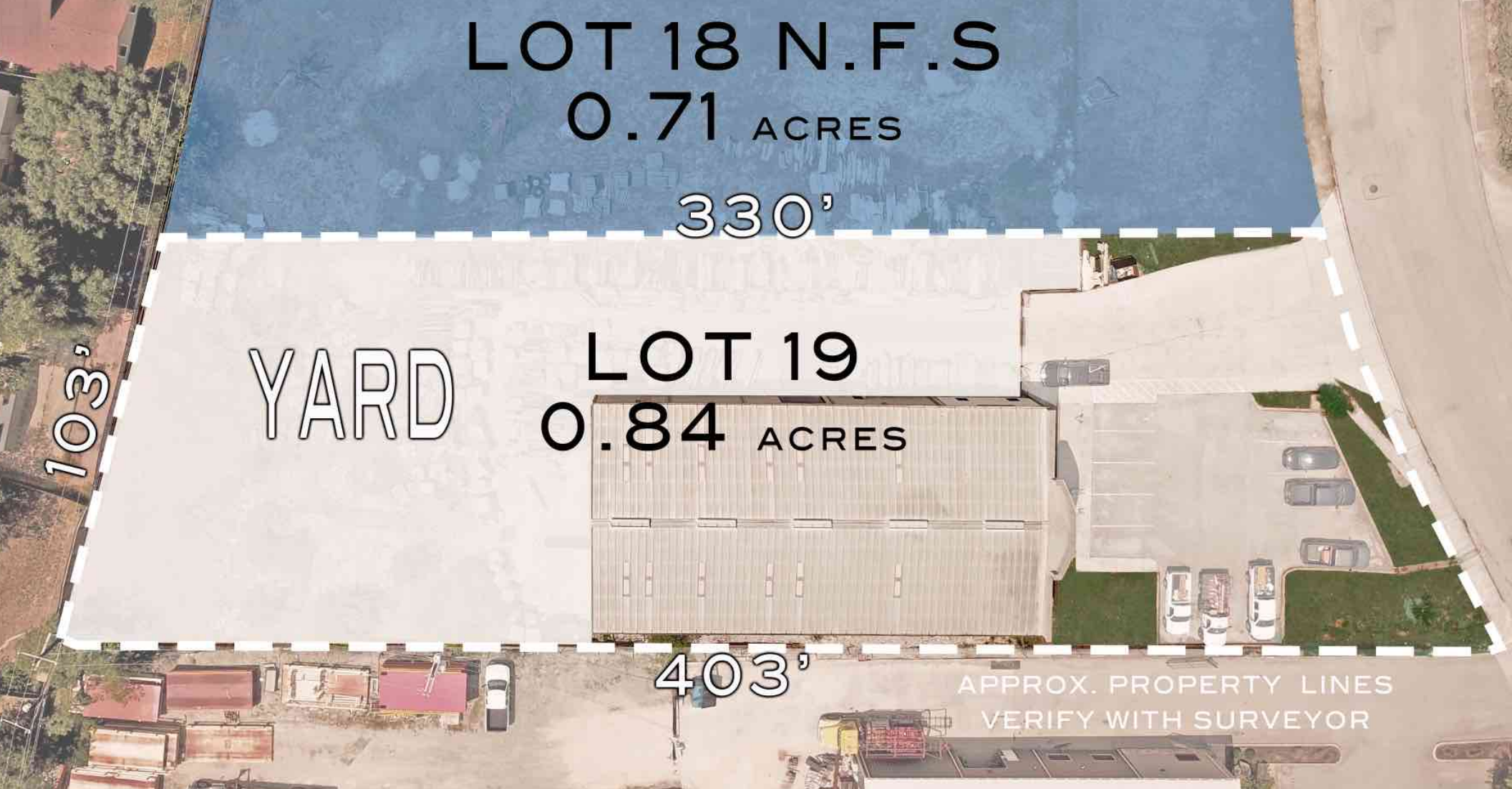
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## PROPERTY

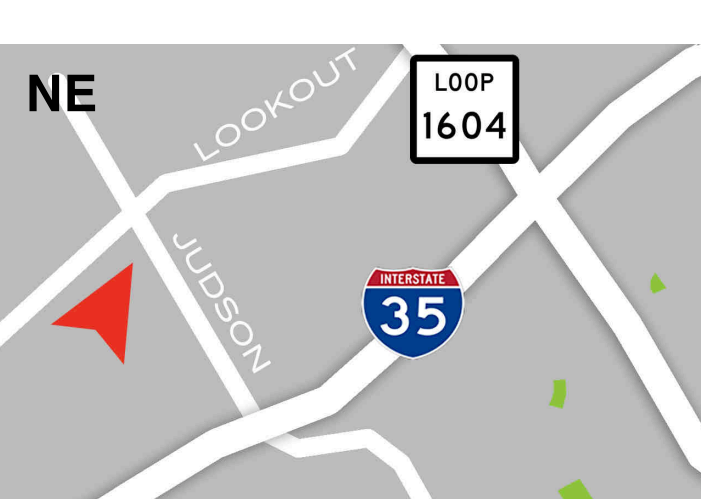
- 7,200 SF Warehouse (5,520 Warehouse / 1,680 Office)
- 20' Sidewalls
- Full Length Gantry Crane Tracks
- Three-Phase Power
- Finished 1,680 SF Office Showroom
- Additional 1,680 SF Loft Above (not reflected in total SF)
- (2) 12' x 14' Overhead Doors at Grade
- 3 Restrooms, Kitchen/Break Room
- Concrete Parking and Side Court
- Stone & Stucco Entry
- Fenced & Secure



David Wieder

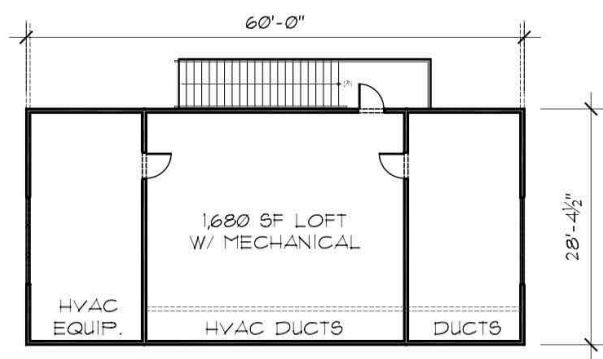
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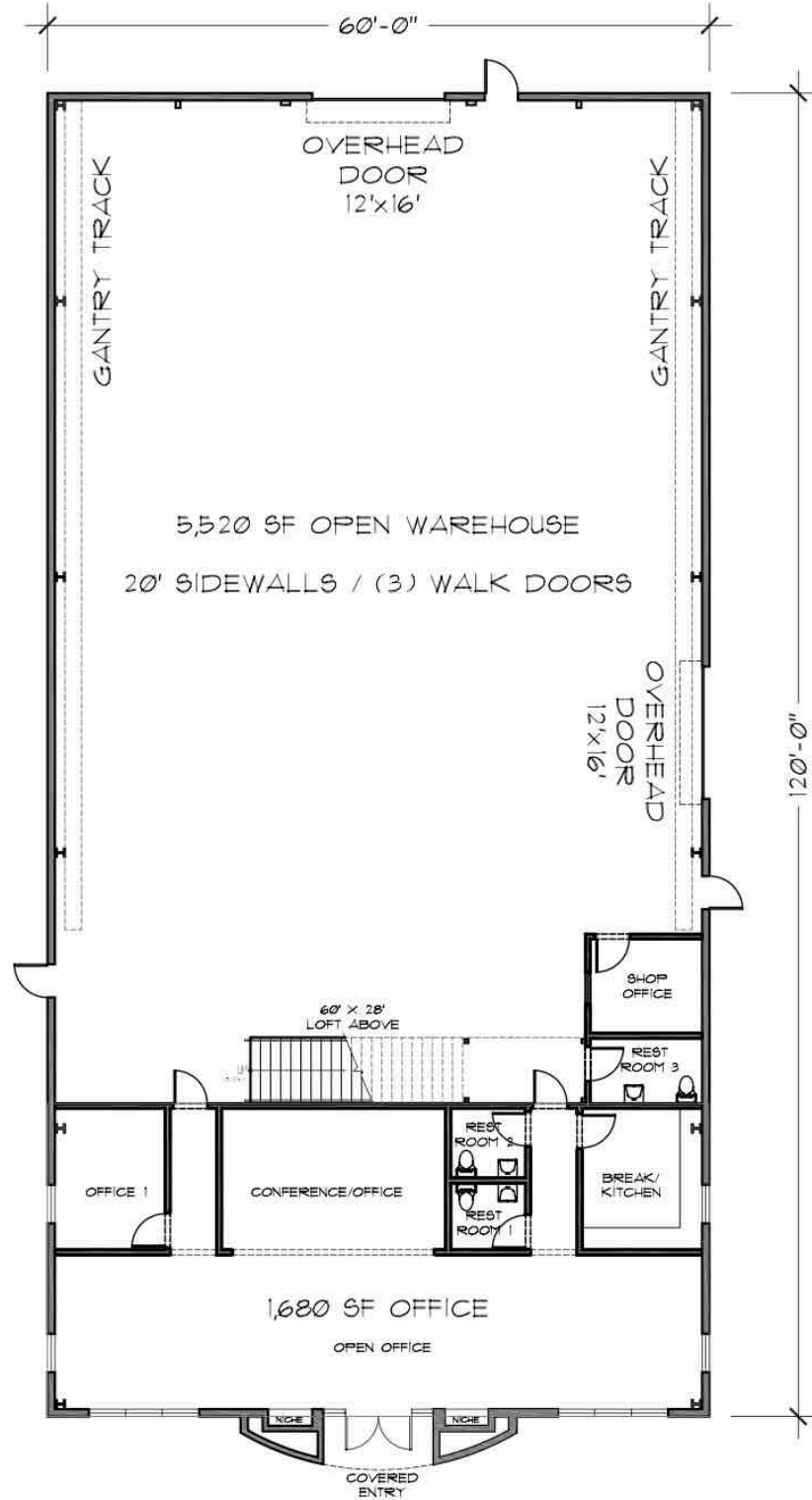


## OVERVIEW

- Judson Business Park - Developed Industrial Park
- 1 Mile to IH-35
- 2 Miles to 1604
- Strong Demographics in the North-East
- CCR Park Covenants
- Wide Street / Truck Turnaround



APPROXIMATE LOFT PLAN



APPROXIMATE PLAN



JUDSON RD



KREMPEN

