



3844 S LOOP 1604 E
SAN ANTONIO / TEXAS



3844 South Loop 1604 East

57,125 SF Industrial Facility for Sale

*Stand-alone Industrial Facility with
Large Secured Yard*

Rob Burlingame, SIOR, CCIM

Executive Vice President

+1210 507 1123

rob.burlingame@cbre.com

Joshua Aguilar, SIOR

Executive Vice President

+1210 253 6049

joshua.aguilar@cbre.com

Brad O'Neill

Senior Associate

+1210 253 6070

brad.oneill@cbre.com

CBRE

Exclusively Representing



Property Overview

This facility offers a unique combination of functional industrial, high-end office and secured yard space well suited for a stand-alone industrial occupant with access directly off of the Loop 1604 access road. Its location provides easy access to both IH-37 and US Highway 281.

The property contains just over 36 acres on the total site with +/- 57,125 SF of combined office and industrial space. The yard area is fully secured, lighted with a stabilized base material surface. The office and industrial space each offer a unique set of upgraded amenities allowing users to start operations quickly.

The facility is ideal for owner occupants seeking a heavy industrial facility fully equipped with cranes, service features and large outdoor storage capabilities.

Stand-alone Industrial Facility on +/-36 acres with fully secured yard space.



Building Specifications

High Quality Office

Roughly +/- 17,500 SF of well finished office space with a mix of private offices, conference/training rooms, restrooms/lockers and a reception area

Crane Served

Equipped with multiple bridge and jib cranes: 4 bridge cranes (3 x 10 ton, 1 x 5 ton) and 11 jib cranes (7 x 3 ton & 4 x 1/2 ton)

Wash Bay

Vehicle wash bay on the exterior of the warehouse with sand trap and oil/sand separators in place

Warehouse & Yard

Functional warehouse and production space with +/- 25-foot clear height with a concrete apron and direct access to the +/- 14 acre secured yard area

Paint Booths

Two existing paint booths in place in the warehouse production area

Test Cells

Equipped with 4 test cell bunkers: 3 at 15'x20' and 1 at 20'x80' drive thru

Fully Sprinklered

Fully equipped with both wet and dry fire sprinkler systems

Drive Thru Bays

Configured with 14 automatic roll up doors (12'x16') allowing for 6 drive thru bays

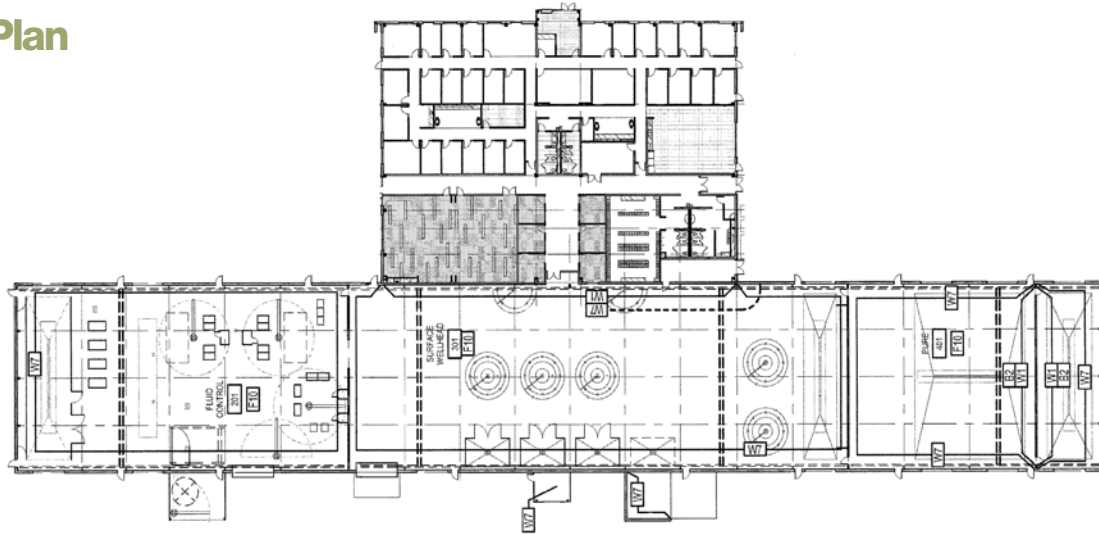
Compressed Air

Warehouse is fully plumbed for compressed air throughout, served by two 50 hp air compressors

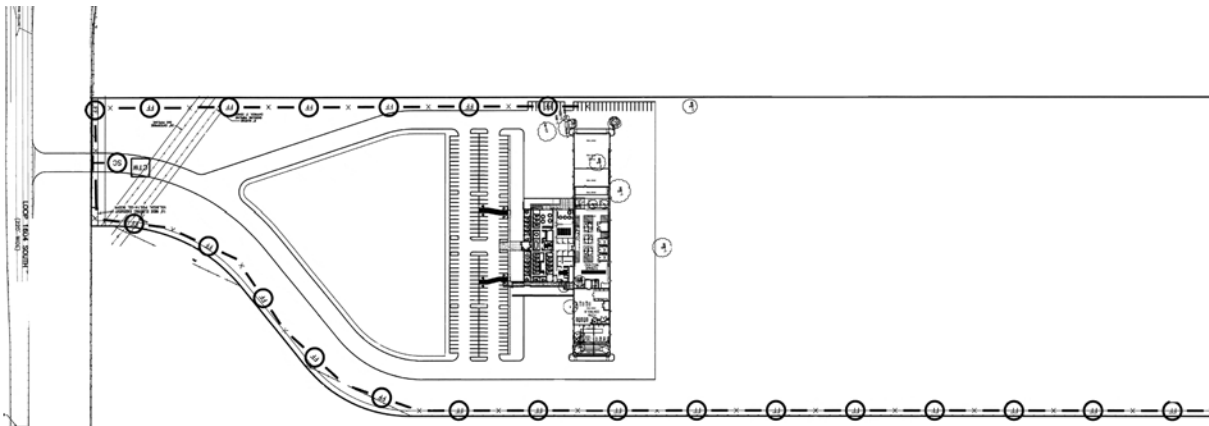


Building Plans

Floor Plan



Site Plan



TOTAL BUILDING
+ 57,125 SF

SITE SIZE
+ 36.14 AC

OFFICE SPECIFICATIONS

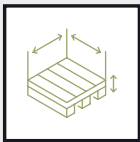
- **+17,500 SF office**
- **33 Private Offices**
- **6 Conference Rooms**
- **Reception Area**
- **Men's & Women's Restrooms**
- **Men's & Women's Locker Rooms**
- **Key Card Access**
- **High End Finishes**

WAREHOUSE SPECIFICATIONS

- **14 drive in doors (12'x16')**
- **Gas forced air**
- **4 Bridge cranes (10 & 5 ton)**
- **11 Jib cranes (3 & 1/2 ton)**
- **Sidelights throughout**
- **Compressed air in place**
- **Washbay**
- **High efficiency lighting**

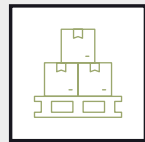


HIGHLIGHTS



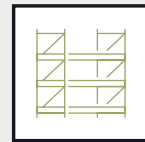
Location

Frontage along Loop 1604 with easy access to IH-37 & US Hwy 281



Office & Warehouse

+/-57,125 SF facility with high end office and connected warehouse with drive thru capability



Stand-Along Option

Facility location and size are ideal for an owner occupant with outside storage needs



Outside Storage

Direct access into a nearly 14 acre secured yard with lightning & compacted base surfacing

Building Photos



Building Photos





3844 South Loop 1604 East

+57,125 SF Facility for Sale

Rob Burlingame, SIOR, CCIM

Executive Vice President

+1210 507 1123

rob.burlingame@cbre.com

Joshua Aguilar, SIOR

Executive Vice President

+1 210 253 6049

joshua.aguilar@cbre.com

Brad O'Neill

Senior Associate

+1210 253 6070

brad.oneill@cbre.com

CBRE

Exclusively Representing



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Information About Brokerage Services

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.

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Chris Hipps

Designated Broker of Firm

326345

License No.

chris.hipps@cbre.com

Email

+1 214 979 6199

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 841 3217

Phone

Rob Burlingame, SIOR, CCIM

Sales Agent/Associate's Name

492049

License No.

rob.burlingame@cbre.com

Email

+1 210 507 1123

Phone

Buyer/Tenant/Seller/Landlord Initials

Date