



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

4945 NORTH STAHL PARK



OFFERING SUMMARY

SALE PRICE	\$150.00/SF
LEASE RATE:	\$12.00/SF + NNN's
LEASE TERM:	36 to 84 Months
AVAILABLE SF:	6,000 SF to 13,634 SF
WAREHOUSE SF:	13,634 SF
CLEAR HEIGHT:	20 Ft
DOCK DOORS:	Single Dock
GRADE DOORS:	4 Ground Level
RAIL ACCESS:	No
YARD:	1.02 Acres

PROPERTY OVERVIEW

Looking for the perfect industrial space to elevate your operations? Look no further than 4945 Stahl Park! This prime property offers everything you need for manufacturing, warehousing, or logistics. Located on 1.02 acres and over 13,000 SF warehouse perfect for a single tenant, or subdivided to accommodate multiple users in need of flex space.

PROPERTY HIGHLIGHTS

- Warehouse Space: Ample storage area with high ceilings to accommodate various operations, including distribution and manufacturing.
- Loading Docks: Multiple loading docks for efficient freight handling.
- Office Areas: Administrative offices that can be tailored for staff needs.
- Zoning: Generally zoned for industrial use, suitable for logistics, warehousing, or light manufacturing.
- Accessibility: Convenient access to major highways and transportation routes.
- Ceiling Height: Impressive 20ft ceiling heights that accommodate various equipment and storage solutions.

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PROPERTY DESCRIPTION

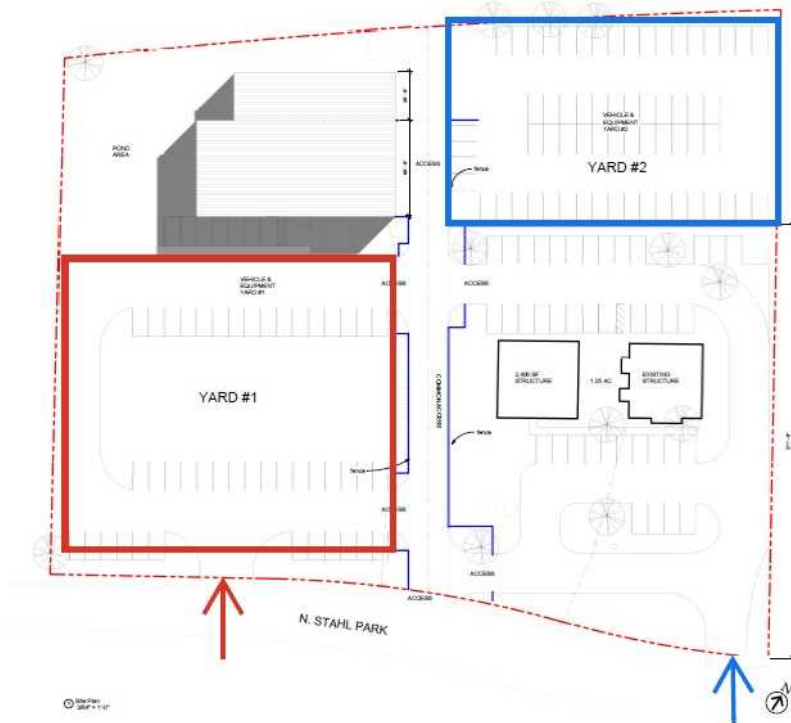
4945 NORTH STAHL PARK



Discover an exceptional commercial opportunity at 4945 N. Stahl Park, a strategically located warehouse property set on a sprawling (1.9-acre lot Yard #1) or (~1.0 Acre Yard #2) in the heart of San Antonio, Texas. This prime facility offers an expansive space perfect for a diverse range of business operations, from logistics and distribution to manufacturing and storage. Featuring a robust and functional layout, the warehouse boasts high ceilings and ample square footage, ample office space located on second floor, ensuring flexibility for various operational needs. The property is equipped with a loading dock, providing efficient access for freight and delivery operations, making it an ideal choice for businesses looking to optimize their logistics capabilities.

Situated in a thriving commercial area, 4945 N. Stahl Park benefits from excellent visibility and accessibility, with major highways and thoroughfares just minutes away. This advantageous location allows for seamless connectivity to key markets across San Antonio and beyond, facilitating the smooth transport of goods and services.

Surrounded by a growing community of businesses, this property offers significant potential for growth and expansion. Whether you're looking to establish a new facility or relocate your existing operations, 4945 N. Stahl Park is the perfect canvas to bring your logistics or distribution vision to life. Don't miss the chance to secure this premium commercial warehouse location in San Antonio. Contact us today for more information or to schedule a viewing!



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PROPERTY PHOTOS



4945 NORTH STAHL PARK



4945 N. Stahl Park

Up to 13,634 SF

Legend

-  4945 N Stahl Park
-  4945 Stahl Park



4945 NORTH STAHL PARK



PROPERTY PHOTOS

4945 NORTH STAHL PARK




4945 N. Stahl Park

13,500 SF Warehouse/Office
20ft ceiling heights, loading dock,
multiple roll up doors.
2nd floor office with conference room.
1.02 acre gated lot with ample parking.

[Click Pin for link to Offering Memorandum.](#)

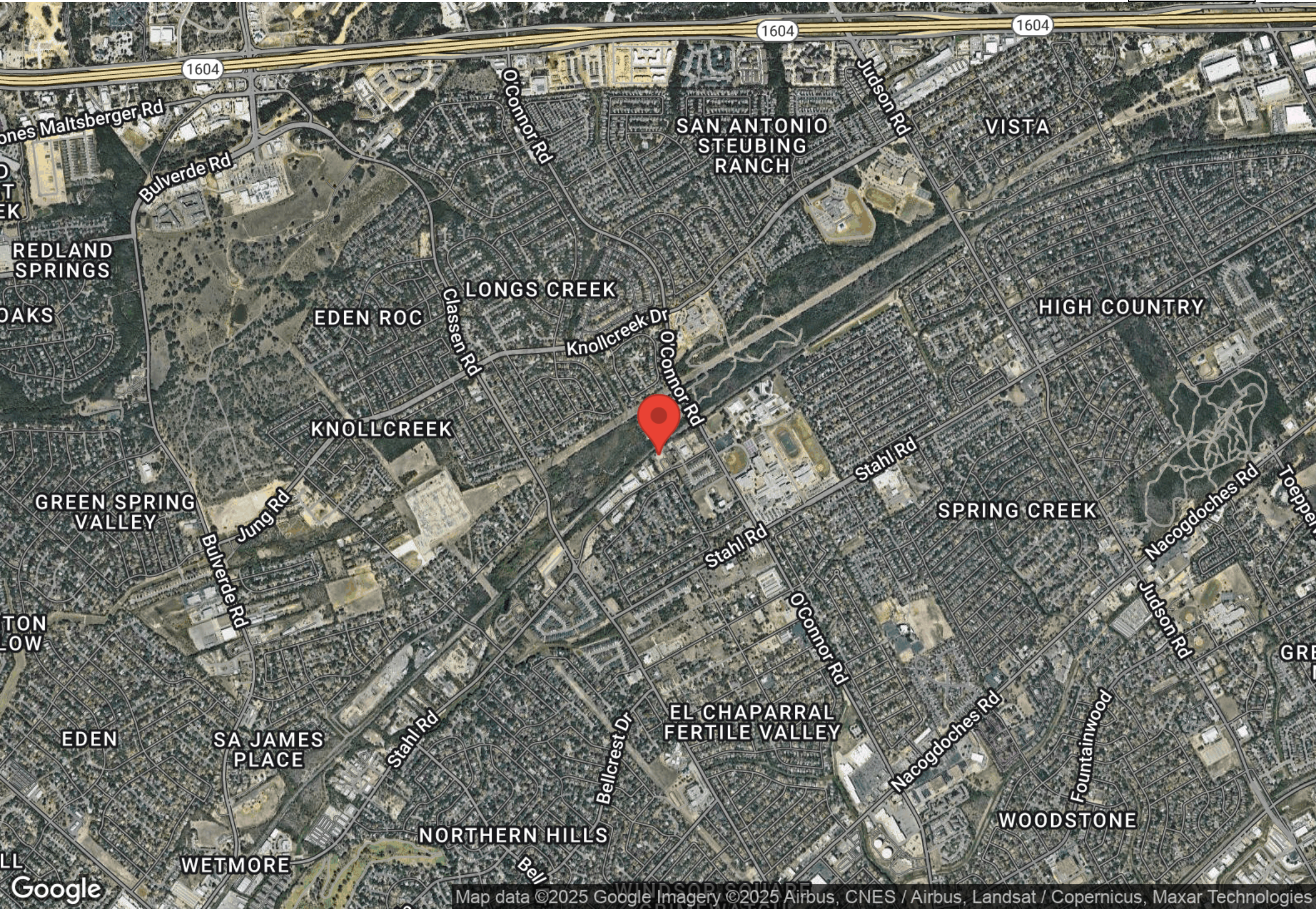
Legend

 4945 N. Stahl Park



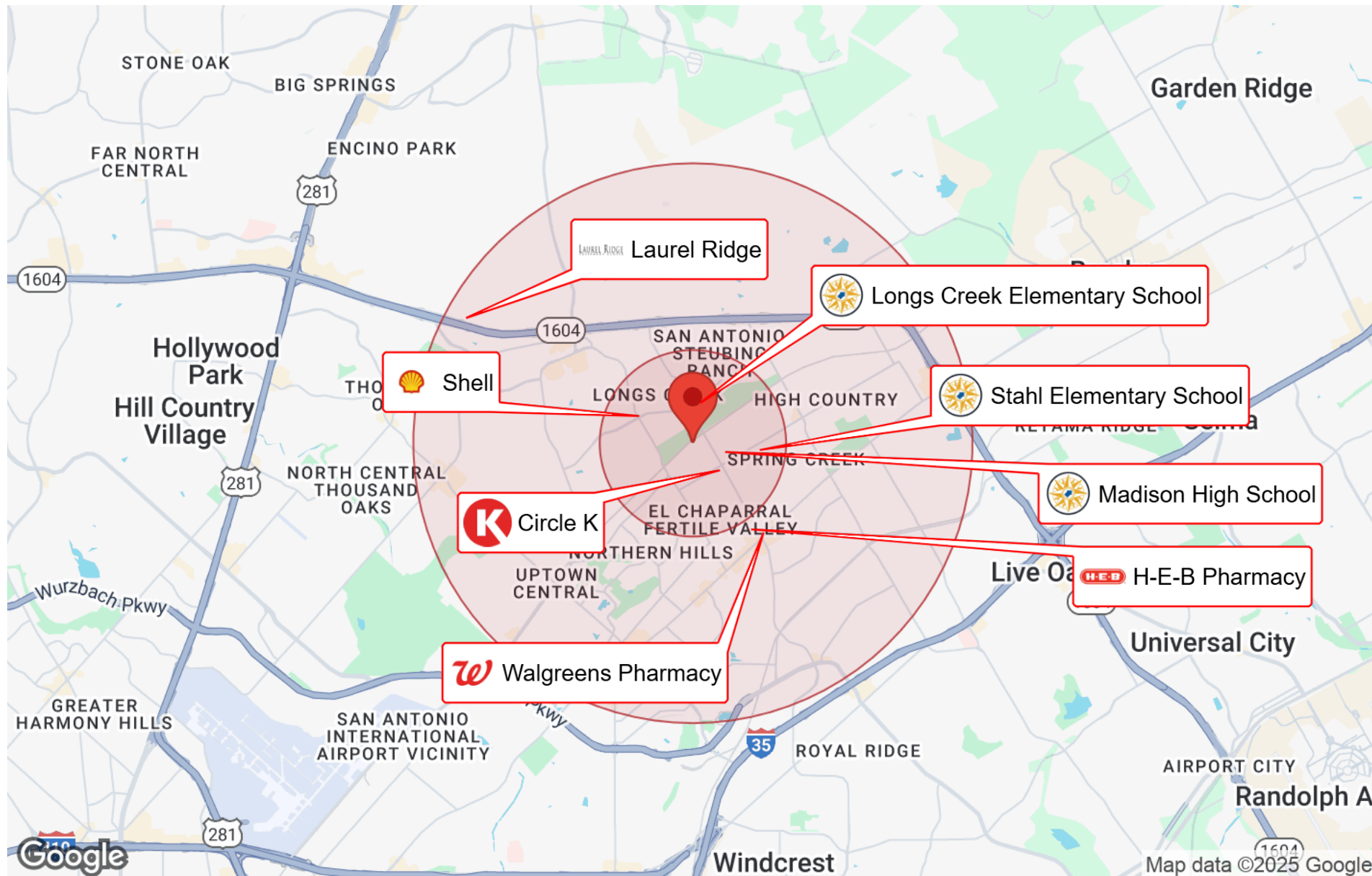
AERIAL MAP

4945 NORTH STAHL PARK



BUSINESS MAP

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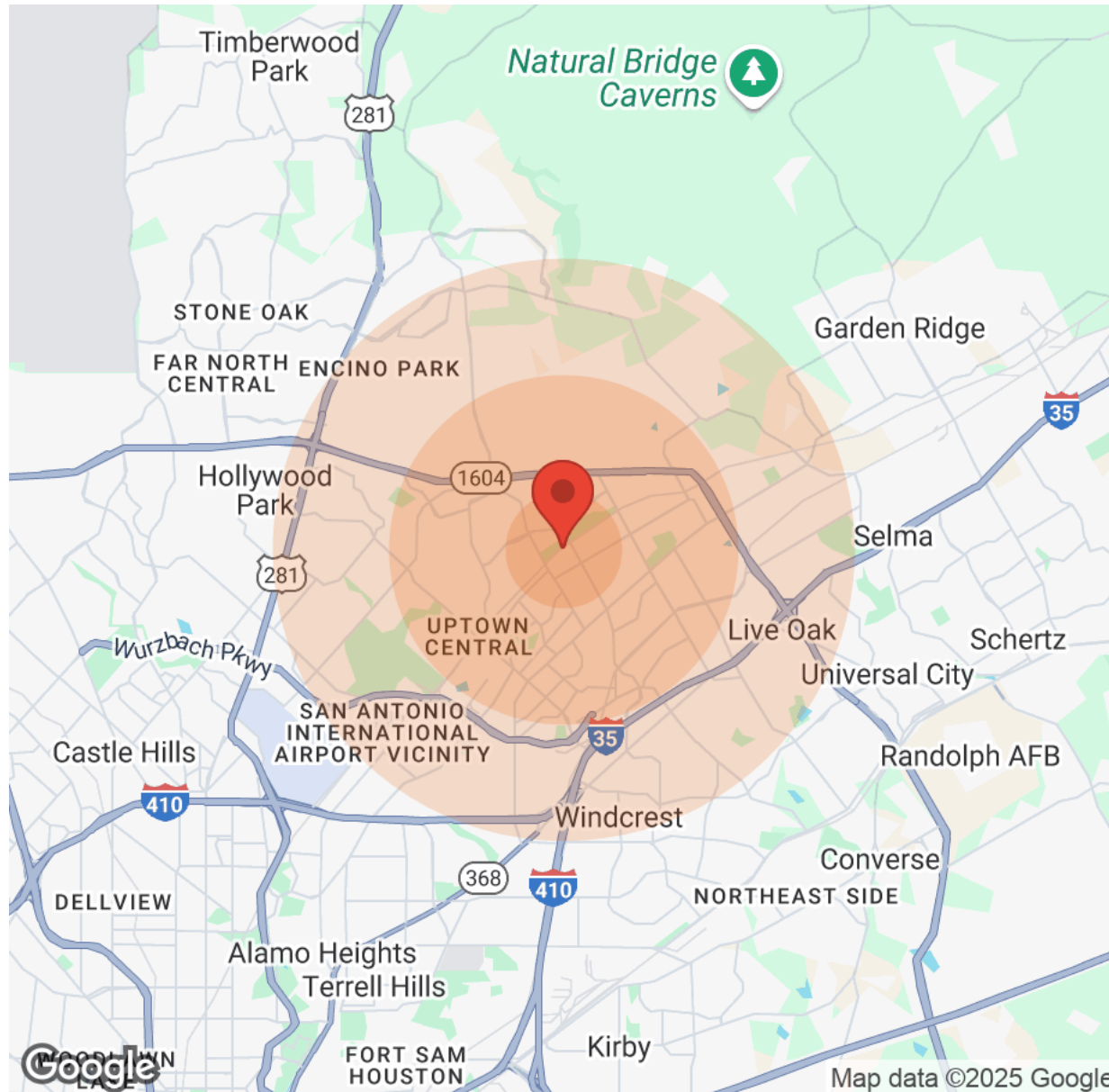
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DEMOGRAPHICS

4945 NORTH STAHL PARK



Population	1 Mile	3 Miles	5 Miles
Male	8,877	43,764	100,418
Female	9,185	46,105	106,309
Total Population	18,062	89,869	206,727

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,052	19,347	42,073
Ages 15-24	2,734	12,943	27,837
Ages 25-54	7,803	36,389	82,886
Ages 55-64	2,029	10,765	25,526
Ages 65+	1,444	10,425	28,405

Race	1 Mile	3 Miles	5 Miles
White	13,864	70,607	160,337
Black	1,082	5,494	15,716
Am In/AK Nat	34	124	363
Hawaiian	5	26	125
Hispanic	8,028	39,555	83,810
Multi-Racial	5,468	24,288	50,892

Income	1 Mile	3 Miles	5 Miles
Median	\$66,663	\$64,130	\$58,706
< \$15,000	238	1,947	6,170
\$15,000-\$24,999	452	2,265	6,726
\$25,000-\$34,999	743	2,879	7,483
\$35,000-\$49,999	895	4,453	11,777
\$50,000-\$74,999	1,386	7,776	17,502
\$75,000-\$99,999	1,119	6,236	13,608
\$100,000-\$149,999	966	5,362	11,923
\$150,000-\$199,999	197	1,030	3,326
> \$200,000	161	504	1,771

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,499	34,967	87,134
Occupied	6,294	33,448	82,036
Owner Occupied	5,077	25,141	54,800
Renter Occupied	1,217	8,307	27,236
Vacant	205	1,519	5,098

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DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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