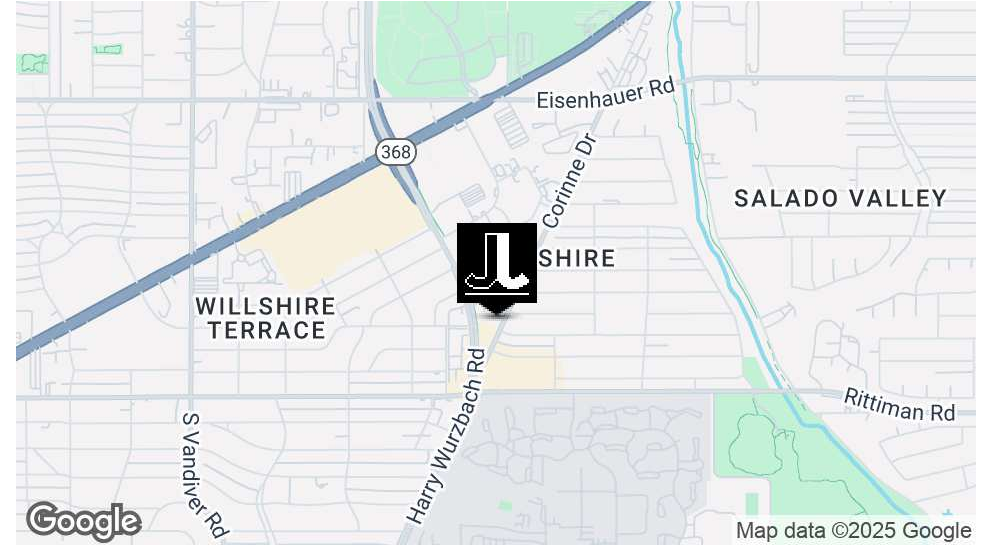




For Lease



OFFERING SUMMARY

| | |
|----------------|-------------|
| Lease Rate: | \$4000 |
| Type: | \$3 NNN |
| Building Size: | 3,258 SF |
| Available SF: | 3,258 SF |
| Lot Size: | 0.38 Acres |
| Year Built: | 1974 |
| Zoning: | C-3 R |
| Market: | San Antonio |
| Submarket: | Northeast |

PROPERTY OVERVIEW

This versatile space offers a 2538 sf clear span storage warehouse with a 12'9" minimum clear height, complemented by a 720sf private office for added convenience.

PROPERTY HIGHLIGHTS

- Great location nestled among City of Terrell Hills, Fort Sam Houston and the neighborhoods of Terrell Heights and Wilshire with convenient access to Loop 410 North and I-35
- Fully Paved yard space.
- Fully fenced with controlled access.
- Covered parking
- 1293sf metal structure with 15' clear heights closed on 3 sides
- Contiguous property facing Harry Wurzbach also available. Additional 8100 sf office/retail with storage on .3 acres.

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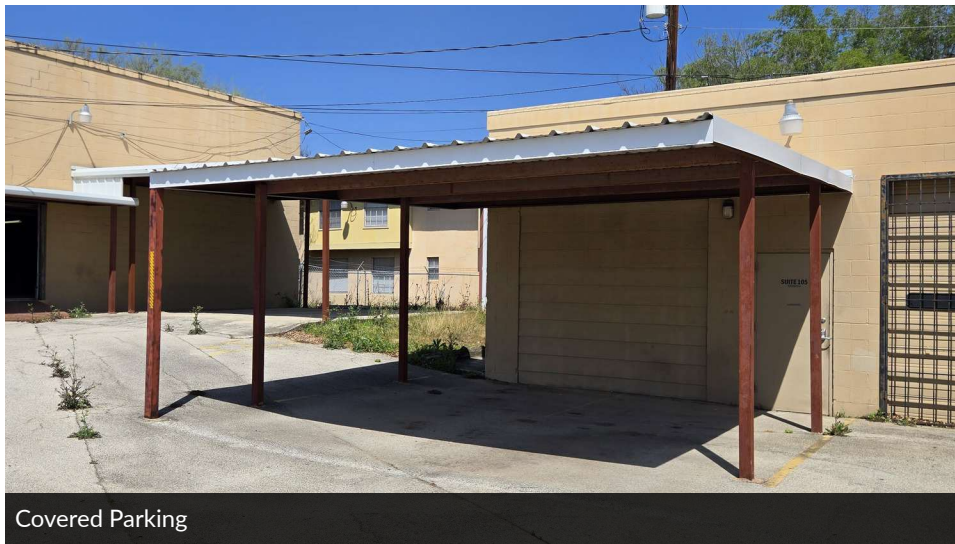
Property



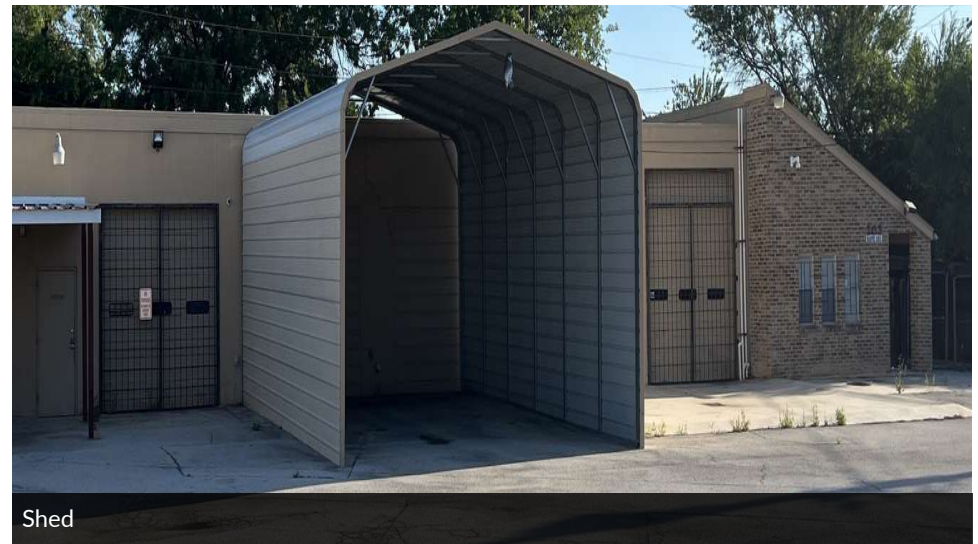
Warehouse



Office



Covered Parking



Shed

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Warehouse



Paved parking lot



Warehouse



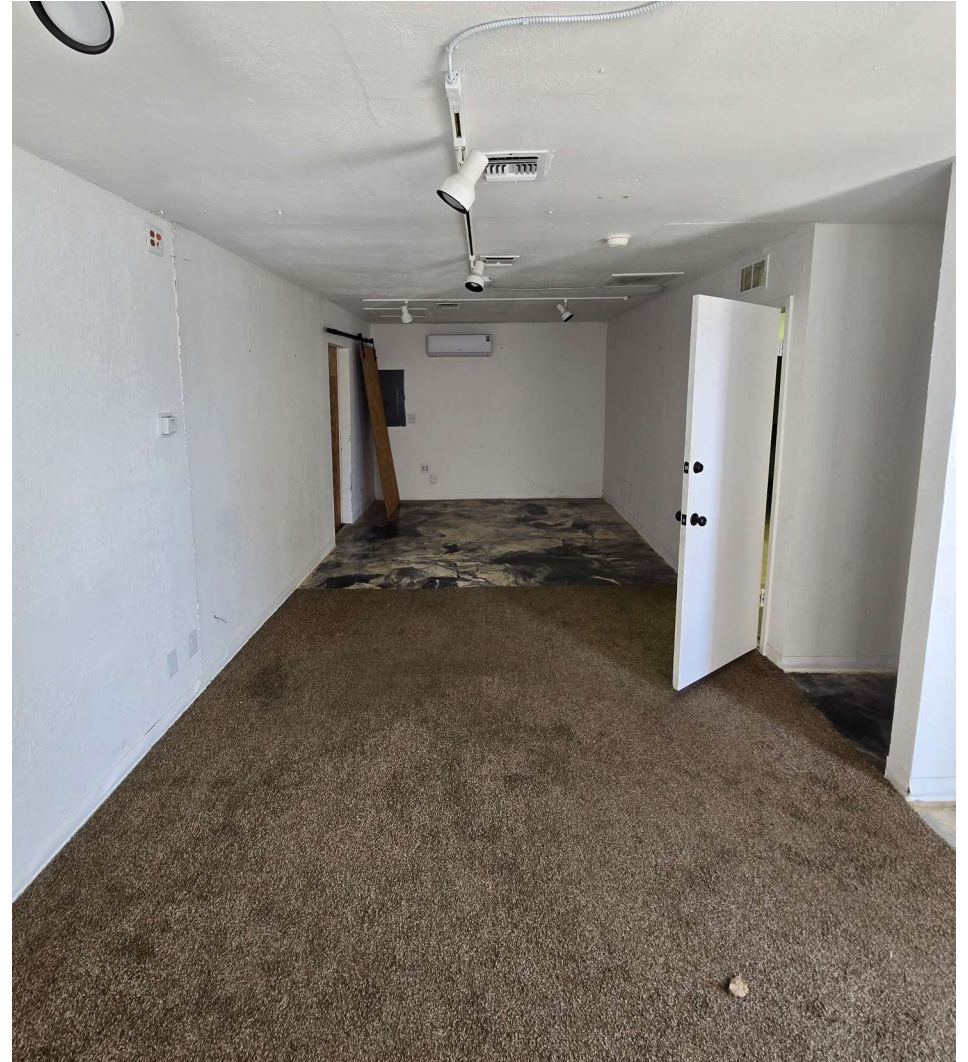
Controlled access.



Private office



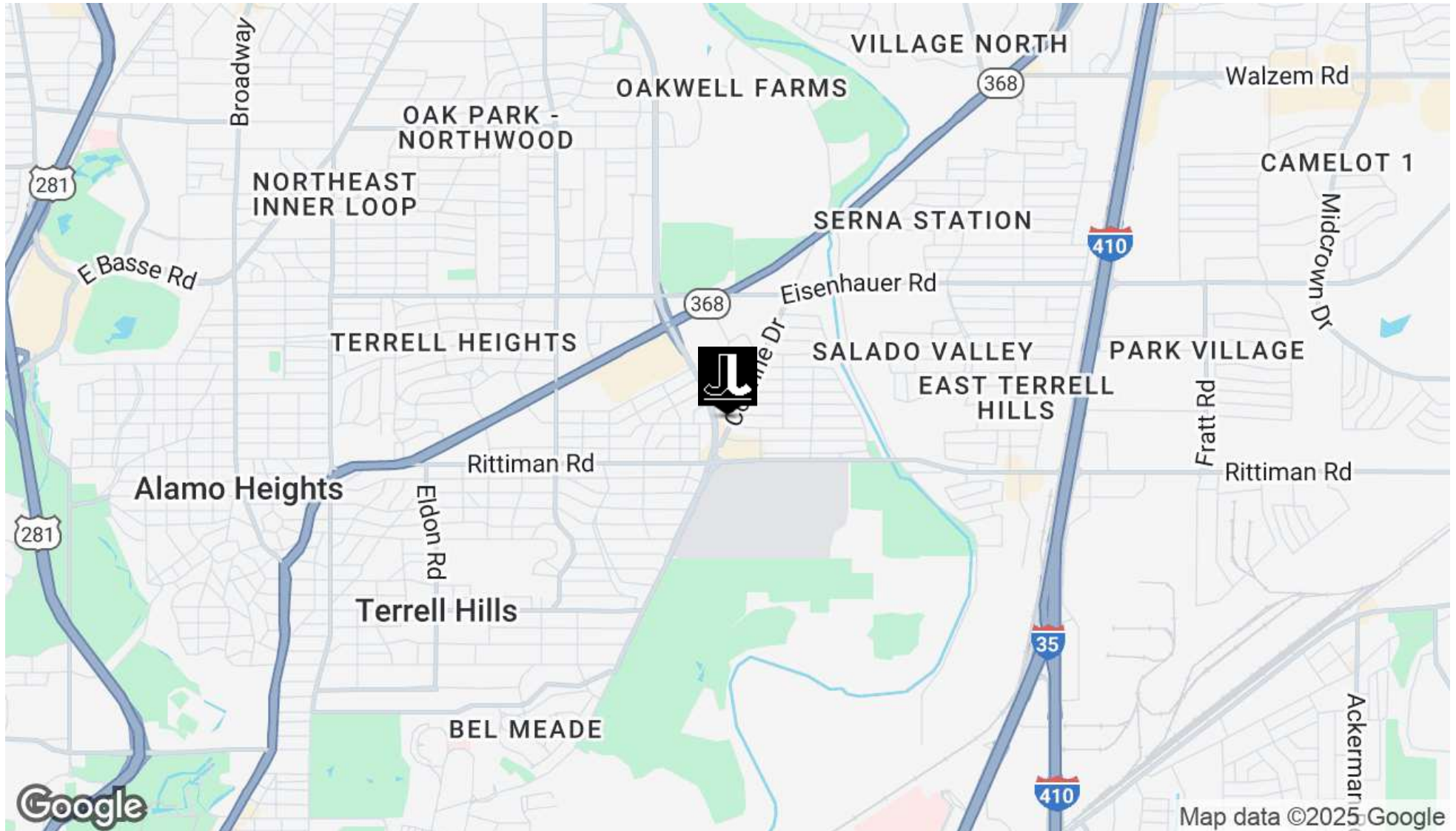
Exterior



Interior



Location Map

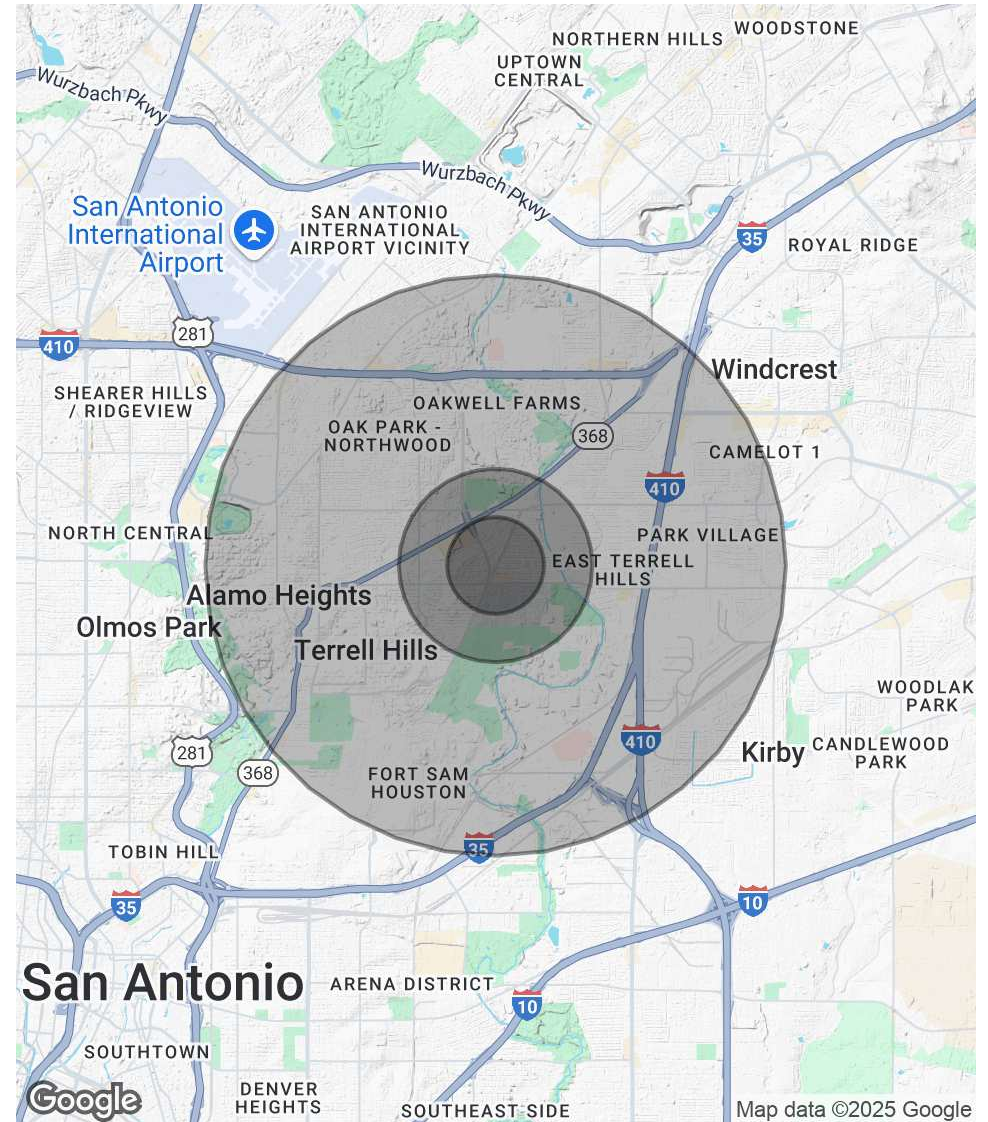




Demographics Map & Report

| POPULATION | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,574 | 11,764 | 92,479 |
| Average Age | 39 | 39 | 40 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 40 | 40 | 41 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 3 MILES |
| Total Households | 1,919 | 4,873 | 37,637 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$67,696 | \$85,301 | \$102,888 |
| Average House Value | \$320,554 | \$361,110 | \$418,547 |

Demographics data derived from AlphaMap





Contact Info



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PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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