

For sale

Former T-Mobile Switch Facility
217 Warren Street
San Antonio, TX 78212

Building Size: 14,766 SF
Site Size: 0.907 Acres



JLL Portfolio Disposition Services

Pierce Owens
Senior Vice President
DispositionServices@jll.com
+1 (844) 280 3247

Donna Kolius
Executive Vice President

Lucas de la Garza
Associate Broker

State Licensee

Lisa Mittel
Senior Vice President

For sale

Former T-Mobile Switch Facility



217 Warren Street
San Antonio, TX 78212

List Price: \$1,125,000



Building Specifications:

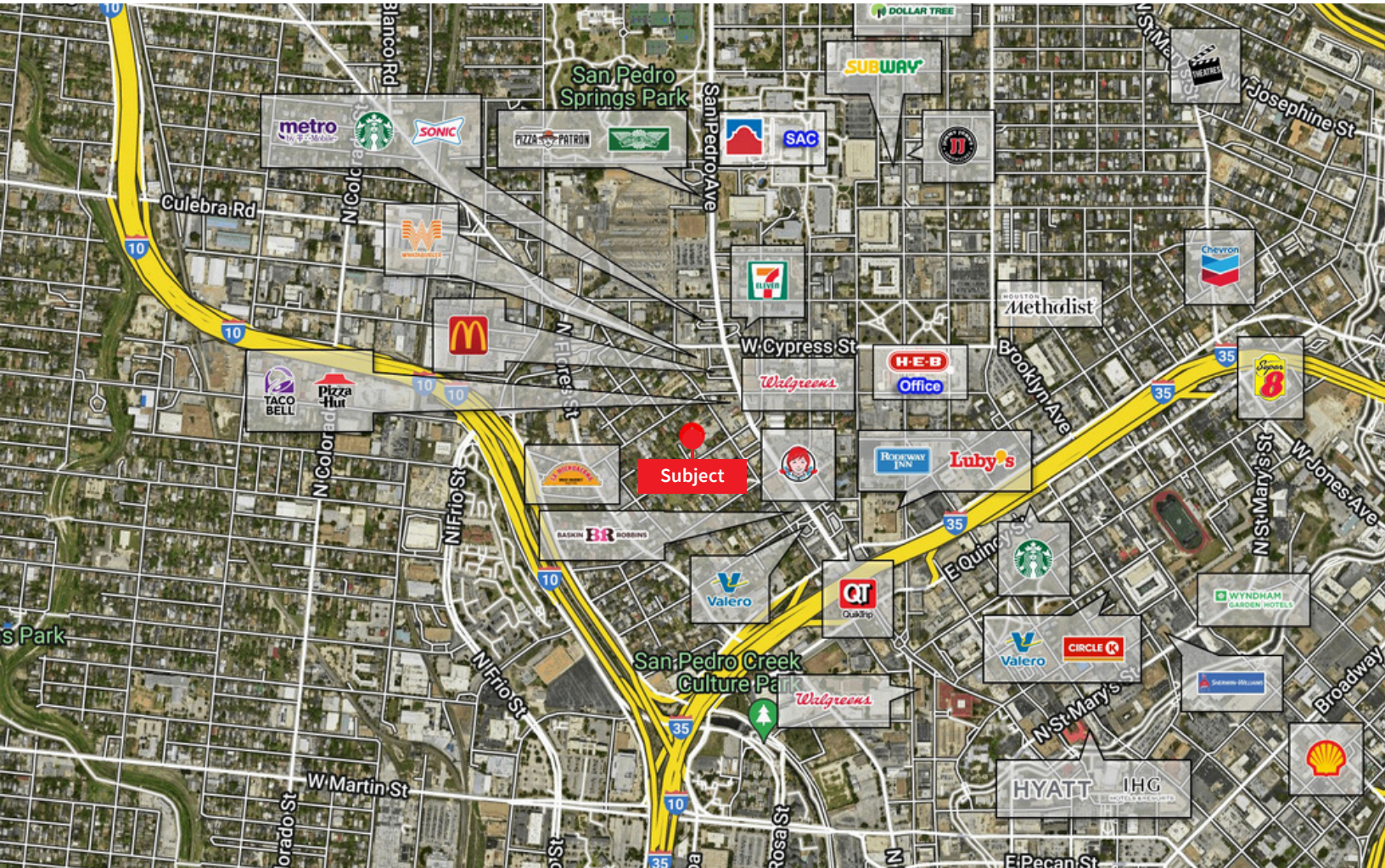
- Building SF: +/- 14,766 SF
- Site Size: 0.907 Acres
- Parking: 18-20 Spaces
- Year Built: 1980
- Type Construction: Concrete
- Maximum Ceiling Height: +/- 18'
- Number of Docks: None
- Number of Overhead Doors: 1
- Number of Ramps: 1
- Zoning Designation: O-1
- Sprinkler System: Wet Pipe
- Condition: Seller to remove servers, racks, batteries, and cabinets, otherwise "As-Is"
- Decommission Date: 5/1/2024
- Personal Property to Remain: Generator, HVAC, ATS, Fire Safety

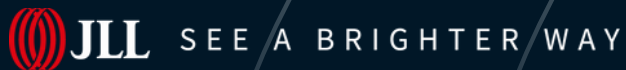
Property Highlights:

- Security includes fully fenced perimeter and reinforced barbed wire.
- Spacious yard can accommodate ± 20 vehicles. Perfect for securely storing vehicles, equipment, inventory or supplies.
- Strategically located near both I-35 and I-10 for easy access and efficient transportation.

Electrical and Cooling Specifications:

- # of Cabinet Positions Possible: 403
- Commercial AC Capacity from Utility to Main Service Board: 2000 Amps, single 480V line
- Generator Capacity: 1500 KW, N Redundancy
- HVAC: Condenser based
- Cooling Capacity: 240 gross tons, N+1 configuration
- # of LTE enodeB Connections Terminating at Site: +/- 252
- Property is expandable from a server space, power and cooling perspective.





About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

JLL Portfolio Disposition Services

Pierce Owens

Senior Vice President
DispositionServices@jll.com
+1 (844) 280 3247

Donna Kolius

Executive Vice President

Lucas de la Garza

Associate Broker

State Licensee

Lisa Mittel

Senior Vice President