

# CENTRO

PROPERTIES



FOR LEASE OFFERING

## VISTA VERDE INDUSTRIAL

716 S. FRIO ST., SAN ANTONIO TX, 78207

## About the Building

35,612 Sf building on a 1.58-acre site at the corner of S. Frio and San Fernando St. in San Antonio, TX. The Subject sits in an established industrial corridor, has excellent frontage, strong traffic counts and is easily accessible via Interstate 35.

## Executive Summary

Suite Size: 7,330 Sf

Industrial Space: 6,042 Sf

Office Space: 1,288

Former Tenant: XL Parts

65' Dedicated Dock Well Available

Clear Heights: Eave from 22'-26'

Frontage: 364' along S. Frio

Year Built: 1979

Property Type: Industrial

Zoning: C-3 N/A

Parking: Shared

Pricing: \$9/Sf+NNN

Term: 3-10 Years

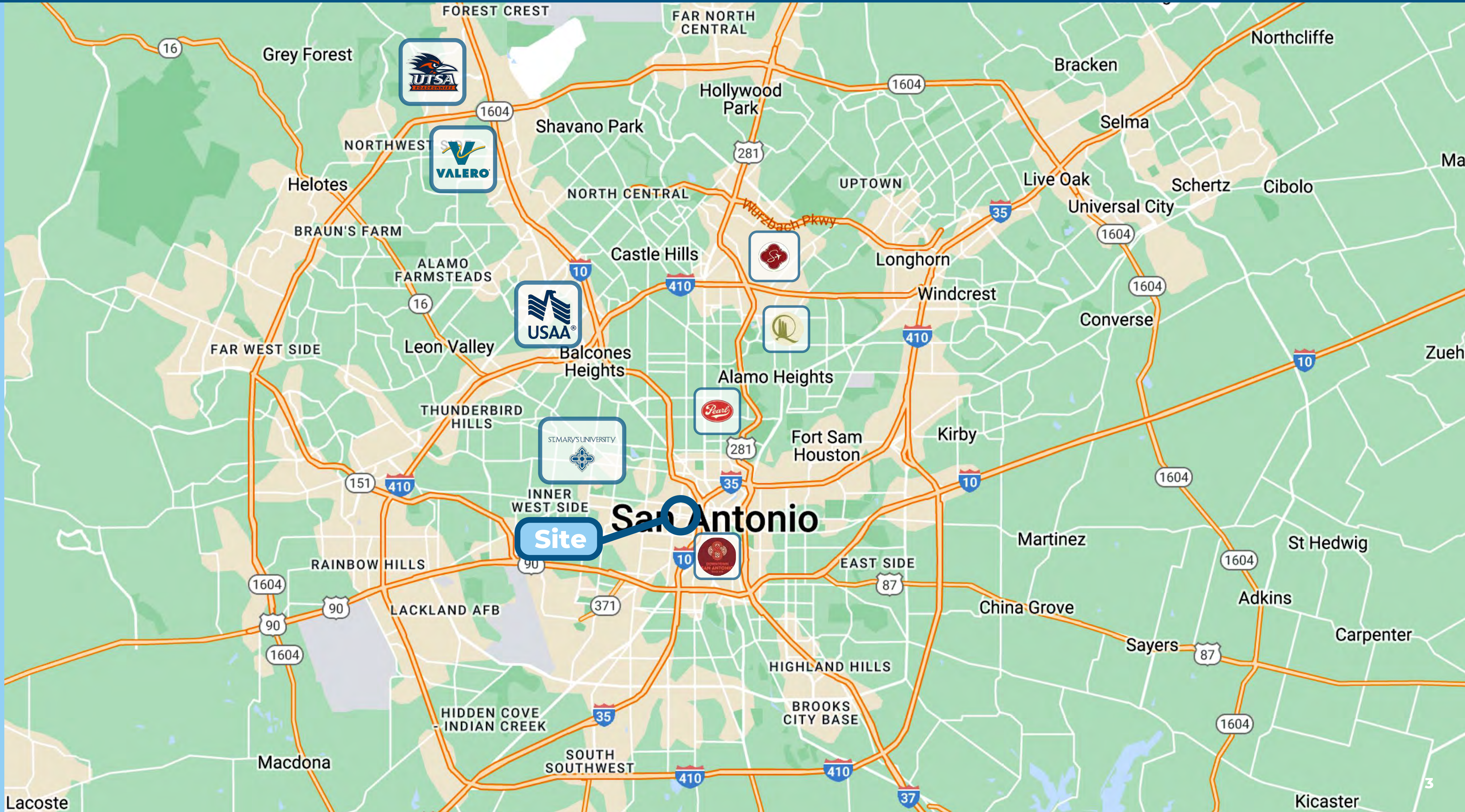
## Proximate Businesses



RUBY CITY



San Antonio City Aerial



Downtown Aerial



Site

IRON MOUNTAIN

VIA

UTSA  
ROADRUNNERS

U.S Federal  
Courthouse

ENERGY  
SOFLO

H-E-B Grocer  
Headquarters



Southtown

Frost

WESTON  
CENTRE

Jefferson  
Bank

Travis  
Park

THE  
RIVERWALK  
SAN ANTONIO  
TEXAS

La VILITA

The ALAMO

HENRY B. GONZÁLEZ CONVENTION CENTER

Hemisfair

ALAMODOME

281

INTERSTATE  
35

Site Aerial



**Frost  
Bank HQ**

**Tower Life  
Building**

**Tower of the  
Americas**

**Inspire  
Apartments**

**UTSA School of  
Data Sciences**

**AlamoDome**

**H-E-B  
Headquarters**

**Double Tree  
Hotel**



**Site**

**Future UTSA  
Downtown Campus**

**West End  
Lofts**

**Medina St.**

**El Paso St.**

**S. Frio St.**

Exterior



Exterior



Exterior





Exterior



Exterior



Interior

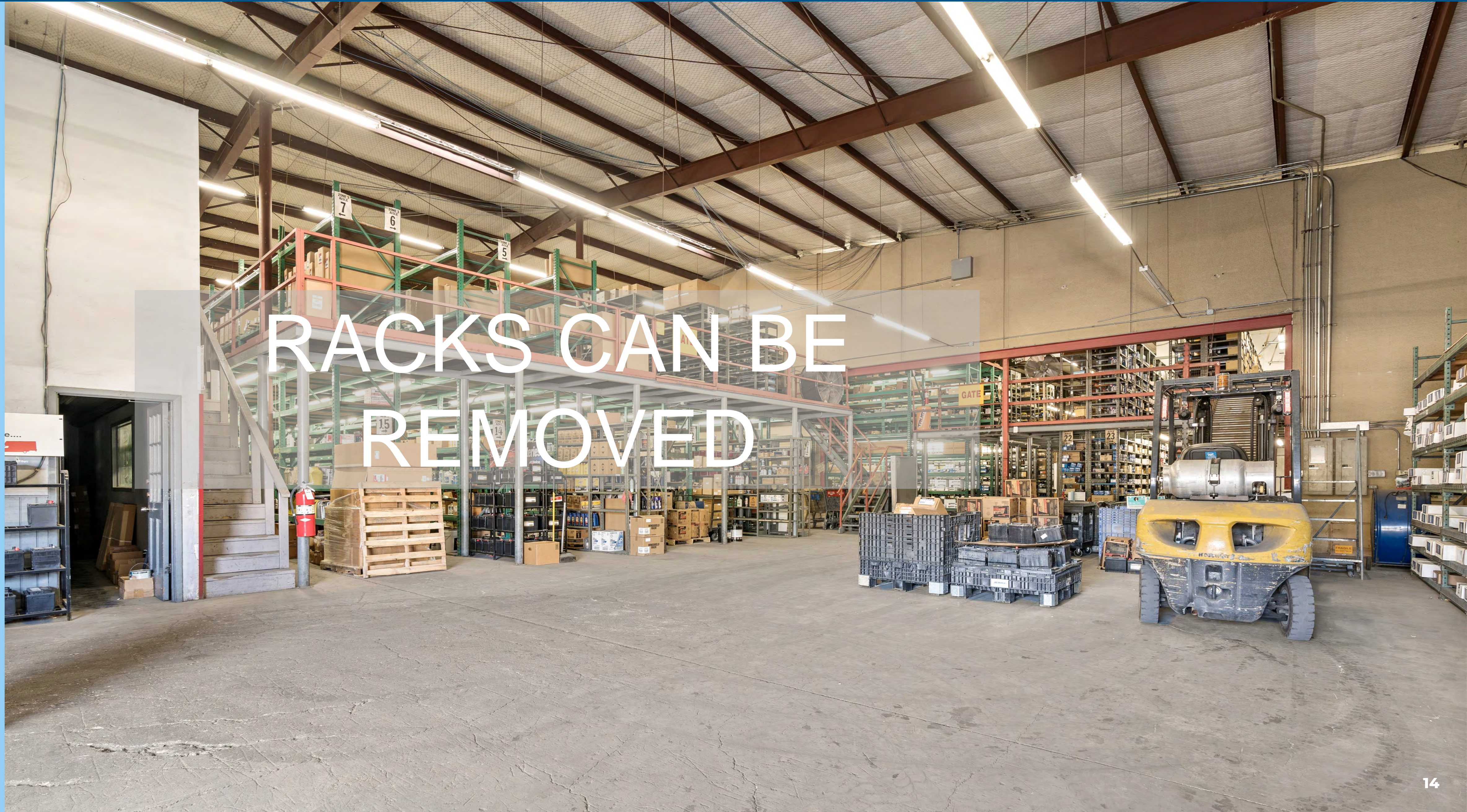


Interior



Interior

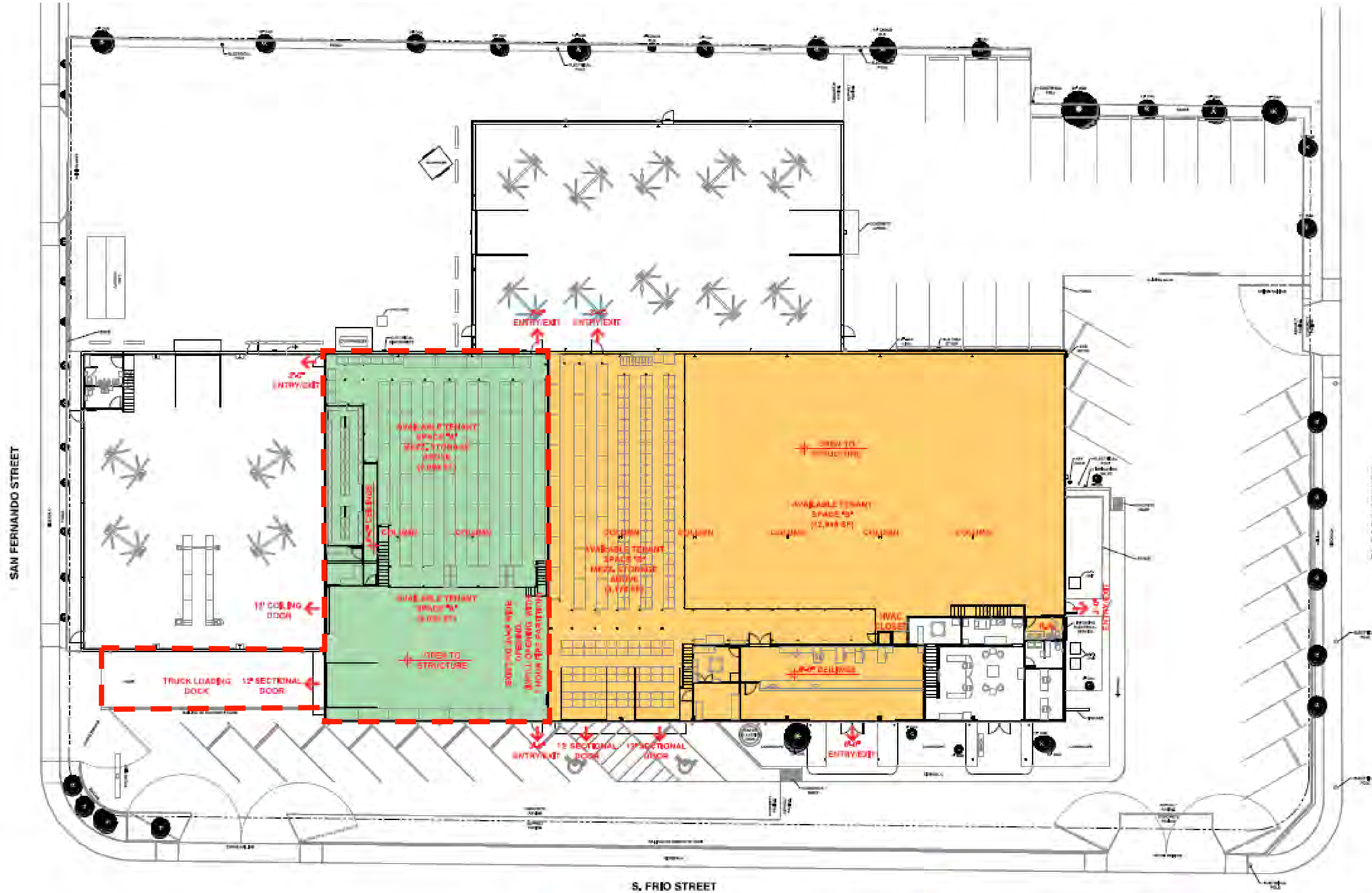
RACKS CAN BE  
REMOVED



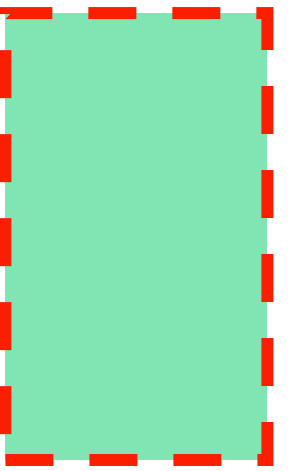
Interior



FLOOR PLAN



Available



1 EXISTING SITE PLAN  
SCALE 3/32" = 1'-0"

<p><b>AVAILABLE LEASE SPACE "A"</b></p> <p>1ST FLOOR 6,042 SF</p> <p>MEZZ, 2ND FLOOR 644 SF (OPTIONAL TO REMOVE)</p> <p>MEZZ, 3RD FLOOR 644 SF (OPTIONAL TO REMOVE)</p> <p>MEZZ, STORAGE ABOVE 3,066 SF</p>	<p><b>AVAILABLE LEASE SPACE "B"</b></p> <p>1ST FLOOR 12,918 SF</p> <p>MEZZ, STORAGE ABOVE 4,176 SF</p>	<p><b>NOTE: IF DESIRED LEASE SPACE A AND B CAN BE COMBINED AS A SINGLE LEASE</b></p>
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**Collin Newton | 210-268-9880 | [Collin@centroproperties.net](mailto:Collin@centroproperties.net)**

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# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

