

# FOR LEASE

414 LIVE OAK ST, SAN ANTONIO, TX 78202



**8,718 SF Flex Warehouse Suite on 0.41-Acres**

## ABOUT THE PROPERTY:

414 Live Oak St is a 8,718 SF industrial warehouse property on 0.41-acres situated in the Dignowity Hill historic district, a high-growth area located east of Downtown San Antonio. Tenants benefit from grade-level loading, minimal warehouse offices, and outside storage yard space. The property's strategic location offers quick access to I-37, US-281, and I-35, ensuring easy connectivity to San Antonio's major thoroughfares.

## FEATURES:

- 8,718 SF industrial warehouse (incl. 2,758 SF office)
- Four (4) grade-level doors
- 14' clear height
- Minimal warehouse office
- Located in a major infill submarket
- Adjacent to St. Paul Square and the Alamodome
- Immediate access to I-37, US-281, and I-35



# PROPERTY HIGHLIGHTS

---



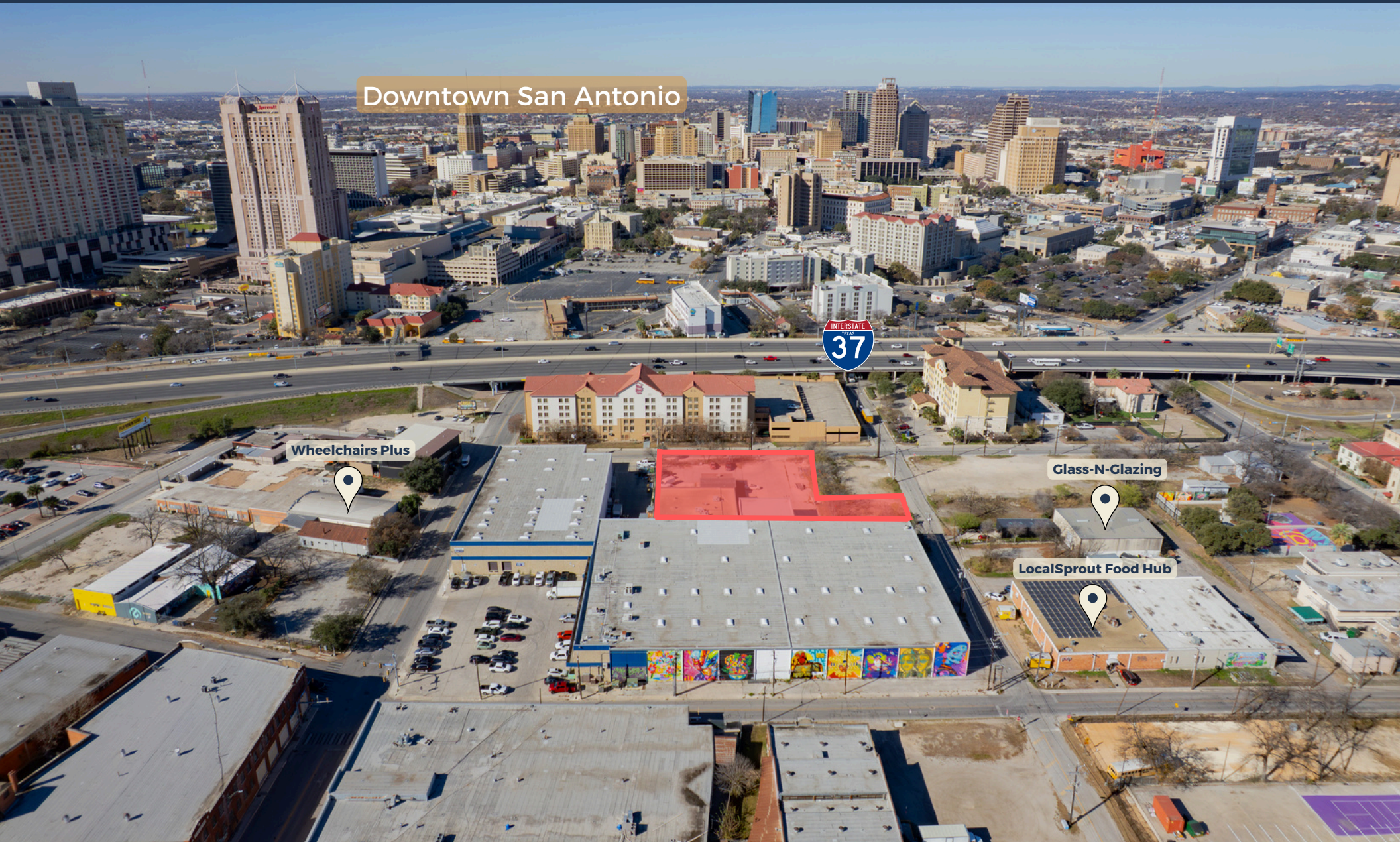


# AREA DETAILS & OVERVIEW





# AREA DETAILS & OVERVIEW



Downtown San Antonio

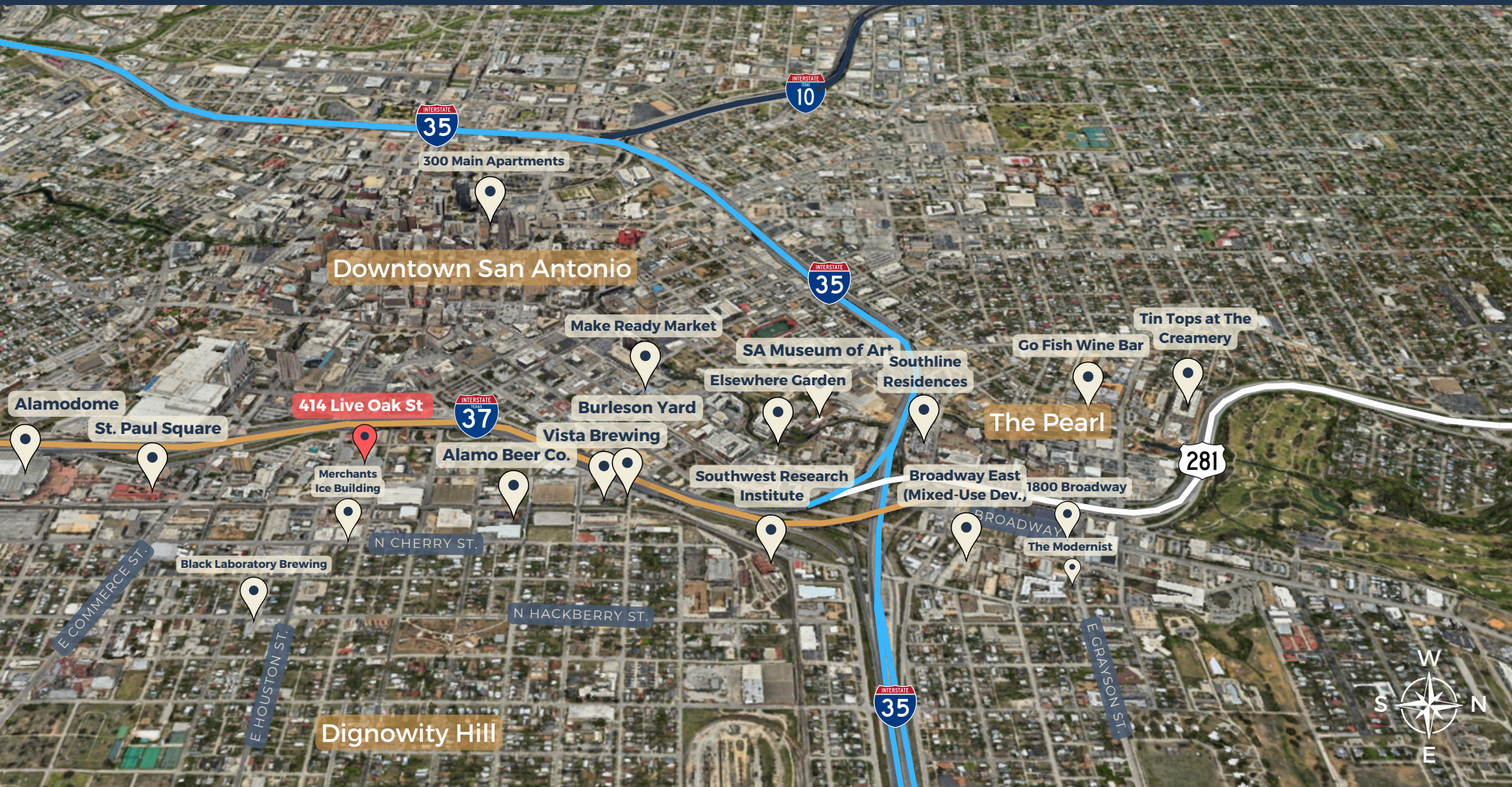
Wheelchairs Plus

Glass-N-Glazing

LocalSprout Food Hub



# AREA DETAILS & OVERVIEW



- 0.6 mi. to downtown San Antonio
- 1.5 mi to The Pearl
- 1.1 mi to The Alamo

The property is situated in close proximity to the local brewery scene and the developing neighborhood of Dignowity Hill, just east of downtown San Antonio.





CONTACT  
OUR TEAM



**Cullen Mills**  
Partner  
cmills@llanorealty.com  
(210) 926-5812



**Chris Moran**  
Associate  
cmoran@llanorealty.com  
(210) 951-5689