

# 1350 N COLORADO

San Antonio, TX 78207

## FULLY LEASED FLEX/INDUSTRIAL BUILDING FOR SALE

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**1350 N COLORADO**

# EXECUTIVE **SUMMARY**

## EXECUTIVE SUMMARY

1350 N Colorado is a fully leased flex building situated at the prominent corner of IH-10 and Colorado. This four-tenant property boasts high visibility, enhanced by an updated pylon sign, and offers easy accessibility. Its strategic location near the Central Business District (CBD) and major highways IH-10, IH-35, and IH-37 makes it an ideal choice for service-oriented businesses seeking convenience and connectivity. This is an excellent opportunity for an investor seeking a stabilized flex asset with a Weighted Average Lease Term (WALT) of 7.27 years and recent property upgrades.

### 1350 N COLORADO

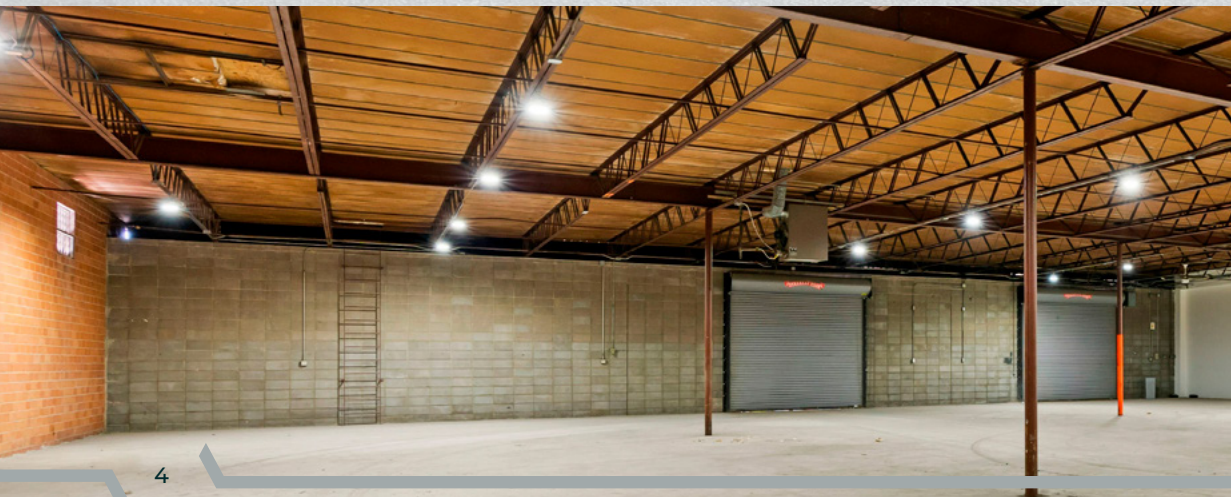
1350 N COLORADO ST., SAN ANTONIO, TX 78207

PERCENT LEASED	100%	CLEAR HEIGHT	12'
RENTABLE AREA	27,044 SF	YEAR BUILT	1959
ACREAGE	1.03	PARKING	± 49 SPACES
ZONING	I-1	LOADING	GRADE LEVEL

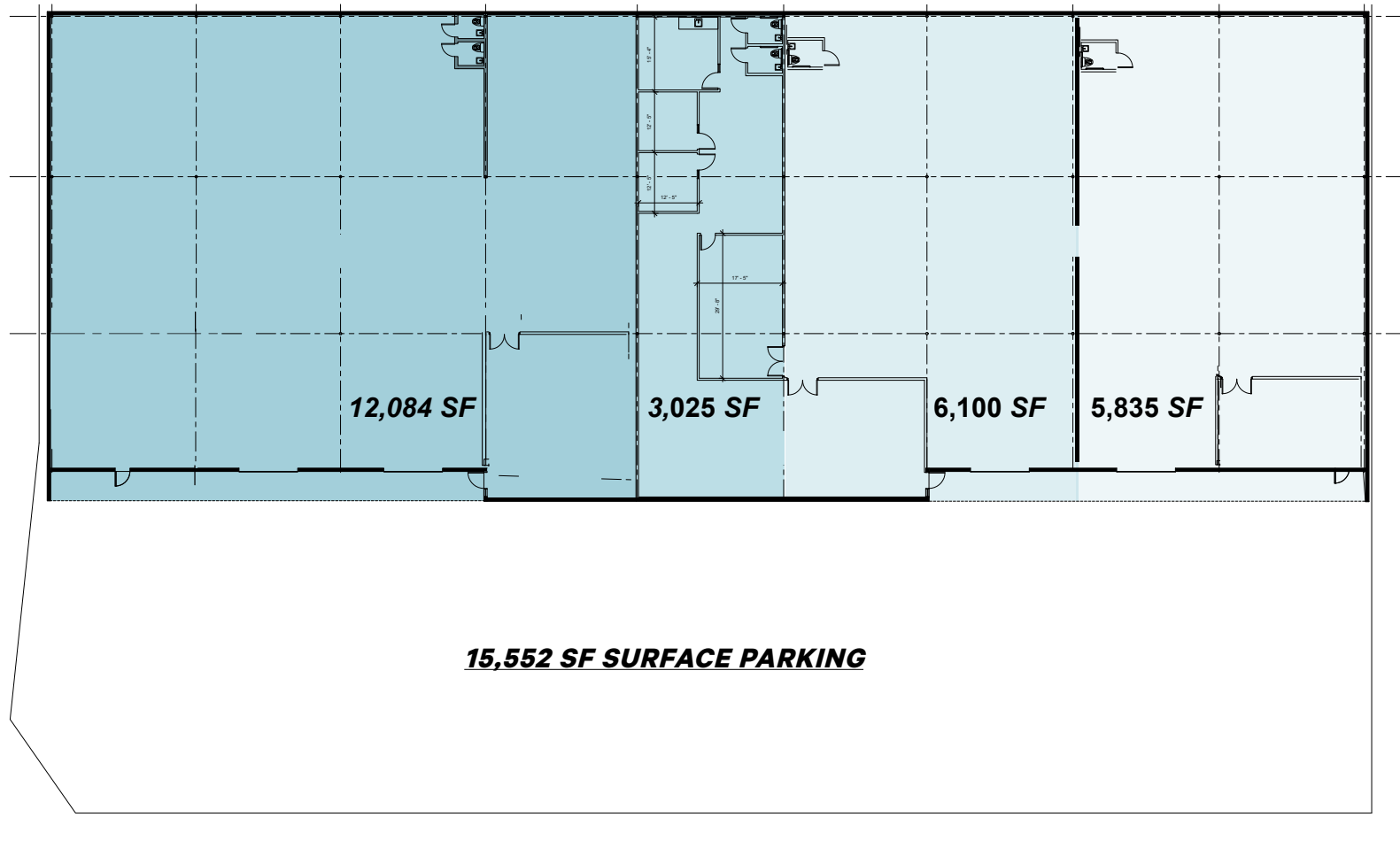
## PROPERTY HIGHLIGHTS

- ✓ 100% LEASED
- ✓ WALT: 7.27 YEARS
- ✓ MULTI-TENANT (4 TENANTS)
- ✓ PROPERTY UPGRADES
  - + PARKING LOT
  - + EXTERIOR PAINTING
  - + DEMISING WALL
  - + LED LIGHTS
  - + NEW RESTROOMS
  - + PYLON SIGN UPDATES
  - + HVAC IMPROVEMENTS

CAP RATE: 8.10%



# FLOOR PLAN



W Poplar St

N Colorado St

Legend  
1/8" = 1'-0"

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**1350 N COLORADO**

**FINANCIAL OVERVIEW**

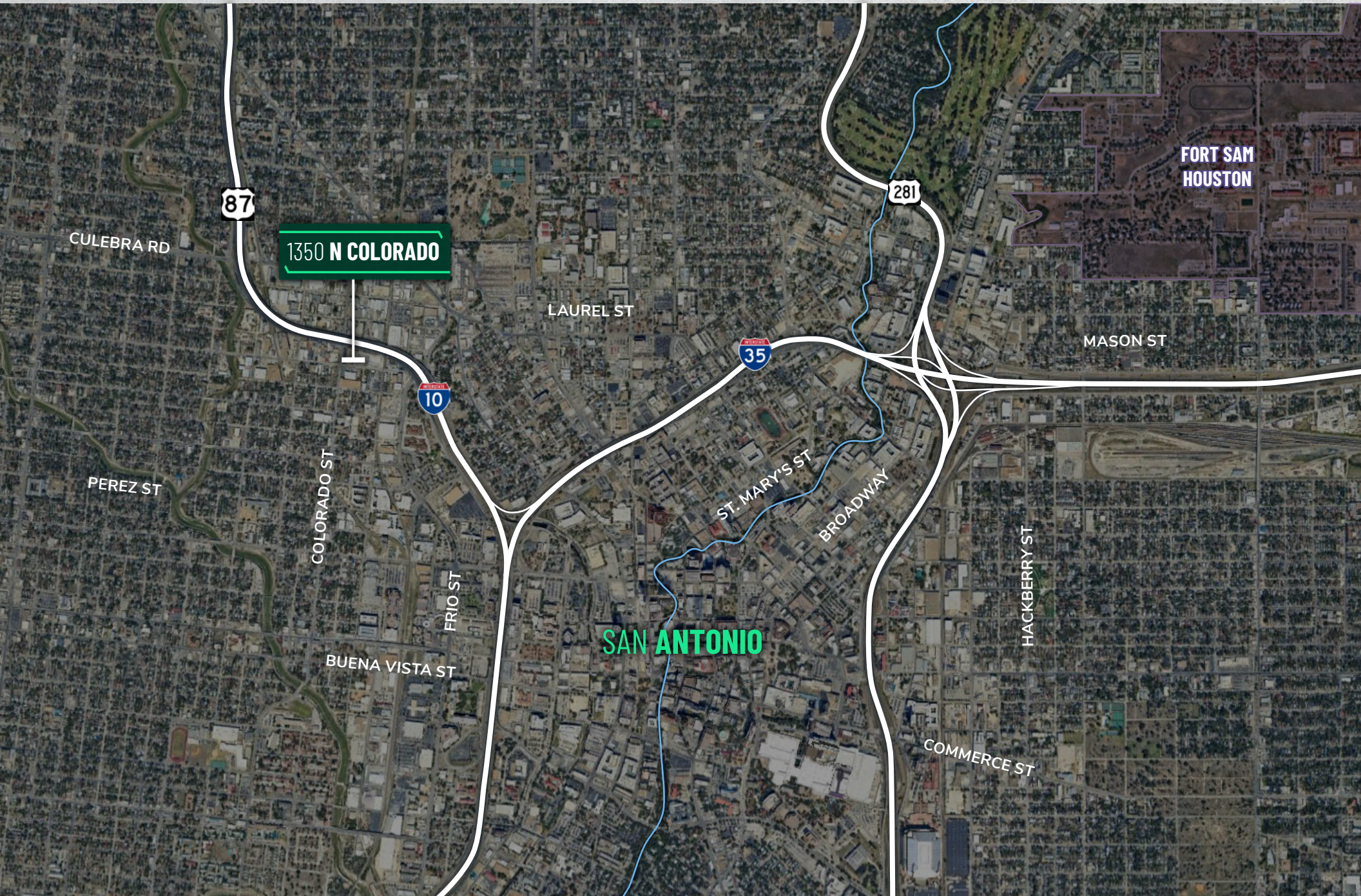
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**1350 N COLORADO**

**LOCATION**



LOCATION MAP



1350 N COLORADO

87

281

35

10

CULEBRA RD

1350 N COLORADO

LAUREL ST

FORT SAM HOUSTON

MASON ST

PEREZ ST

COLORADO ST

ST. MARY'S ST

BROADWAY

HACKBERRY ST

FRIO ST

SAN ANTONIO

BUENA VISTA ST

COMMERCE ST



## ADDITIONAL OPPORTUNITY FOR PORTFOLIO PURCHASE



6910 NE Loop 410 is a premier stabilized multi-tenant industrial/flex asset that presents a unique investment opportunity. This property boasts a stable tenant mix and significant upside potential with below-market rents. Recently, the property underwent extensive renovations to enhance its functionality and appeal. Strategically located with direct access to Loop 410 and conveniently connected to major transportation routes, including Interstate 35 and Interstate 10, 6910 NE Loop 410 is an ideal hub for service, logistics and distribution businesses. Additionally, the limited supply of similar properties with small bay space and a constrained construction pipeline for this product type further enhance its value, making it a highly attractive asset for investors seeking a robust and reliable income stream.

## PROPERTY HIGHLIGHTS

- ✓ 52,120 SF
- ✓ 96% OCCUPIED
- ✓ WALT: 2.75 YEARS
- ✓ BELOW-MARKET RENTS
- ✓ \$3.1M IN RECENT RENOVATIONS
  - + ELECTRICAL: TRANSFORMERS, METER LOOP, WIRING
  - + HVAC
  - + OFFICE FINISH OUT
  - + DOORS
  - + UNDERGROUND UTILITIES
  - + MAJORITY OF THE INSULATION
  - + ½ OF THE STRUCTURAL STEEL
- ✓ VARIETY OF SUITE CONFIGURATIONS AND SIZES



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CONTACT BROKER ABOUT ADDITIONAL OPPORTUNITY FOR PORTFOLIO PURCHASE



**410 SERVICE CENTER**

6910 NE Loop 410, San Antonio, TX 78219

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