

FOR SALE

15279 BULVERDE RD, SAN ANTONIO, TX 78247



100% Leased Industrial Outdoor Storage Property

ABOUT THE PROPERTY:

15279 Bulverde Rd is a 14,075 SF industrial outdoor storage property located in the rapidly growing north-central area of San Antonio. The site encompasses 2.39 acres and is fully fenced, featuring both dock-high and grade-level loading access, with convenient proximity to Loop 1604.

FEATURES:

- 14,075 SF industrial warehouse
- 2.39-acre site
- Fenced yard space
- Dock-high and grade-level loading
- High growth location with high barrier to entry
- Quick access to Loop 1604

AREA OVERVIEW



2.39-Acre Site

LOOP
1604

BULVERDE RD = 15,000 VPD

EXTERIOR HIGHLIGHTS



INTERIOR HIGHLIGHTS



INVESTMENT OVERVIEW

| | |
|------------------|---|
| Premises | 14,075 SF |
| Occupancy | 100% |
| Year 1 NOI | \$182,130.50 |
| Lease Expiration | Sep 30, 2029 |
| Rent Increases | 3.50% |
| Lease Type | NNN |
| Tenant | Lonestar Equipment Solutions <small>(Guaranteed by Lonestar Electric Supply parent entity)</small> |
| Market Rent | \$16.00 PSF NNN |



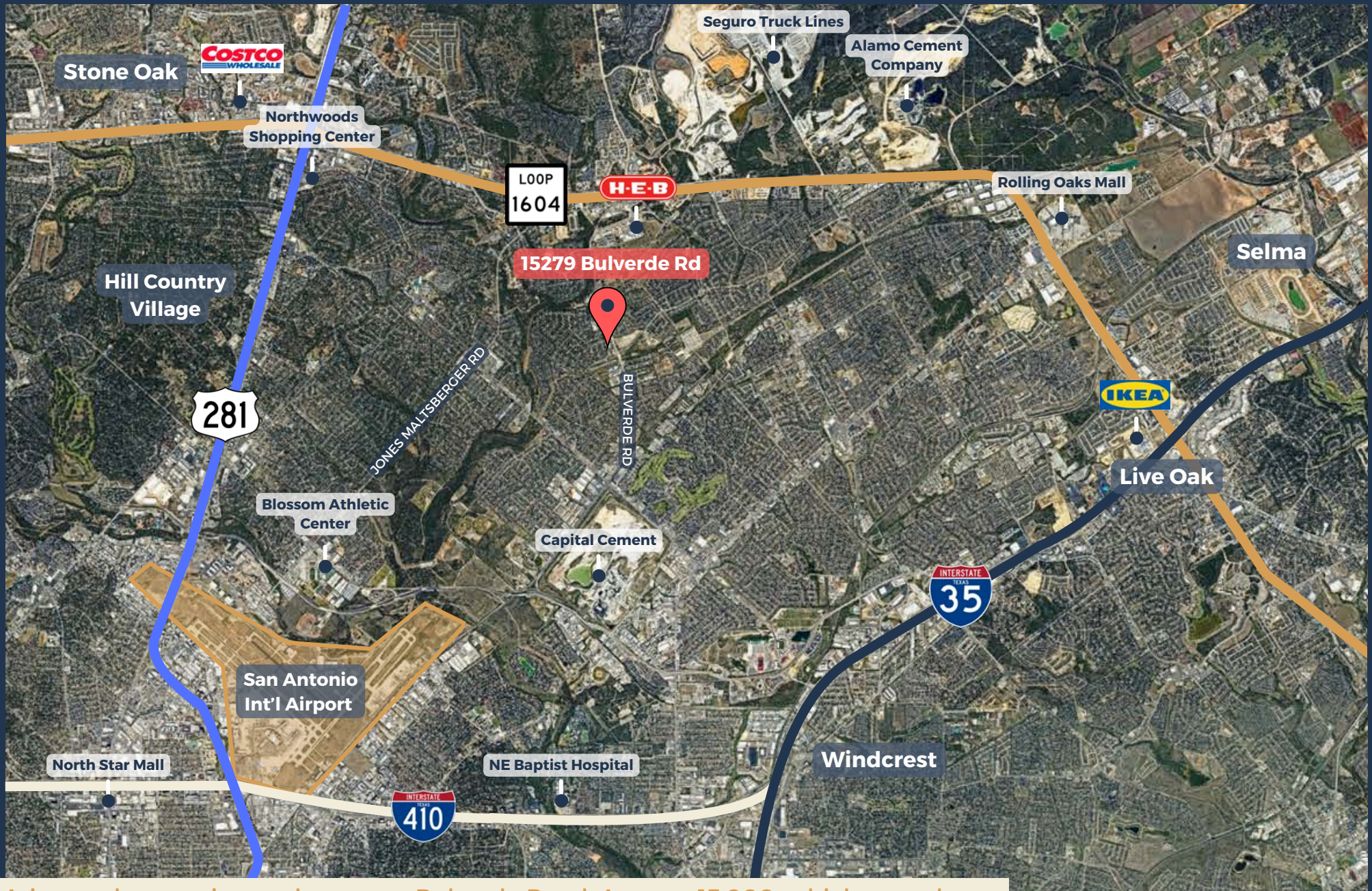
“Founded in 2015, Lonestar Electric Supply is a local, independently owned and operated wholesale distributor of electric supplies. With a thriving culture and flattened business model, Lonestar’s top priority is unique and creative problem solving – which paved the way for explosive growth throughout Texas and the surrounding states. Immediate, early success led to the growth under the Lonestar umbrella and the creation of Lonestar Equipment Solutions, Lonestar Integrated Solutions and Lonestar Electric Industrial Supply.”

**According to <https://www.lonestarelectricsupply.com>*

FLOOR PLAN



AREA OVERVIEW



*Major road expansion underway on Bulverde Road; Approx. 15,000 vehicles per day



CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Colin McLellan
Partner
cmclellan@llanorealty.com
(210) 908-6345



Jake Esparza
Senior Associate
jesparza@llanorealty.com
(210) 874-5314