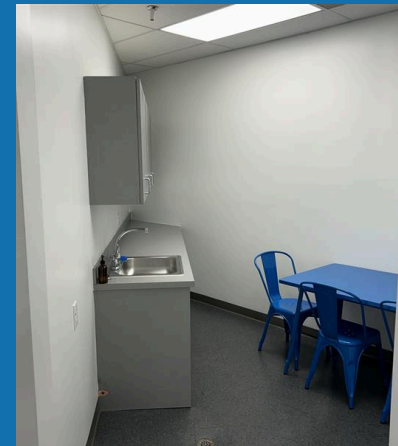


**9,380 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR LEASE
OR SALE**



4718 COTTON BELT DRIVE, SAN ANTONIO, TEXAS



PROPERTY FEATURES

- ▶ ±9,380 SF with ±3,000 SF of Office
- ▶ Six (6) Grade-Level Doors
- ▶ 16' Clear Height
- ▶ ±6,769 SF of Gated and Secured Yard Space
- ▶ Located in Northeast San Antonio with Exceptional Access to I-10, I-35, and Loop-410
- ▶ Office includes Three (3) Private Offices and Conference Room
- ▶ Ample Employee Parking
- ▶ 3-Phase Heavy Power
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Chase A. Tucker

chase.tucker@finialgroup.com
(713) 422-2097

William Alcorn

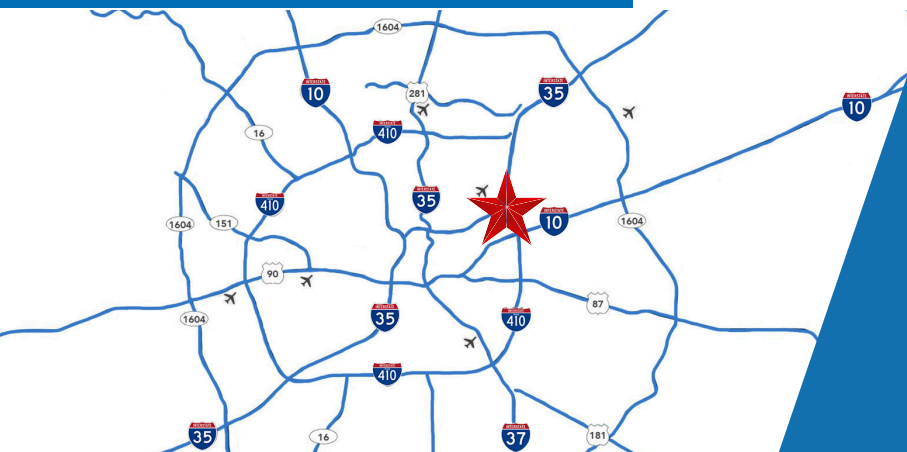
william.alcorn@finialgroup.com
(713) 814-3798



4718 COTTON BELT DRIVE, SAN ANTONIO, TEXAS

4718 Cotton Belt Drive is a standalone warehouse situated in Northeast San Antonio, boasting excellent connectivity to I-10, I-35, and Loop-410. The property spans approximately 9,380 square feet, including about 3,000 square feet of office space. It features six grade-level doors, a clear height of 16 feet, around 6,769 square feet of gated and secured yard space, ample parking for employees, and 3-phase heavy power.

MAP



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