

Cornerstone Business Park Bldg. 2

±42,776 SF Available in Suite 100

5122 Dietrich Rd, Suite 100
San Antonio, TX 78219
www.cbre.com/sanantonio

Class A Industrial Warehouse for Lease



±42,776 SF Available in Suite 100

5122 Dietrich Road, Suite 100 | San Antonio, TX 78219

For Lease



Overview

Cornerstone Business Park

Cornerstone Business Park is a class A, master-planned industrial park spanning over 297 acres, and conveniently located at the intersection of Interstate 10 East and Loop 410 South. The building boasts 40' x 60' column spacing, a clear height of 32 feet, and a 180-foot deep concrete truck court, with parking provided at a ratio of one space per 1,528 square feet of warehouse space. Additionally, the property is part of a Foreign Trade Zone and Enterprise Zone, qualifying for a Triple Freeport Exemption.

±42,776 SF Available in Suite 100

5122 Dietrich Road, Suite 100 | San Antonio, TX 78219

For Lease

32'

Clear Height

42K

(±)Total SF Available

5-2025

Date Available

Property Details

Location Highlights

- + Direct access to Interstate 10 & Loop 410 frontage roads
- + Located in a Foreign Trade Zone and Enterprise Zone, qualifying the property for Triple Freeport Exemption
- + Within close proximity to Interstate 35

Building Specifications | Suite 100

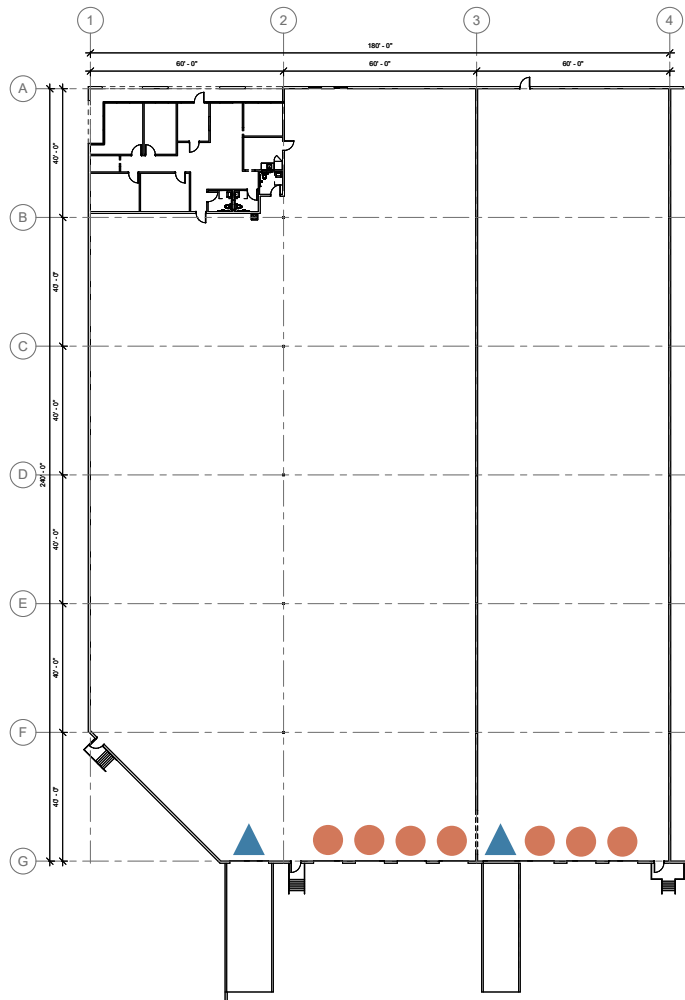
- + Total SF Available: 42,776 SF
- + Encap Suite
- + Clear Height: 32'
- + Fire Protection: ESFR
- + Truck Court Depth: 180'
- + Ample Car Parking
- + Loading Doors:
 - Seven (7) Dock High Doors
 - Two (2) Ramped Doors
- + Date Available: 5/1/2025

Loading Doors

Dock High Doors



Grade Level Doors



CBRE

±42,776 SF Available in Suite 100

5122 Dietrich Road, Suite 100 | San Antonio, TX 78219

For Lease

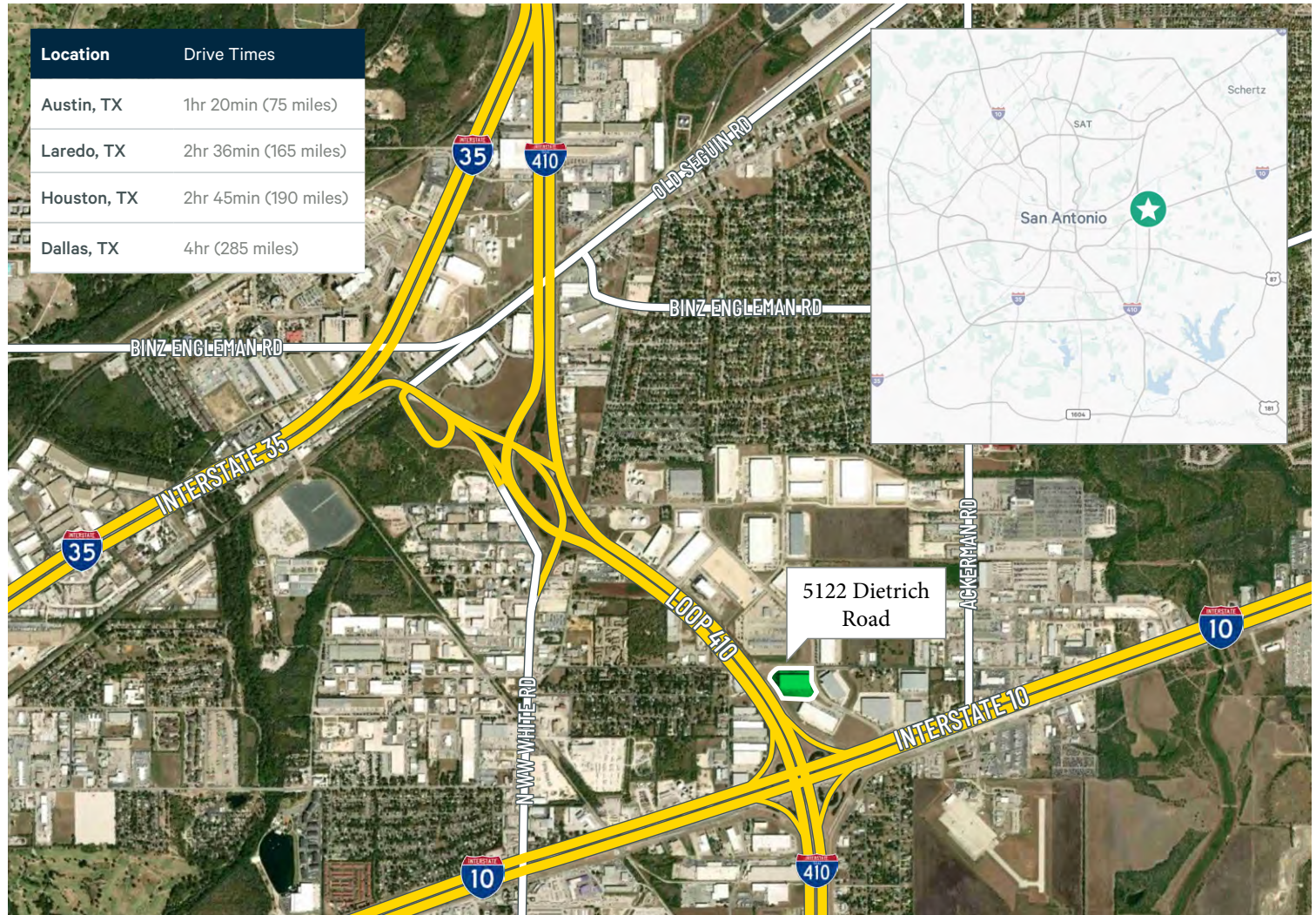
Building Photos

Exterior



Location

Aerial View



Contact Us

Brad O'Neill
Vice President
+1 210 253 6070
brad.oneill@cbre.com

Rob Burlingame, SIOR, CCIM
Executive Vice President
+1 210 507 1123
rob.burlingame@cbre.com

Joshua Aguilar, SIOR
Executive Vice President
+1 210 253 6049
joshua.aguilar@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	+1 214 979 6100
Designated Broker of Firm	License No.	Email	Phone
John Moake	540146	john.moake@cbre.com	+1 210 225 1000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad O'Neill	728463	brad.oneill@cbre.com	+1 210 253 6070
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

