

Warehouse & Manufacturing Facility  
FOR SALE & LEASE

1734 CENTENNIAL BLVD  
SAN ANTONIO, TX 78211



±87,450 SF Manufacturing/Warehouse with  
±46,785 SF Available

partners

# Property Overview

Asking Price \$5,800,000

Occupancy 46.5%

Building Size ±87,450 SF

Vacant Space ±46,785 SF

Total Acres 2.97 AC

Year Built 1960

Construction Type Masonry

Clear Height 15'-16' (Vacant Space)

Dock-high Doors Four (4) dock-high - Suite A

Office Finish SF/% 7,226 sf 2-story office + mezzanine

Parking Spaces/Ratio Ample onsite paved parking, covered parking under office area

Lighting Upgraded LED warehouse lighting

HVAC 100% climatized warehouse and office

Power Vacant Space - 1,200A 3PH 240V  
Lux Bakery - 600A 3PH 480V

- Significant frontage along Centennial Blvd with easy access to loading/dock areas
- 100% climatized warehouse - rare for product type and vintage
- Recently renovated office space
- Proximity to Port San Antonio (2.8mi), IH-35, IH-10 and US-90



# Rent Roll

TENANT	RENTABLE SF	PERCENTAGE OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Vacant	46,785	53.50%	-	NNN	-	-	-	-	-	-	-
LUX Bakery	40,665	46.50%	60	NNN	10/1/22	9/30/27	Contact Broker	Contact Broker	Contact Broker	Fixed	Two (2) 5-year FMV Renewal Options
-	87,450	100%	-	-	-	-	-	Contact Broker	Contact Broker	-	-



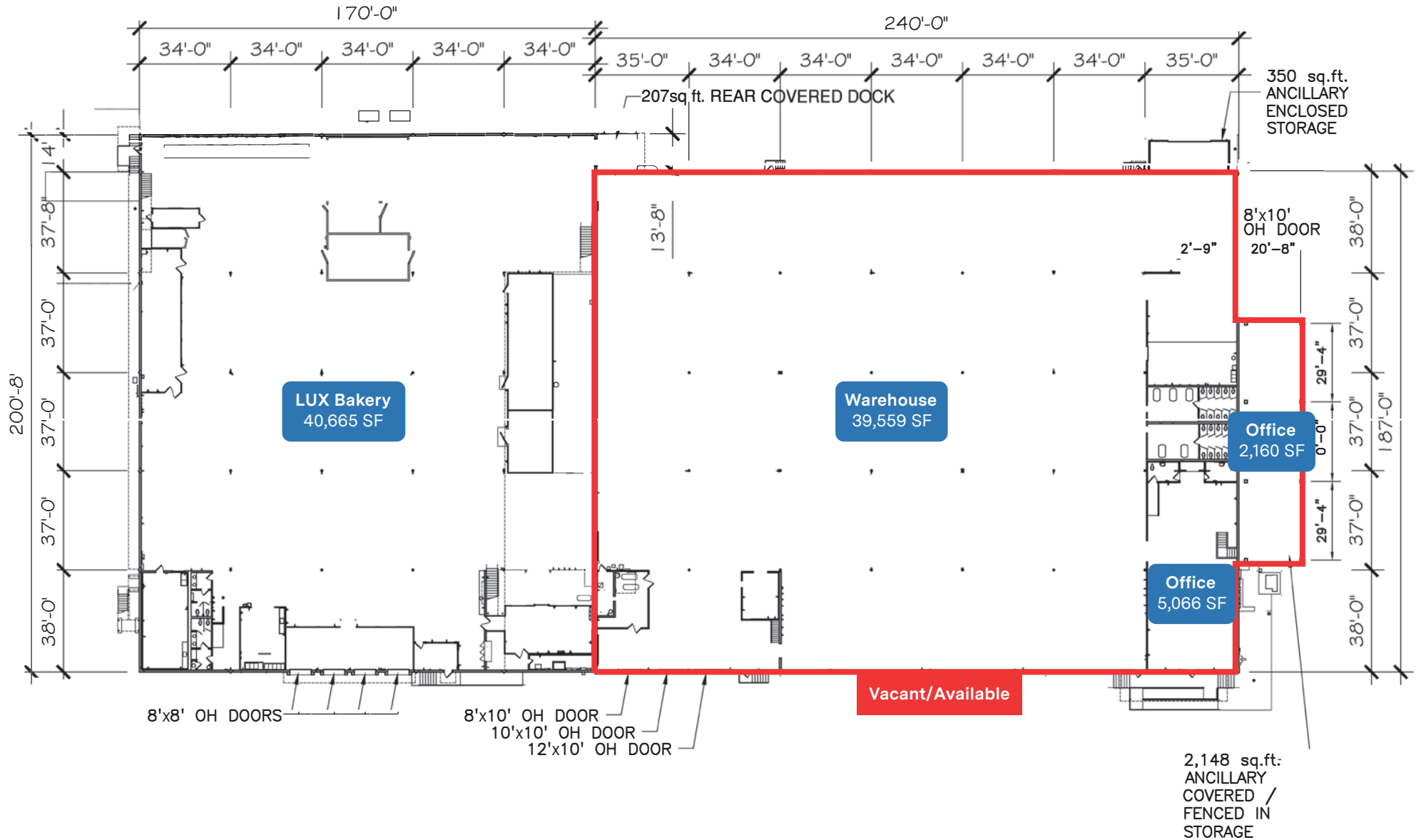
### Our Founder, Our Story:

Lux Bakery, Inc., is a family-owned business since 1965. The recipes developed by the bakery's founder, Ignacio Alvarez, have been delighting Texans and the San Antonio community for decades. From humble beginnings at just 17, Ignacio took on a full-time job baking at his neighborhood H-E-B Grocery Store. After years of hard work, extra shifts, and saving every penny possible, he finally was able to pursue his dream of opening Lux Bakery, Inc.

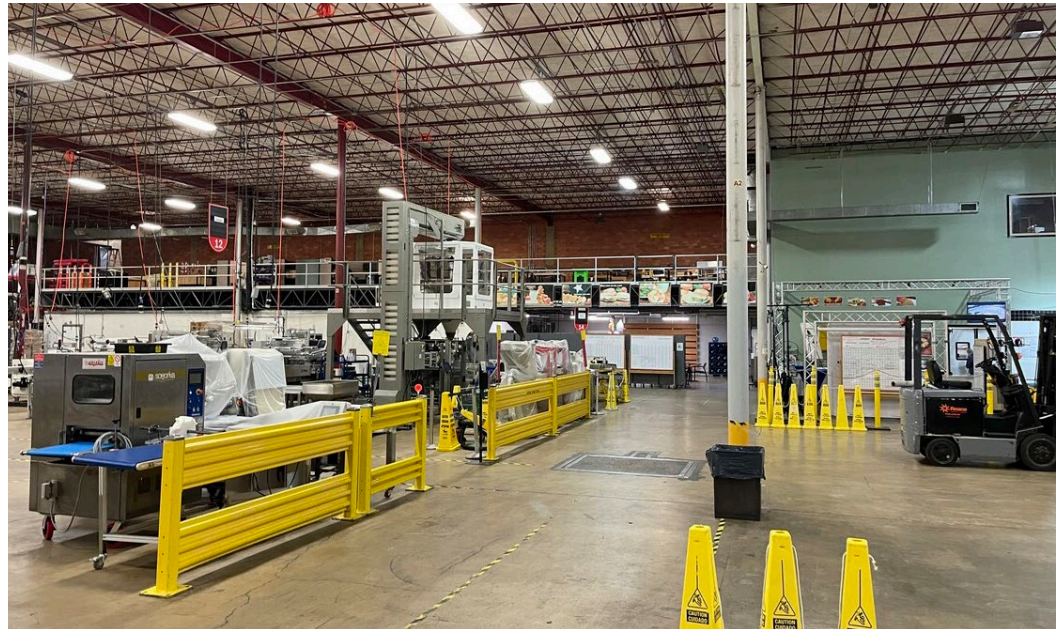
### Who are we?

Since 1981, Lux Bakery, Inc. became a wholesale manufacturing company. We mass produce whole-grain, smart snacks for school districts throughout Texas, New Mexico, Oklahoma and surrounding states. We are a commodity processor and offer commodity credits for those who qualify. Our products are low calorie, low sodium and low sugar. Our products curb hunger and provide energy for students and consumers. We work with many distributors to include, but not limited to Labatt, Sysco, Gordon Food Service, etc. We offer direct ship for customers as well. With a commitment to excellence and community well-being, Lux Bakery, Inc. proudly delivers nutritious snacks that fuel success-one bite at a time.

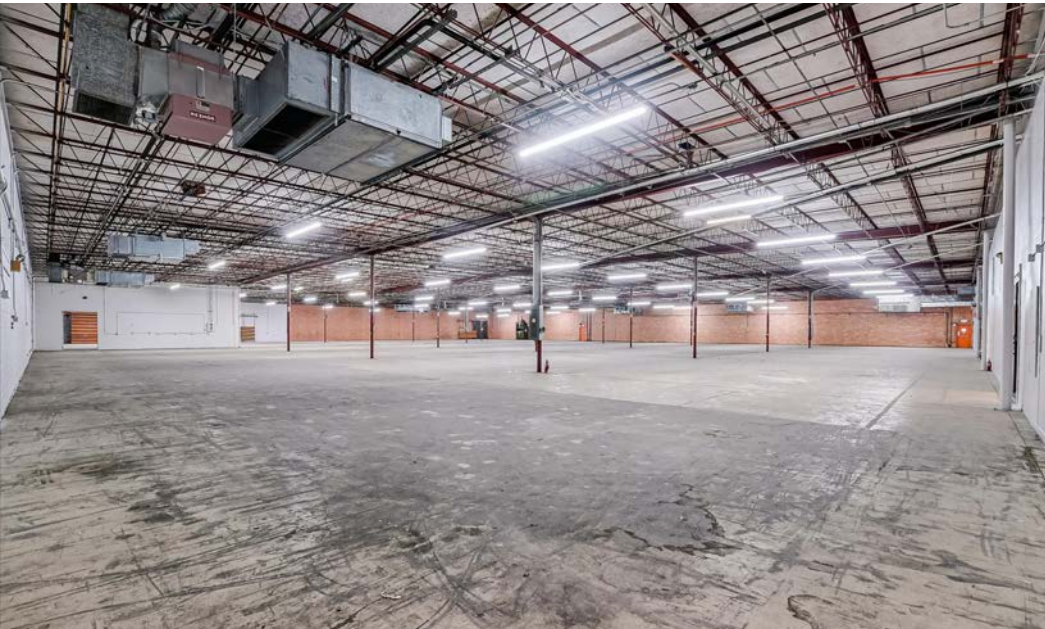
# Floorplan



# LUX Bakery Interior Photos



# Vacant Warehouse Interior Photos



# Nearby Industrial



# Nearby Amenities



# Our Team



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