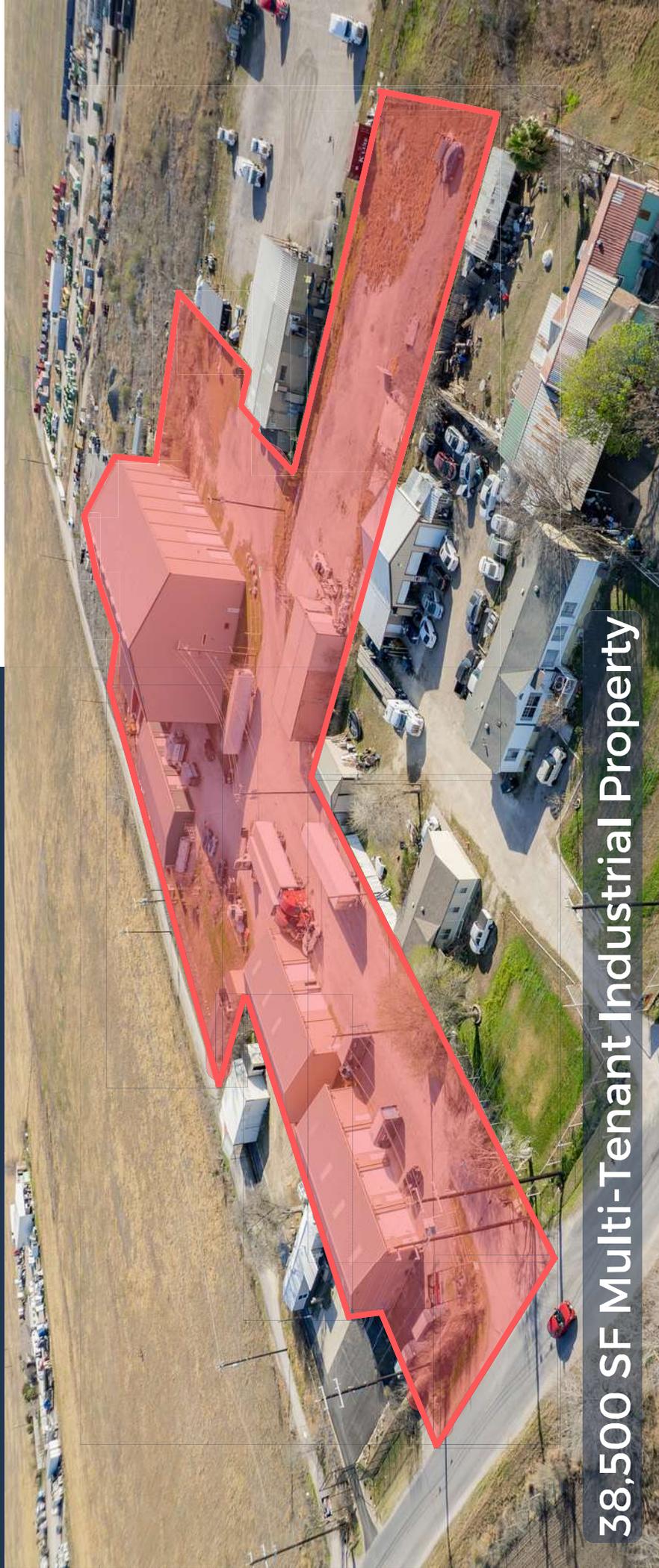


FOR SALE OR LEASE

9092 GREEN RD, CONVERSE, TX 78109



38,500 SF Multi-Tenant Industrial Property

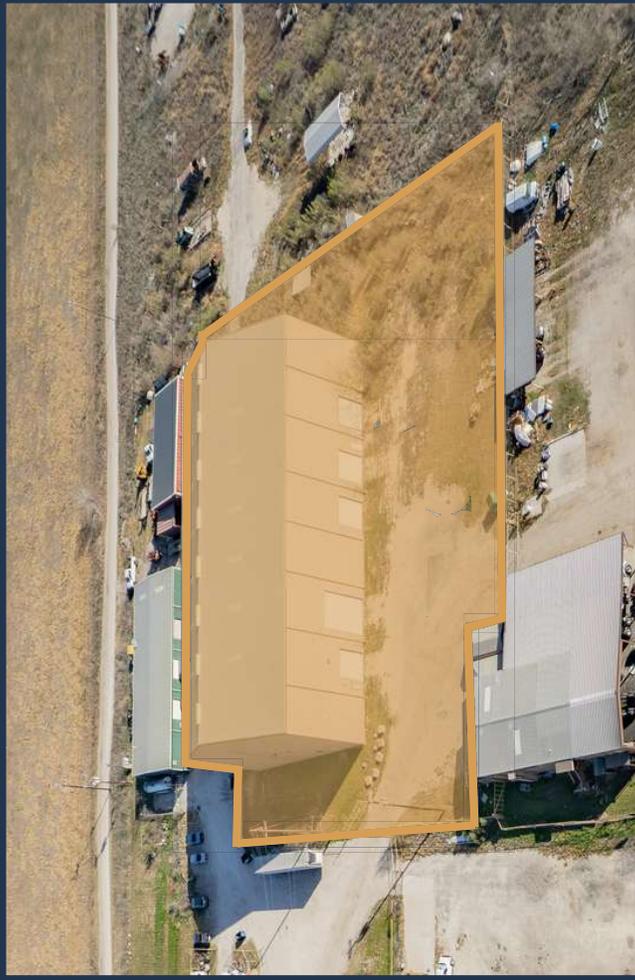
ABOUT THE PROPERTY:

9092 Green Road is a prime 38,500 SF multi-tenant property situated in San Antonio's Northeast Submarket. The asset features six buildings, offering ample parking for various industrial users. The available 20,000 square feet can be leased or purchased, making it ideal for an owner-user. This presents a distinctive investment opportunity for a business owner to benefit from the existing cash flow generated by the current tenants.

FEATURES:

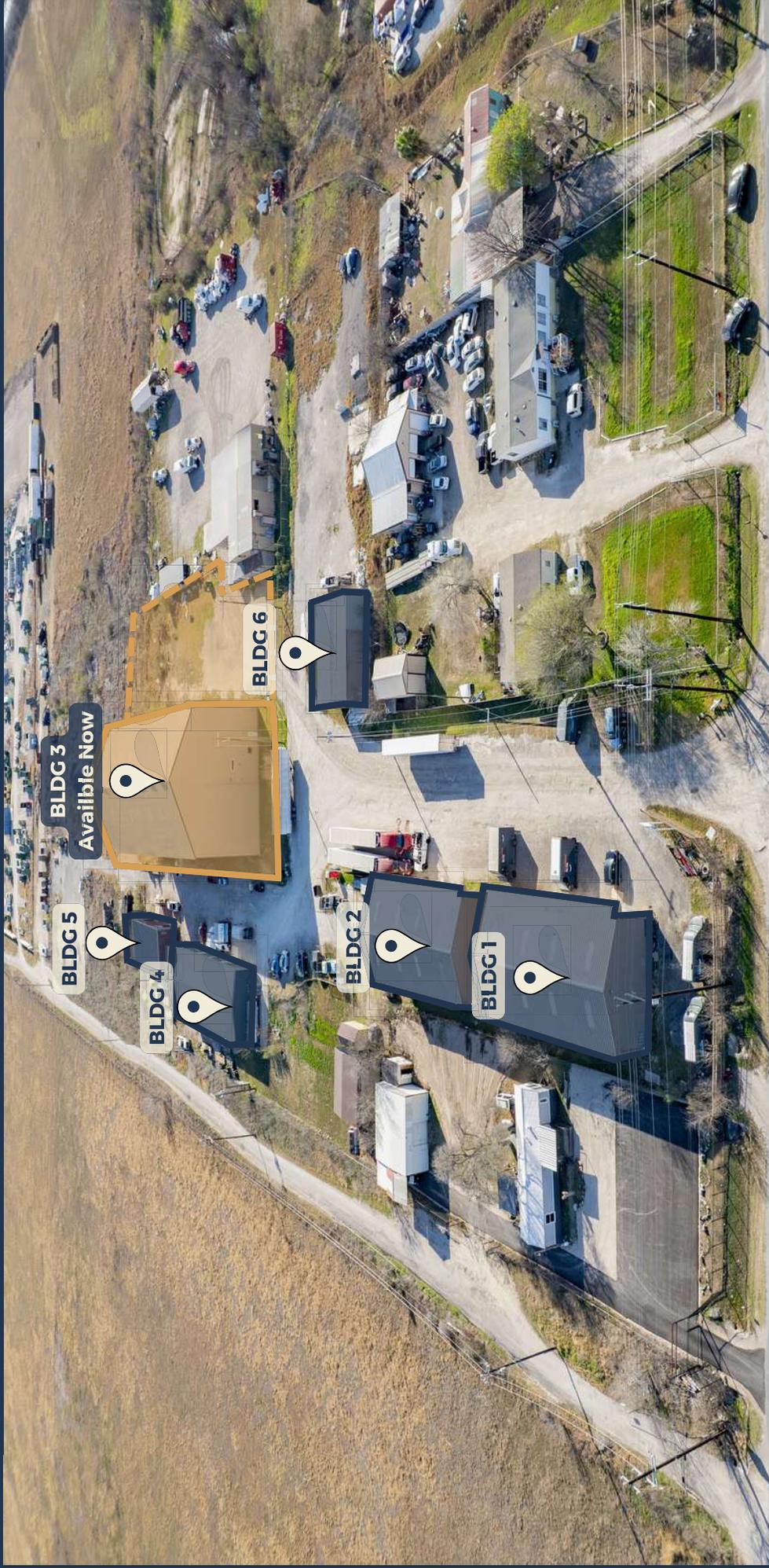
- One 20,000 SF warehouse available for lease
- Six single-tenant buildings
- Ample yard space (5.25 total acres)
- Grade-level loading
- 3-phase power (400 amps, 120 volts)
- Quick access to Loop 410, IH-35, and IH-10 (0.7 miles from IH-10)

AVAILABILITY - BLDG 3



20,000 SF
45' clear height
14' roll-up doors
0.56-Acres of outdoor storage

OVERVIEW



Building 1

5,000 SF
18' Clear Height
Occupied

Building 2

4,000 SF
18' Clear Height
Occupied

Building 3

20,000 SF
45' Clear Height
Outside Storage
Available Now

Building 4

6,000 SF
14' Clear Height
Outdoor Storage
Occupied

Building 5

2,450 SF
15' Clear Height
Outdoor Storage
Occupied

Building 6

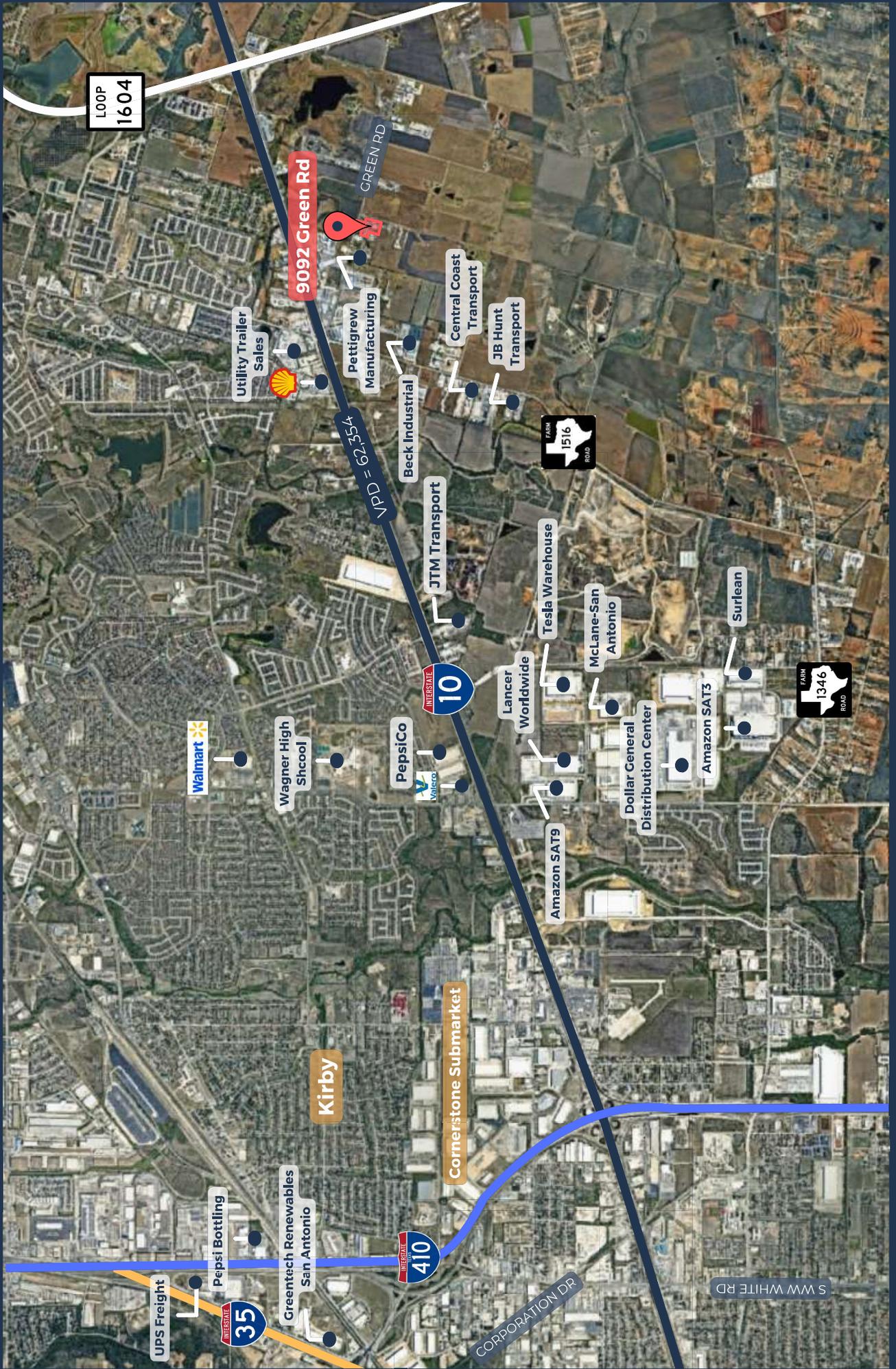
2,160 SF
14' Clear Height
Outdoor Storage
Occupied

RENT ROLL

Unit	Tenant	SF	Lease Rate PSF	Lease From	Lease To
1	Fleet Reconditioning Services LLC	4,000		4/1/2025	3/31/2028
2	EFJ Trucking	4,000		2/1/2025	12/31/2027
3	VACANT	20,000	-	-	-
4A	D&D Representatives	2,400		5/1/2025	4/30/2027
4B	NuCO2	3,600		8/1/2024	7/31/2029
5	Ramco Drillers	2,400		1/1/2025	12/31/2026
6	Star Granite	2,100		3/1/2025	2/29/2028
Total	7	38,500		-	-

*For Further Details Contact Broker

AREA DETAILS & OVERVIEW





CONTACT OUR TEAM



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