



FOR LEASE

**±18.4 ACRES
OUTSIDE STORAGE**

13700-13812 US HWY 90
SAN ANTONIO, TX 78245

**Single Tenant
Industrial
Facility**



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

ALBERT MCNEEL, SIOR
210.918.6397 direct
210.410.4590 mobile
amcneel@endurasa.com

WALKER PETTY
210.249.0778 direct
210.275.2812 mobile
wpetty@endurasa.com

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Available SF: Three Buildings
68,514 total sf

Outside Storage: ±18.4 Acres

Ceiling Heights: 20' - 27' ft
Oversized roll up doors - 16' tall

Rental Rate: Contact Broker

Zoning: OCL (outside city limits)

Building 1:

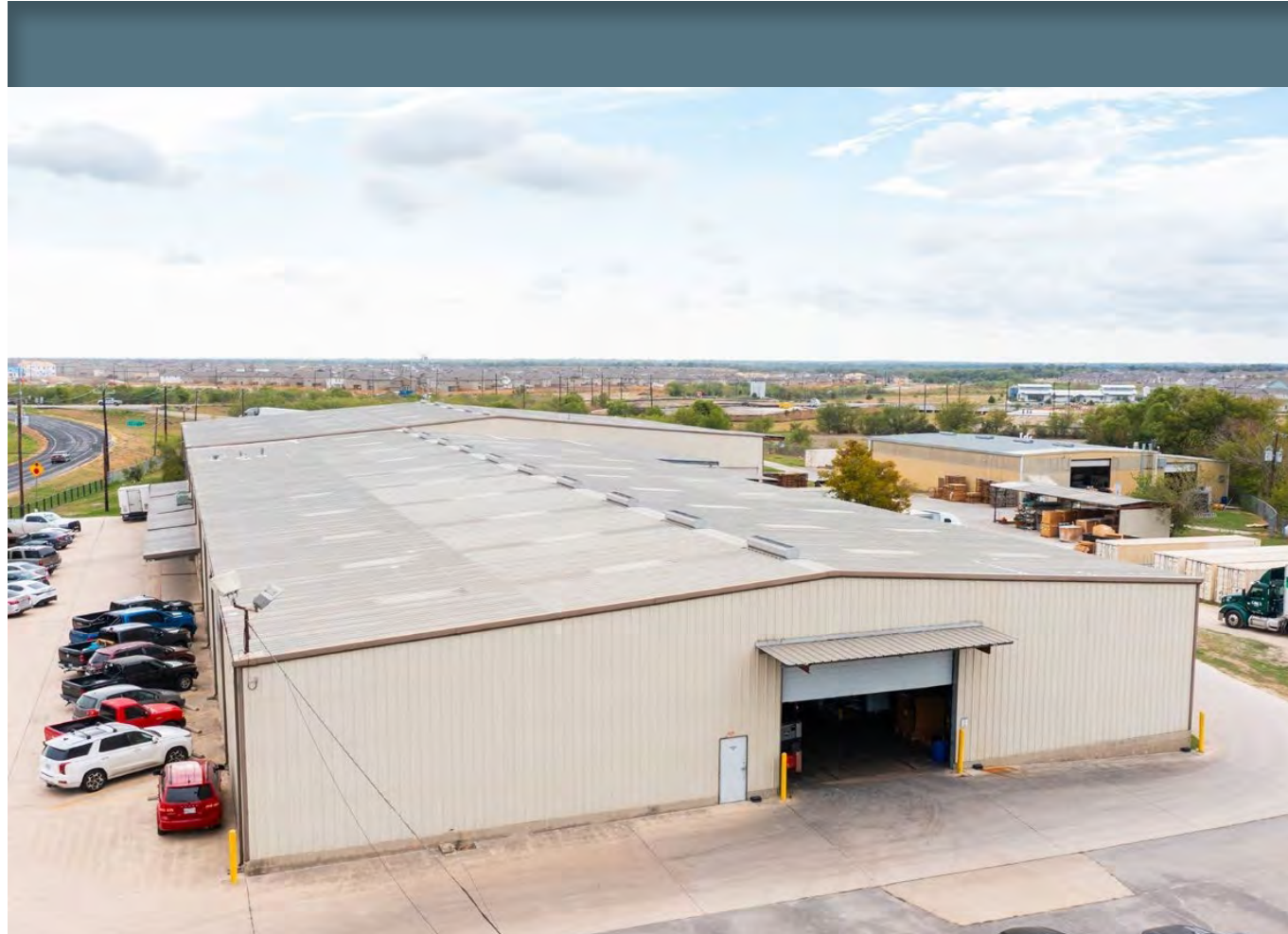
56,964 sf
8,577 sf Office
48,387 sf Warehouse
8 docks & 3 grade-level doors

Building 2:

9,600 sf
Small office pod
4 grade-level doors

Building 3:

1,950 sf
100% Climate Controlled
1 grade-level door



Located at the intersection of US Hwy 90 W and Hwy 211 just West of San Antonio.
The property consists of ±66,952 sf of warehouse space between 3 buildings.

2.26.25

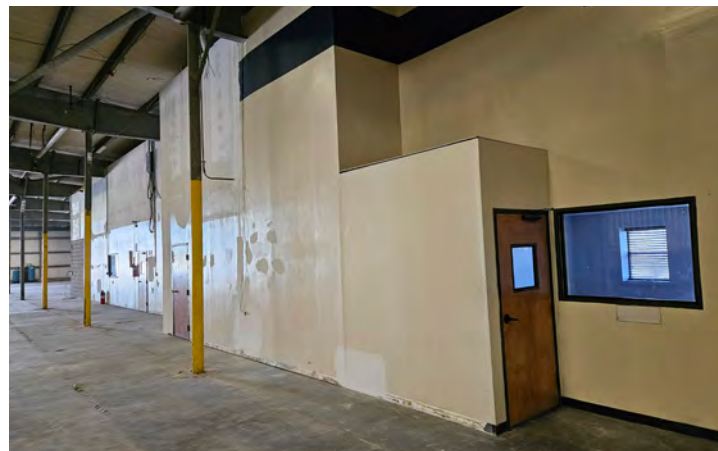
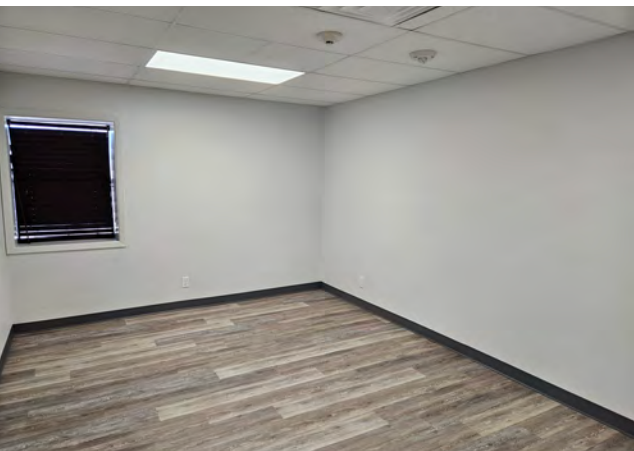
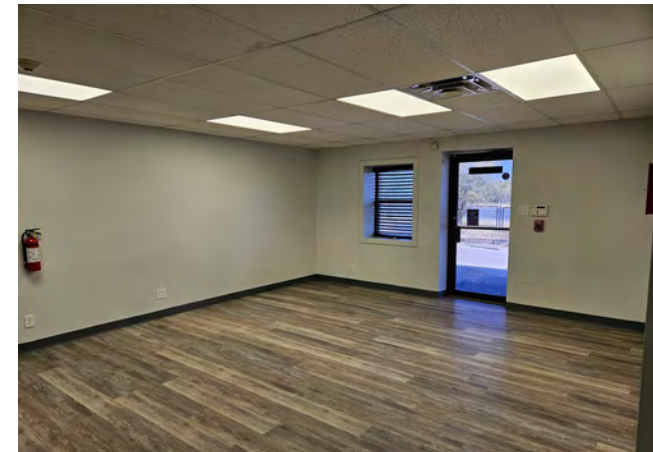
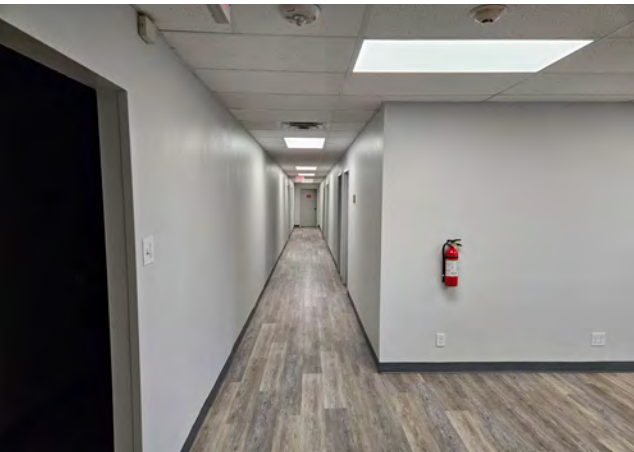
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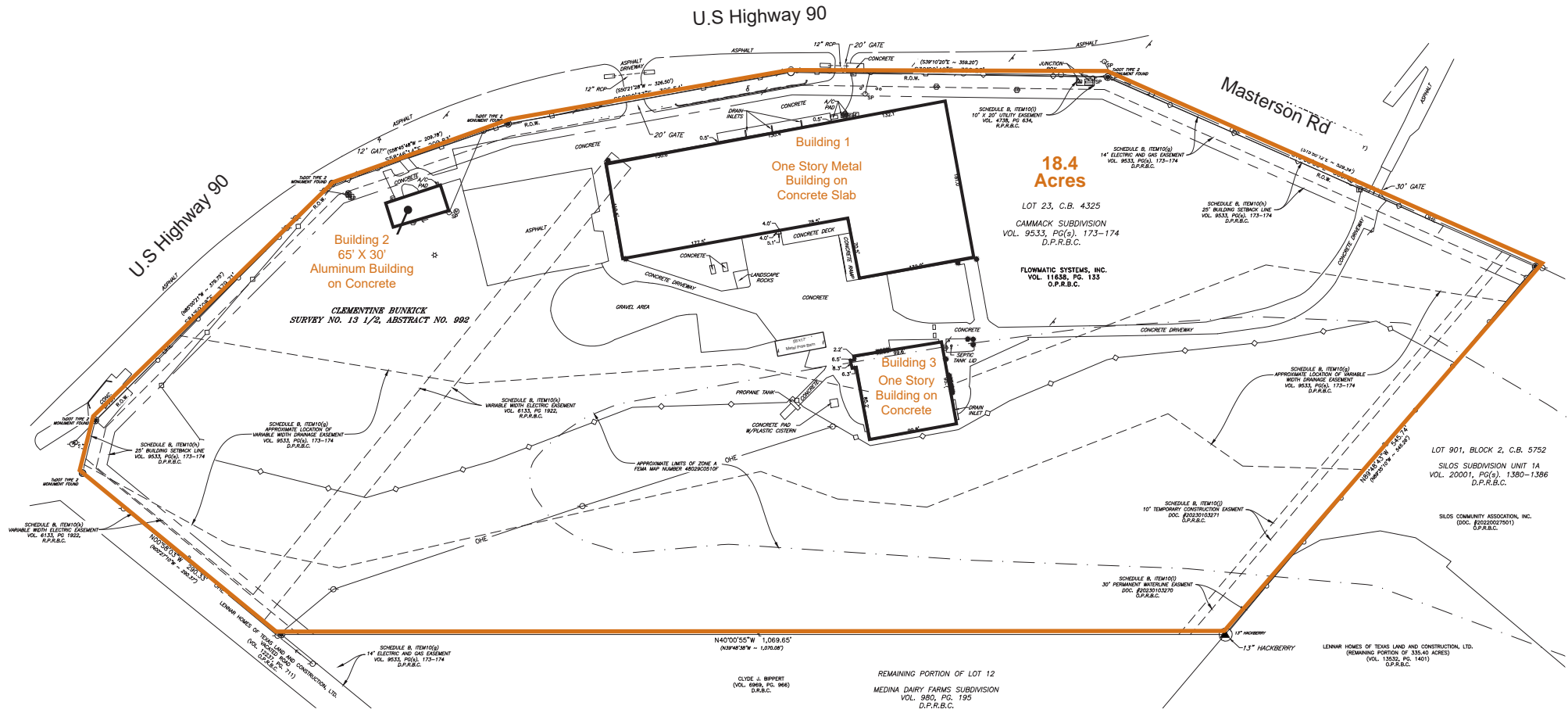


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Site Plan



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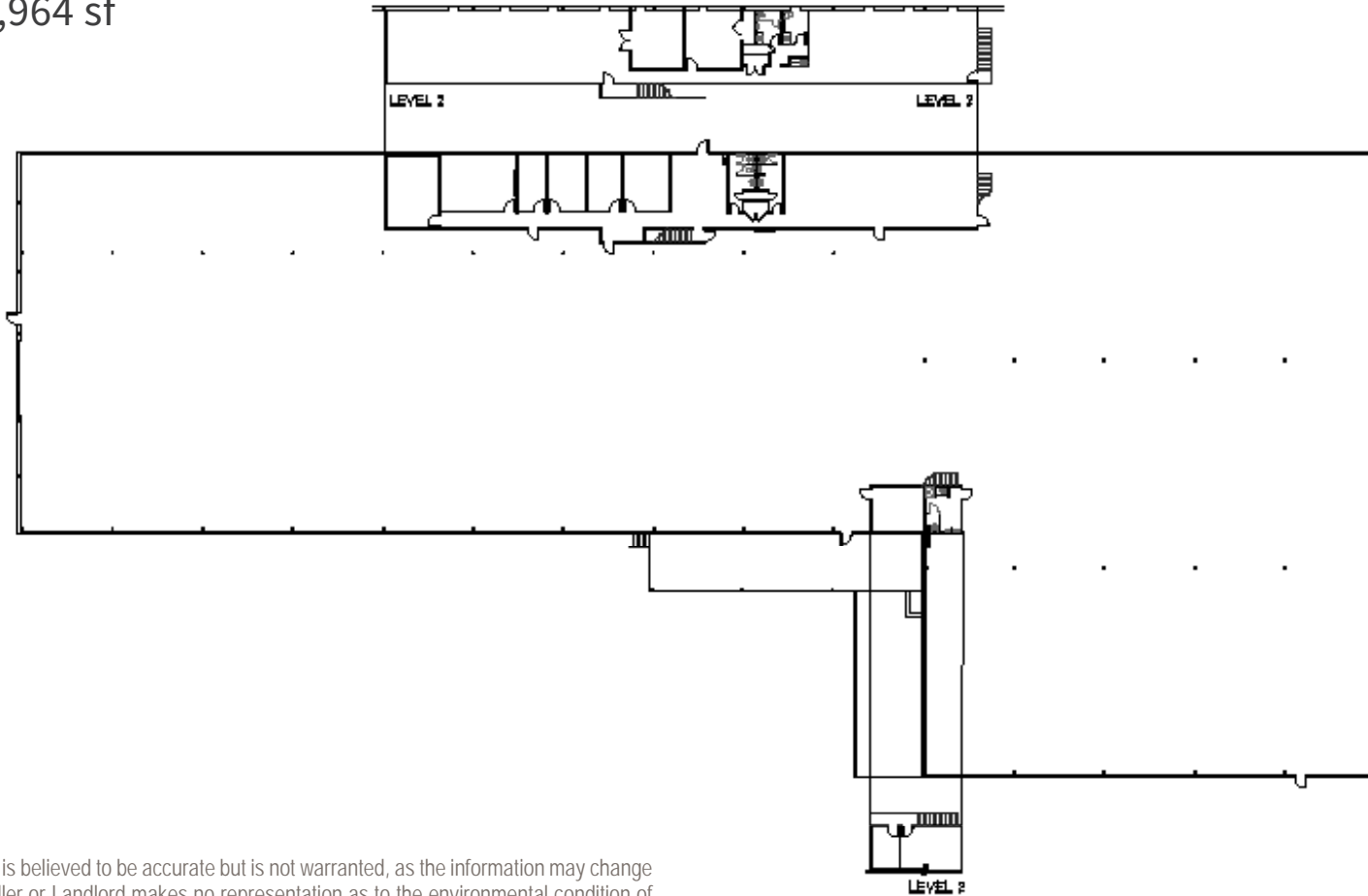
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Floor Plan - Building 1

Office: 8,577 sf

Warehouse: 48,387 sf

Total: 56,964 sf



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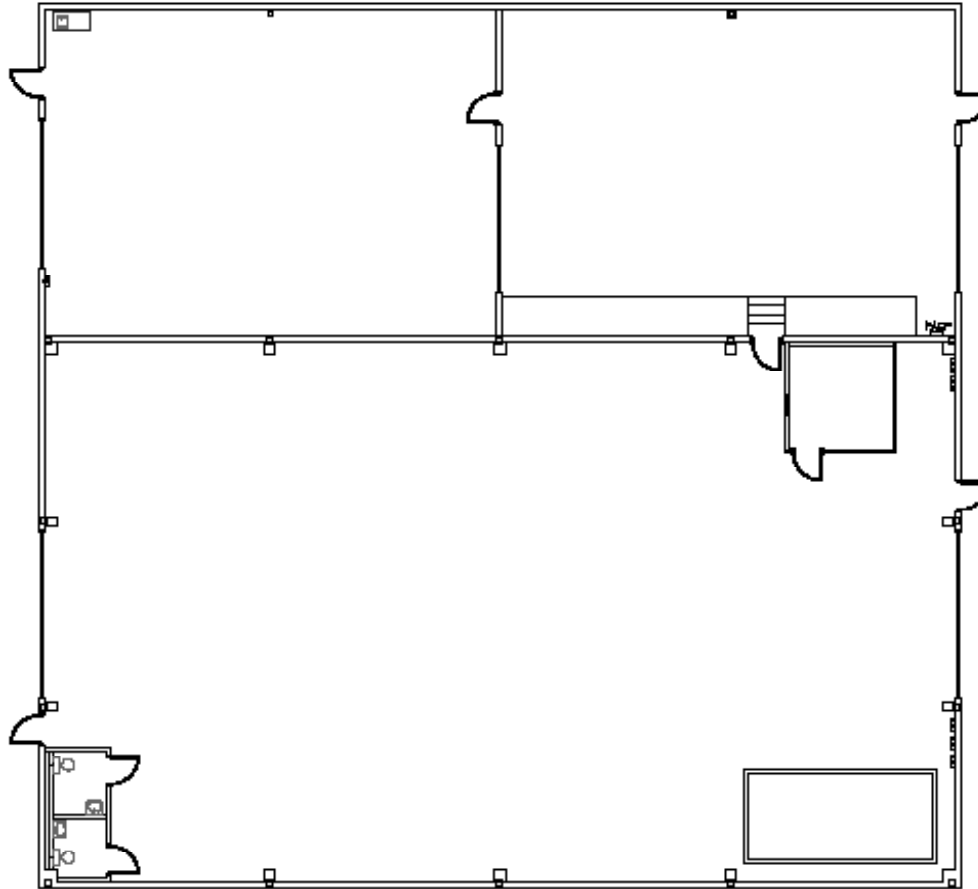
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Floor Plan - Building 2

9,600 sf



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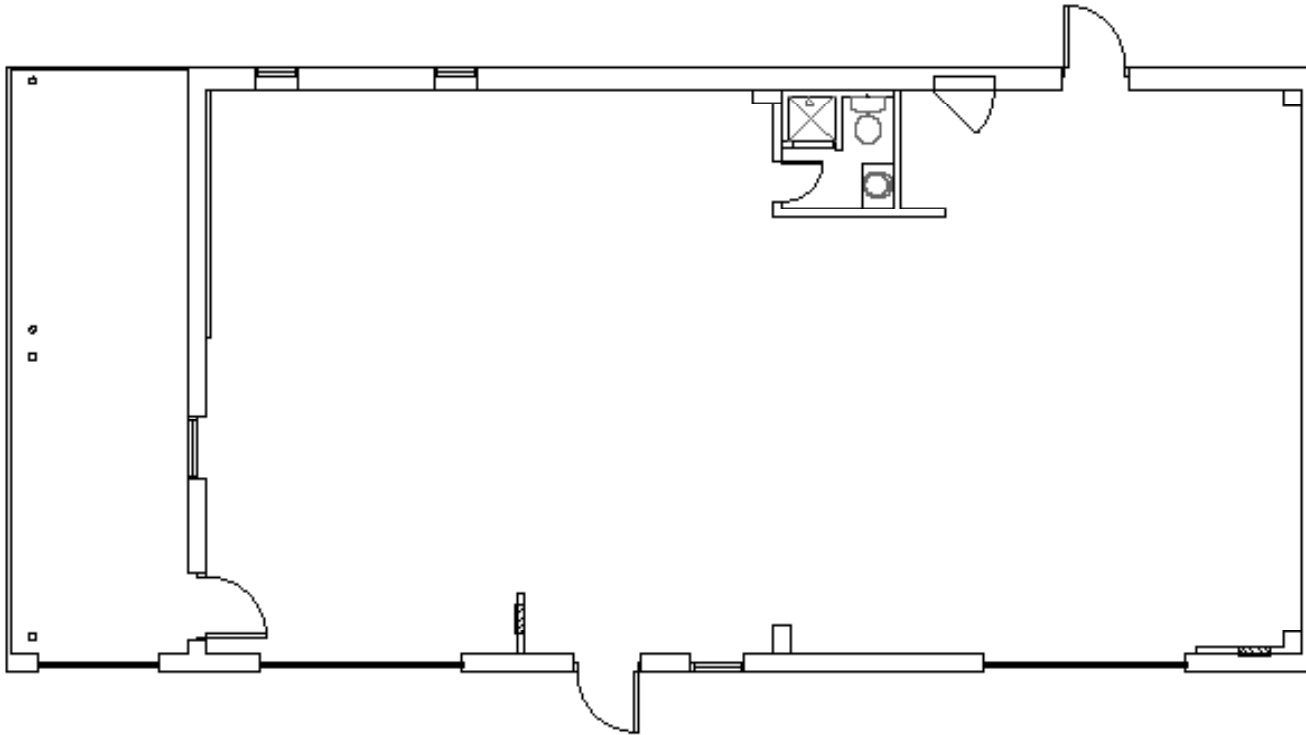
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Floor Plan - Building 3

1,950 sf



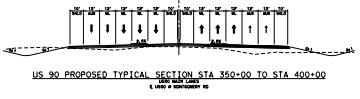
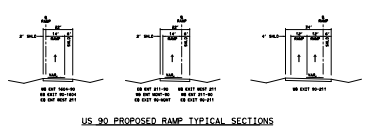
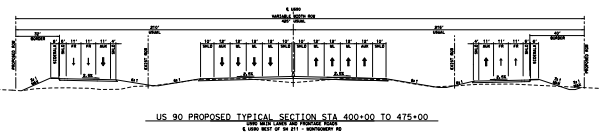
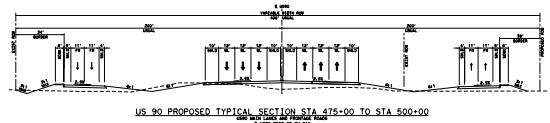
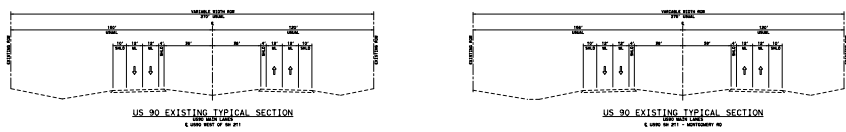
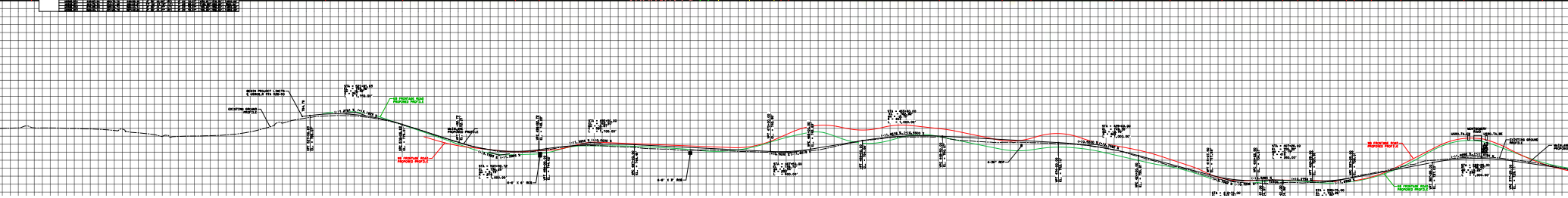
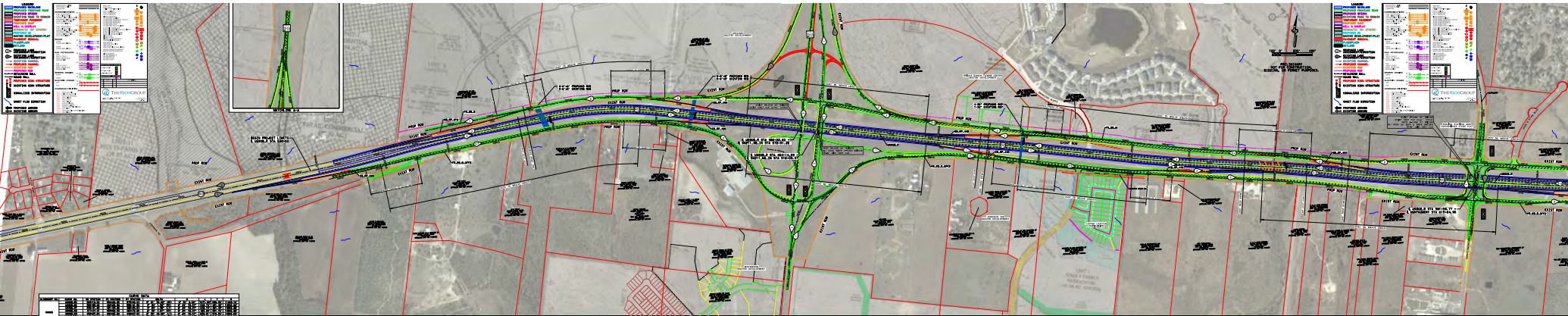
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LEGEND

- PROPOSED MAINLANE
- PROPOSED FRONTAGE ROAD
- PROPOSED BRIDGE
- EXISTING ROAD TO REMAIN
- TEMPORARY PAVEMENT
- PROPOSED RAMP
- MILL & OVERLAY
- SCHEMATIC (BY OTHERS)
- PROPOSED DC
- MASTER DEVELOPMENT/PLAT
- PAVEMENT REMOVAL
- FLOODPLAIN
- WETLAND
- PROPOSED LANE ASSIGNMENT/DIRECTION
- EXISTING LANE ASSIGNMENT/DIRECTION
- EXISTING CHANNEL
- PROPOSED CHANNEL
- EXISTING ROW
- PROPOSED ROW
- RETAINING WALL
- SOUND WALL
- PROPOSED SIGN STRUCTURE
- EXISTING SIGN STRUCTURE
- SIGNALIZED INTERSECTION
- SHEET FLOW DIRECTION
- PROPOSED ARROWS
- EXISTING ARROWS

LEGEND OF UTILITY TYPES

| UTILITY TYPE | SYMBOL |
|---------------------------|--|
| COMMUNICATIONS | <ul style="list-style-type: none"> AT&T (TELEPHONE) QL "B" C1 AT&T (FIBER OPTIC) C1 CENTURYLINK (FIBER OPTIC) C2 CENTURYLINK (FIBER OPTIC) C3 CONTEERRA (FIBER OPTIC) C4 LEVEL3 (FIBER OPTIC) C5 TWC (TELEVISION) C6 |
| AT&T (TELEPHONE) | QL "C" QL "D" C7 |
| AT&T (FIBER OPTIC) | C8 |
| CENTURYLINK (FIBER OPTIC) | C9 |
| CONTEERRA (FIBER OPTIC) | C10 |
| LEVEL3 (FIBER OPTIC) | C11 |
| TWC (TELEVISION) | C12 |
| WATER | <ul style="list-style-type: none"> SAWS QL "B" W1 SAWS (RECLAIMED) W2 SAWS (RECLAIMED) QL "C" QL "D" W3 SAWS (RECLAIMED) W4 |
| GAS / PETROLEUM | <ul style="list-style-type: none"> GREY FOREST QL "B" G1 WEST TEXAS GAS G2 ENTERPRISE G3 GREY FOREST QL "C" QL "D" G4 WEST TEXAS GAS G5 ENTERPRISE G6 |
| SEWERS / DRAINS | <ul style="list-style-type: none"> SAWS QL "B" WW1 SAWS QL "C" QL "D" WW2 |
| ELECTRIC / POWER | <ul style="list-style-type: none"> CPS QL "B" E1 CPS QL "C" QL "D" E2 |
| OVERHEAD UTILITIES | <ul style="list-style-type: none"> OH1 CPS ELECTRIC OH2 PRIVATE ELECTRIC OH3 AT&T (TELEPHONE) OH4 AT&T (FIBER) OH5 TWC (CATV) OH6 TWC (FIBER) OH7 LEVEL3 (FIBER) OH8 GRANDE (FIBER) OH9 TXDOT (TRAFFIC SIGNAL) OH10 GUY WIRE OH11 CPS ELECTRIC TRANSMISSION OH12 CPS (FIBER) |

LEGEND OF UTILITY SYMBOLS

| SYMBOL | DESCRIPTION |
|----------|---------------------------------|
| [Symbol] | END CAP |
| [Symbol] | TEST HOLE |
| [Symbol] | UTILITY CONTINUATION |
| [Symbol] | CATV CABINET |
| [Symbol] | CATV HANDHOLE |
| [Symbol] | CATV PEDESTAL |
| [Symbol] | FIBER HANDHOLE |
| [Symbol] | TELEPHONE CABINET |
| [Symbol] | TELEPHONE HANDHOLE (VAULT) |
| [Symbol] | TELEPHONE MANHOLE |
| [Symbol] | TELEPHONE PEDESTAL |
| [Symbol] | TELEPHONE POLE |
| [Symbol] | TELEPHONE POLE W/ RISER |
| [Symbol] | ELECTRIC HANDHOLE |
| [Symbol] | ELECTRIC JUNCTION BOX (CABINET) |
| [Symbol] | ELECTRIC MANHOLE |
| [Symbol] | ELECTRIC POLE (POWER) |
| [Symbol] | ELECTRIC POLE W/ RISER |
| [Symbol] | LIGHT POLE |
| [Symbol] | SIGNAL POLE |
| [Symbol] | SIGNAL HANDHOLE/BOX |
| [Symbol] | TRANSMISSION POLE |
| [Symbol] | GAS METER |
| [Symbol] | GAS TEST STATION |
| [Symbol] | GAS VENT PIPE (GAS RISER) |
| [Symbol] | WASTE WATER CLEANOUT |
| [Symbol] | WASTE WATER MANHOLE |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | WATER MANHOLE |
| [Symbol] | WATER METER |
| [Symbol] | WATER VALVE |
| [Symbol] | WATER VAULT |

LEGEND OF CONFLICT NOTES

| CONFLICT TYPE | NOTES |
|---------------------|----------|
| CLEAR-NO CONFLICT | [Symbol] |
| POTENTIAL CONFLICT | [Symbol] |
| COMPROMISE-RELOCATE | [Symbol] |

LEGEND OF ALL UTILITIES

| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |

Schematic Layout

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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.

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.

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.

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

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| Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 581037 License No. | jlundblad@endurasa.com Email | (210) 366-2222 Phone |
| James G. Lundblad Designated Broker of Firm | 337803 License No. | jlundblad@endurasa.com Email | (210) 366-2222 Phone |
| James G. Lundblad Licensed Supervisor of Sales Agent/ Associate | 337803 License No. | jlundblad@endurasa.com Email | (210) 366-2222 Phone |
| Walker Petty Sales Agent/Associate's Name | 763807 License No. | wpetty@endurasa.com Email | (210) 366-2222 Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date



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| James G. Lundblad Licensed Supervisor of Sales Agent/ Associate | 337803 License No. | jlundblad@endurasa.com Email | (210) 366-2222 Phone |
| Albert McNeel Sales Agent/Associate's Name | 451316 License No. | amcneel@endurasa.com Email | (210) 366-2222 Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date