

151

# TECHNOLOGY CENTER

1560 CABLE RANCH RD, BUILDING A, SAN ANTONIO, TX 78245

Potential Uses:  
Office, Industrial + Outdoor  
Storage, Flex, R&D, Retail, Data  
Center

# USER PURCHASE OPPORTUNITY

±45,935 SF BUILDING  
±6.246 ACRES



ENTRADA  
PARTNERS

TRANSWESTERN REAL ESTATE SERVICES



# PROPERTY HIGHLIGHTS

- ±45,935 SF building
- ±6.246 acres
- Zoning: I-1
  - Light Industrial
- 10/1,000 parking ratio
- Fully sprinklered building
- 400 KVA back up generator
- 400 Amp main
- 3 phase 120v/208v
- 3 phase 277v/480v
- State of the art energy efficiency & HVAC, fiber optics
- 1 dock high overhead door expandable depending upon user requirements
- 100% HVAC
- Clear Height: 24'
- Ability to add additional dock doors

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LAKESIDE PKWY

**BUILDING A**  
±45,934 SF  
±3.301 ACRES

**ADDITIONAL**  
±2.945 ACRES  
AVAILABLE

CABLE RANCH ROAD

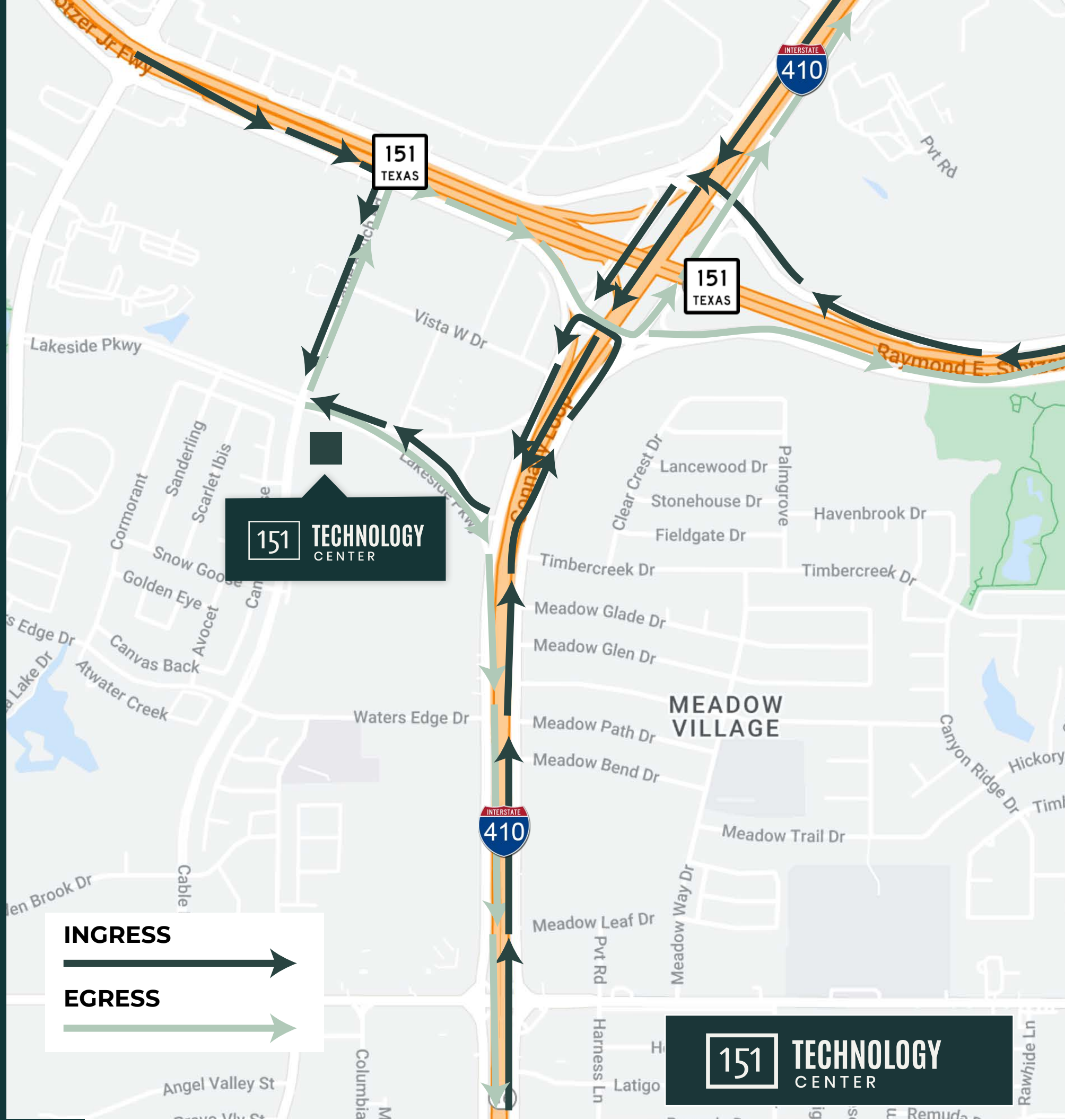
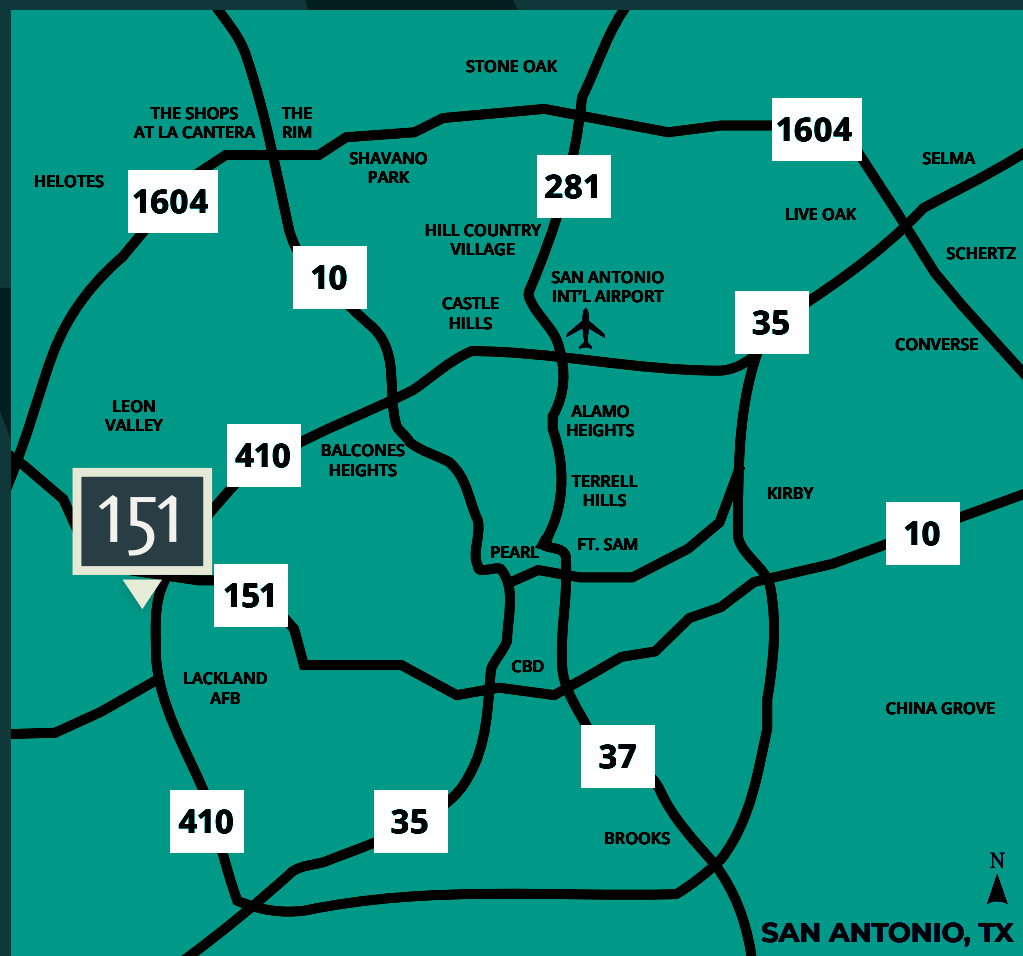
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CENTER

# ACCESSIBILITY

In close proximity to over 30+ restaurants and retail options, this area of San Antonio has the fastest growing workforce of the city. Convenient access to Via Bus stop directly in front of the building with 98 Bus routes in San Antonio with 6015 Bus stops including direct route to Ingram Transit Center.



High Visibility  
Hwy 151 & I-410



# AMENITIES

\$  
**89,590**  
AVG INCOME  
5-MILE RADIUS

👤  
**290,403**  
POPULATION  
5-MILE RADIUS

🏠  
**187,965**  
HOME VALUE  
5-MILE RADIUS

## WESTOVER MARKETPLACE

- Ross
- Lowe's
- Target
- pOpshelf
- Walmart
- Five Below
- My Melrose
- Office Depot
- Chili's
- Chipotle
- Mod Pizza
- Starbucks
- Schlotzsky's
- Whataburger
- Panda Express

## INGRAM PARK MALL

- Macy's
- Torrid
- Dillard's
- Express
- JCPenney
- Lane Bryant
- Poke-Yi
- Chick-fil-A
- Auntie Anne's
- Luciano
- Outback Steakhouse

## ADDITIONAL AMENITIES

- Chick-fil-A
- Red Lobster
- Golden Wok
- Acadiana Cafe
- Planet Fitness
- Discount Tire



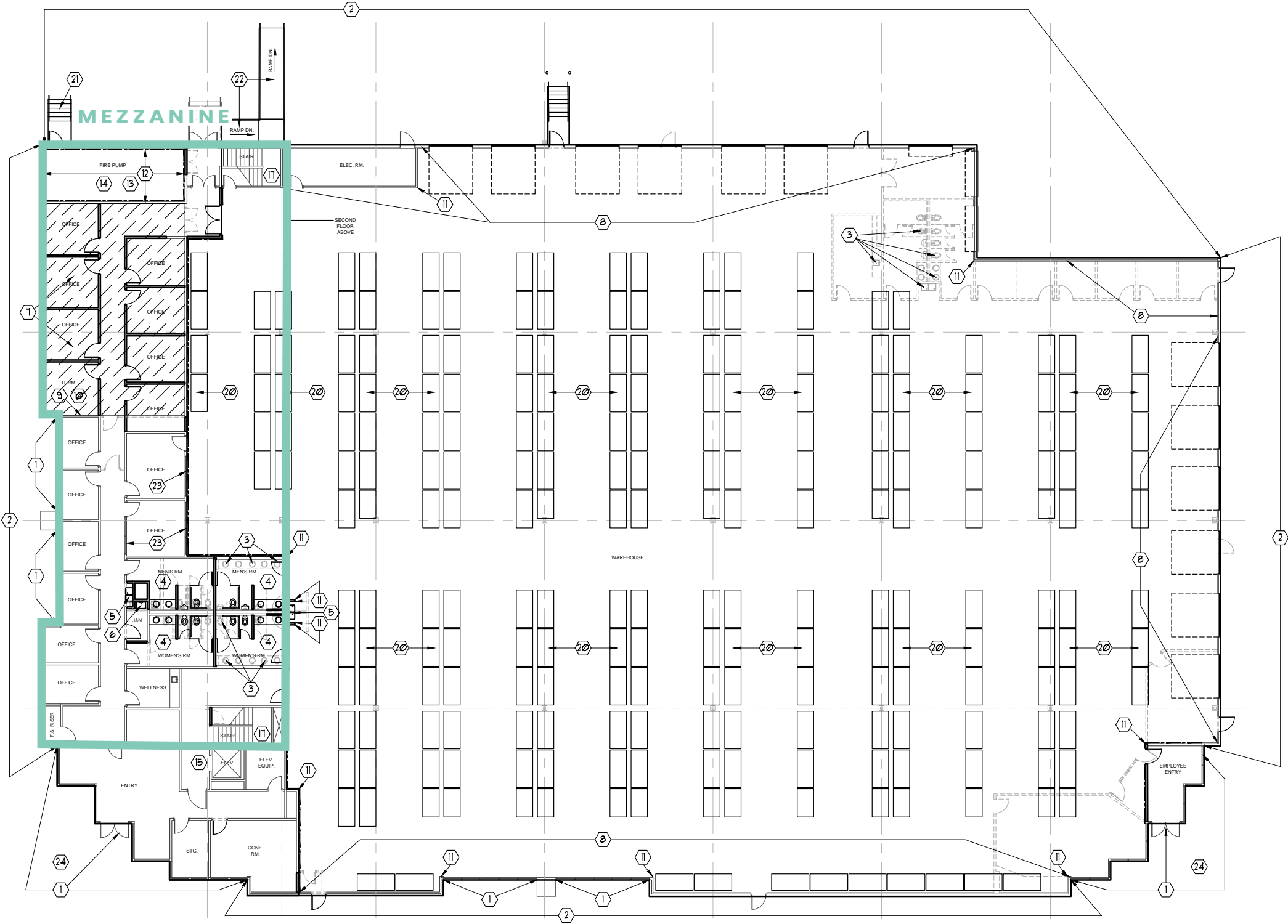
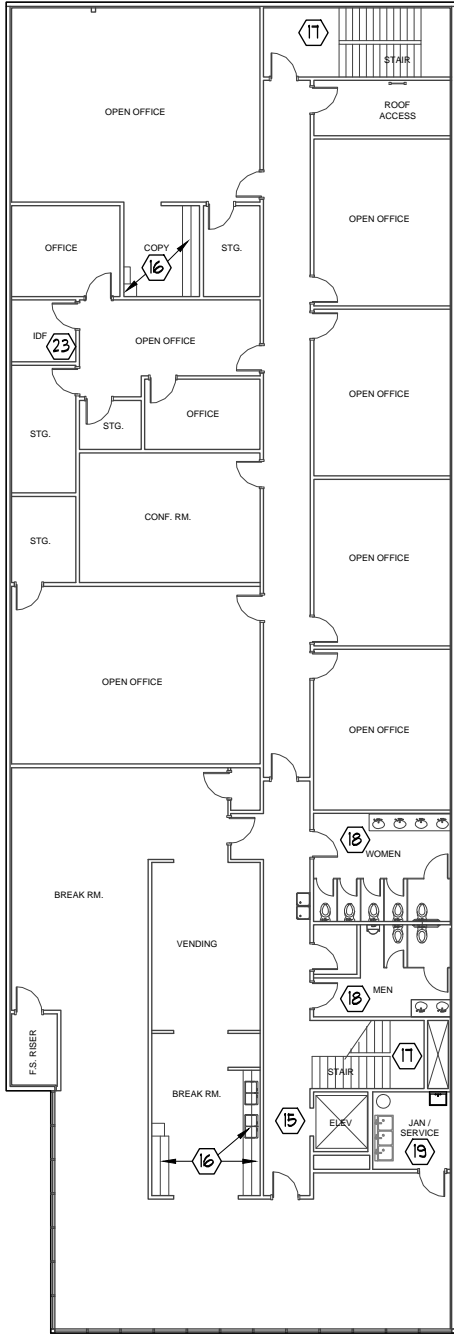
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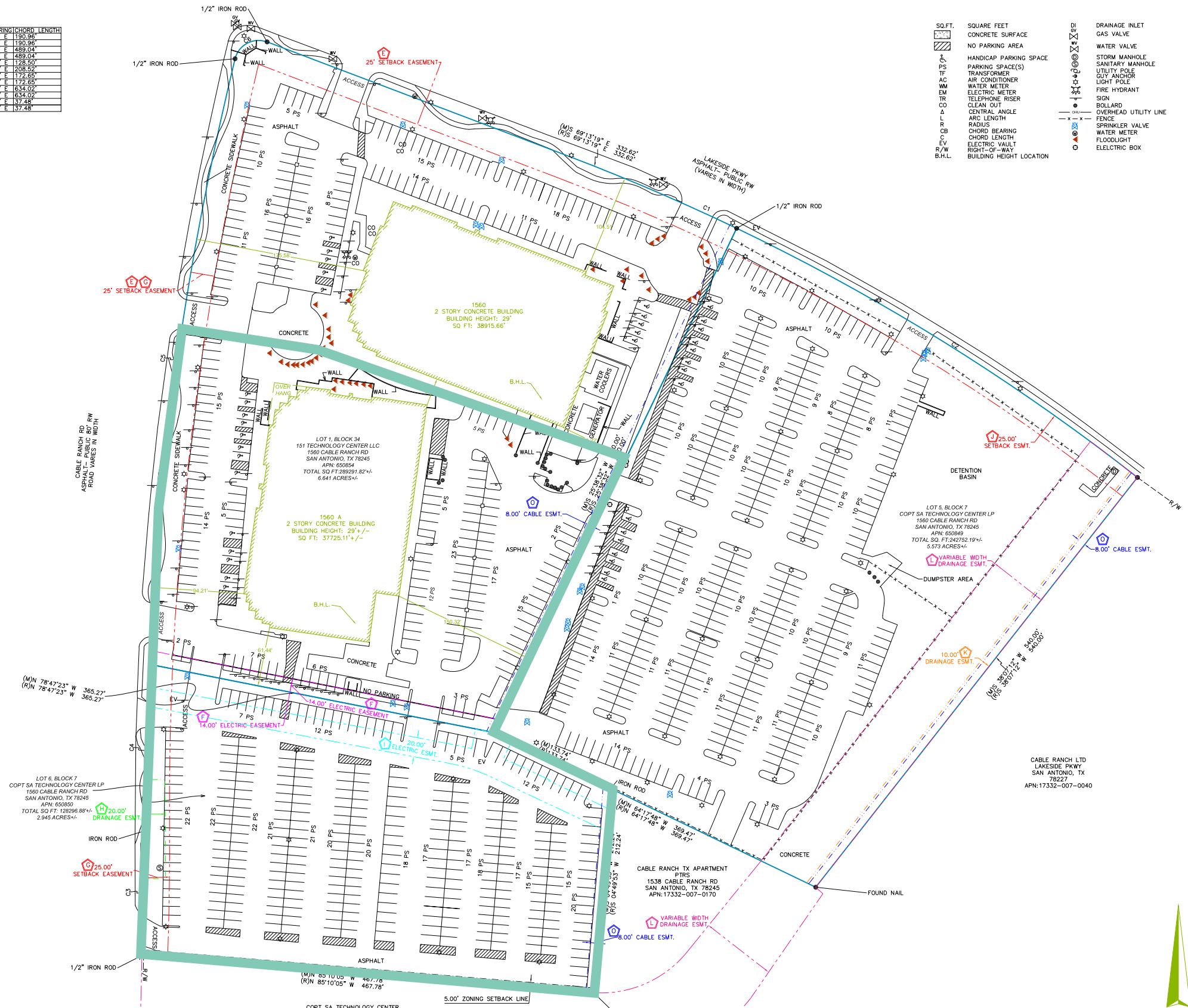
# INDUSTRIAL + FLEX FLOORPLAN :: ±45,935 SF

## LEVEL 2 MEZZANINE ±8,668 SF

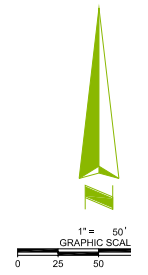
## LEVEL 1 ±37,267 SF



NO.	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH
91.02	2250.00	1851.51	S	66°47'23"	E	1190.96	
91.02	2250.00	1851.51	S	66°46'44"	E	1190.96	
90.01	2250.00	1228.41	S	58°07'06"	E	489.04	
90.01	2250.00	1228.41	S	57°56'28"	E	489.04	
28.51	2995.48	1227.29	N	02°49'51"	E	128.50	
08.58	2995.48	159.21	N	01°46'26"	E	208.52	
72.67	3294.00	1500.12	N	01°08'12"	E	172.65	
72.67	3294.00	1500.12	N	01°16'51"	E	172.65	
35.00	3294.00	1102.43	N	08°07'40"	E	634.02	
35.00	3294.00	1102.43	N	08°18'19"	E	634.02	
2.38	25.00	97.0740	N	62°12'51"	E	37.48	
2.38	25.00	97.0740	N	62°23'30"	E	37.48	



- SQ.FT. SQUARE FEET
  - CONCRETE SURFACE
  - NO PARKING AREA
  - HANDICAP PARKING SPACE
  - PARKING SPACE(S)
  - TRANSFORMER
  - AIR CONDITIONER
  - WATER METER
  - ELECTRIC METER
  - TELEPHONE RISER
  - CLEAN OUT
  - CENTRAL ANGLE
  - ARC LENGTH
  - RADIUS
  - CHORD BEARING
  - CHORD LENGTH
  - ELECTRIC WALL
  - RIGHT-OF-WAY
  - BUILDING HEIGHT LOCATION
- DI DRAINAGE INLET
  - GV GAS VALVE
  - WM WATER VALVE
  - SMH STORM MANHOLE
  - SMH SANITARY MANHOLE
  - UP UTILITY POLE
  - GA GUY ANCHOR
  - LP LIGHT POLE
  - FH FIRE HYDRANT
  - TR TELEPHONE RISER
  - CO CLEAN OUT
  - CA CENTRAL ANGLE
  - AL ARC LENGTH
  - R RADIUS
  - CB CHORD BEARING
  - CL CHORD LENGTH
  - EW ELECTRIC WALL
  - R/W RIGHT-OF-WAY
  - B.H.L. BUILDING HEIGHT LOCATION
  - DI DRAINAGE INLET
  - GV GAS VALVE
  - WM WATER VALVE
  - SMH STORM MANHOLE
  - SMH SANITARY MANHOLE
  - UP UTILITY POLE
  - GA GUY ANCHOR
  - LP LIGHT POLE
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  - TR TELEPHONE RISER
  - CO CLEAN OUT
  - CA CENTRAL ANGLE
  - AL ARC LENGTH
  - R RADIUS
  - CB CHORD BEARING
  - CL CHORD LENGTH
  - EW ELECTRIC WALL
  - R/W RIGHT-OF-WAY
  - B.H.L. BUILDING HEIGHT LOCATION







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**ENTRANCE**

**OUTDOOR ATRIUM**



**AERIAL**

**PARKING**

151

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1560 CABLE RANCH RD, BUILDING A, SAN ANTONIO, TX 78245

FOR SALE

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