



# 204

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S A N A N T O N I O , T X 7 8 2 1 9

CBRE as exclusive advisor is pleased to present  
204 N WW White Rd (the "Property")

- Clear Height:
  - >> Building 1: 16 Feet
  - >> Building 2: 25 Feet
  - >> Building 3: 23 Feet
- ESFR Sprinklers in Buildings 2 & 3
- I-2 Zoning
- 5 Curb Cuts
- Multiple Grade and Dock Loading



NORTHEAST  
SUBMARKET



55,244  
SQUARE FEET



2.54  
ACRES

**LOCATION**

Address	204 N WW White Rd
Industrial Market	San Antonio
Industrial Submarket	Northeast

**PROPERTY OVERVIEW**

Property Type	Industrial Facility (Warehouse, Manufacturing, Shop & Office)
Property Size	Total Building Size: 55,244 SF Total Land Size: 2.54 AC
Year Built	Expansion and Renovation in 2016
Zoning	I-2
Signage	Pylon

**CONSTRUCTION DETAILS**

Building Construction Type	Metal & CMU Block
Roof System	Metal
Clear Height	16' - 25'
Dock Doors	2

BUILDING 1		BUILDING 2		BUILDING 3	
Total Area	9,203 SF	Total Area	36,999 SF	Total Area	9,042 SF
Grade-Level Doors	Six 12x14 Doors Two 10x12 Doors	Grade-Level Doors	Three 12x12 Doors One 12x14 Door	Grade-Level Doors	One 12x14 Door
Drive-Thru Bays	Two	Dock-High Doors	Two 10x10 Doors	Dock-High Access	-
Clear Height	16'	Clear Height	25'	Clear Height	23'
Building Type	Fully Equipped Vehicle Maintenance Building	ESFR Sprinklers	Yes	ESFR Sprinklers	Yes
Fully Fenced & Secured	Yes	Fully Fenced & Secured	Yes	Fully Fenced & Secured	Yes

OWNER: SOUTHWEST FREIGHT INC  
APN: 460511  
DOCUMENT NO. 20150091242  
O.P.R.&C.T.X.

OWNER: NSHE TX BRECCIA LLC  
APN: 1229548  
VOLUME 3686 PAGE 209  
O.P.R.&C.T.X.

Bldg 3  
N W W WHITE RD

Bldg 2  
N W W WHITE RD

Bldg 1  
N W W WHITE RD

OWNER: WILLIAMS DEAN & NANCY B  
APN: 460515  
DOCUMENT NO. 20070993238  
O.P.R.&C.T.X.

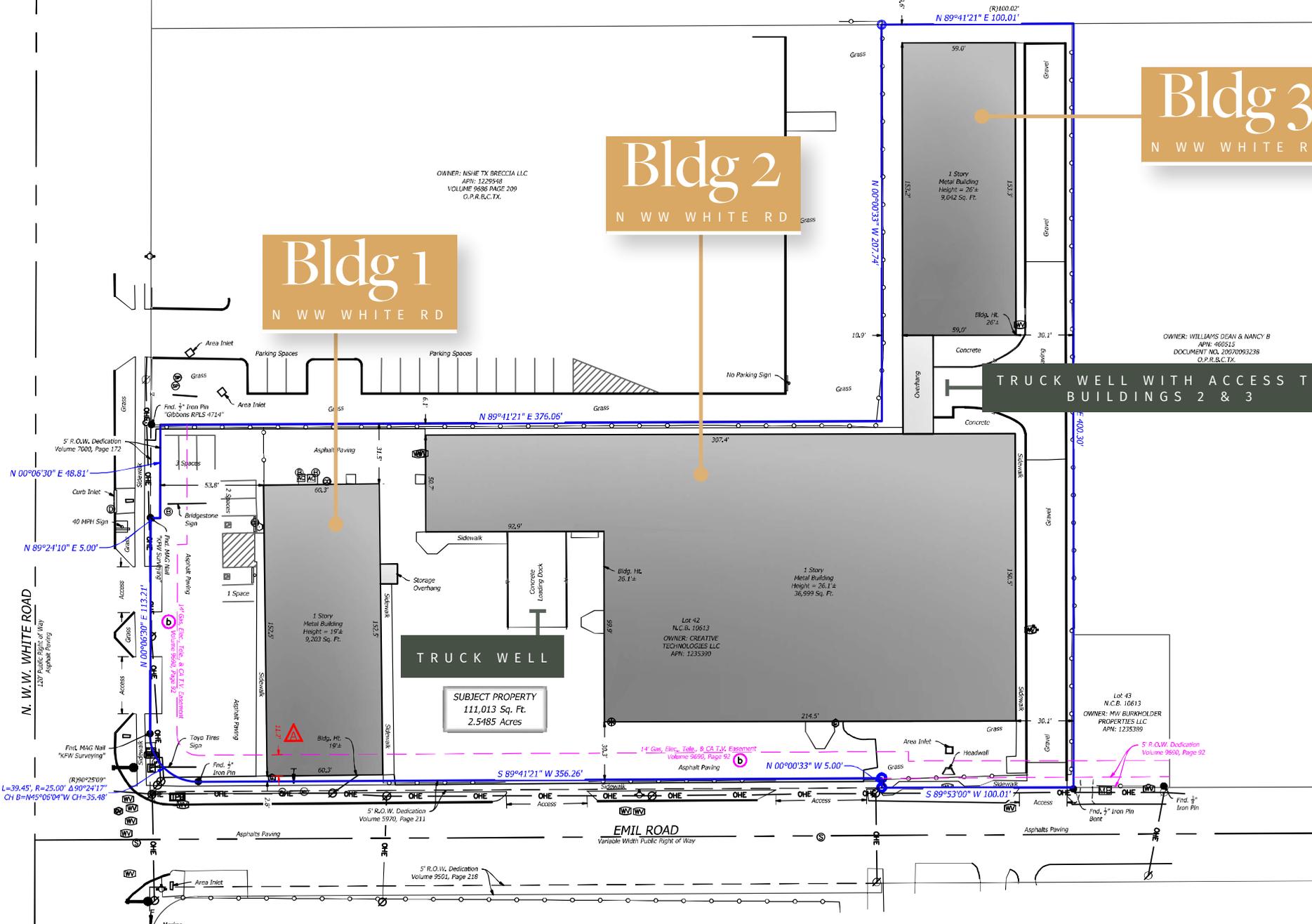
TRUCK WELL WITH ACCESS TO BUILDINGS 2 & 3

TRUCK WELL

SUBJECT PROPERTY  
111,013 Sq. Ft.  
2.5485 Acres

EMIL ROAD  
Variable Width Public Right of Way

N. W. W. WHITE ROAD  
120' Public Right of Way  
Asphalt Paving



PROPERTY PHOTOS

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**San Antonio, Texas** is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

**Northeast Submarket - Major Employers:**

- |             |                              |
|-------------|------------------------------|
| H-E-B       | UPS                          |
| SYGMA       | Builders First Source        |
| Caterpillar | ABC Supply Co                |
| Home Depot  | Professional Flooring Supply |
| Amazon      |                              |

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**ANDREW PRICE**  
First Vice President  
+1 210 602 9468  
andrew.price@cbre.com

**BRAEDEN BERNSTEIN**  
Senior Associate  
+1 210 268 3281  
braeden.bernstein@cbre.com

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