

FOR LEASE

9600 N IH-35 , SAN ANTONIO, TX 78233



15,443 SF Industrial on 2.24 AC Site

ABOUT THE PROPERTY:

9600 N IH-35 is a 15,443 SF commercial space situated in the Northeast submarket of San Antonio. Tenants benefit from 12,520 SF of office and showroom space, 2,923 SF of shop area, and 4,275 SF of covered parking or storage. The property boasts a paint booth, wash bay, open showroom, and a bullpen for BDRs and service advisors. Additionally, it offers C-3 zoning and 265 feet of frontage along IH-35, with convenient access to Loop 410 and IH-35. This location is ideally suited for a second-generation car dealership.

FEATURES:

- 15,443 total SF of office/shop space
- 2,923 SF shop space, 12,520 SF office/showroom space, and 4,275 SF covered parking
- Paint booth and wash bay in place
- 265 ft of IH-35 frontage
- C-3 zoning
- Direct access to IH-35 and quick access to Loop 410
- Ideal for second gen car dealership

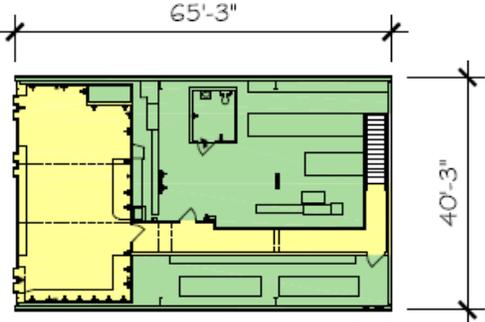
PROPERTY HIGHLIGHTS



INTERIOR PHOTOS



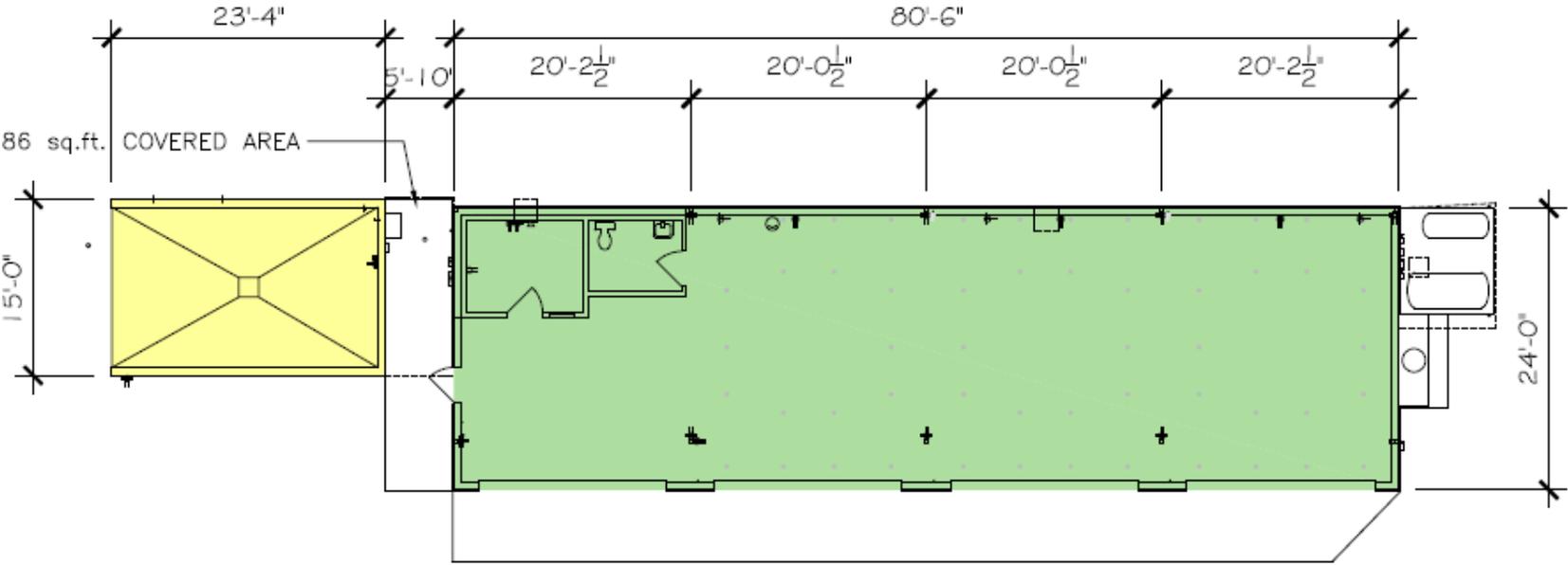
FLOOR PLAN - OFFICE



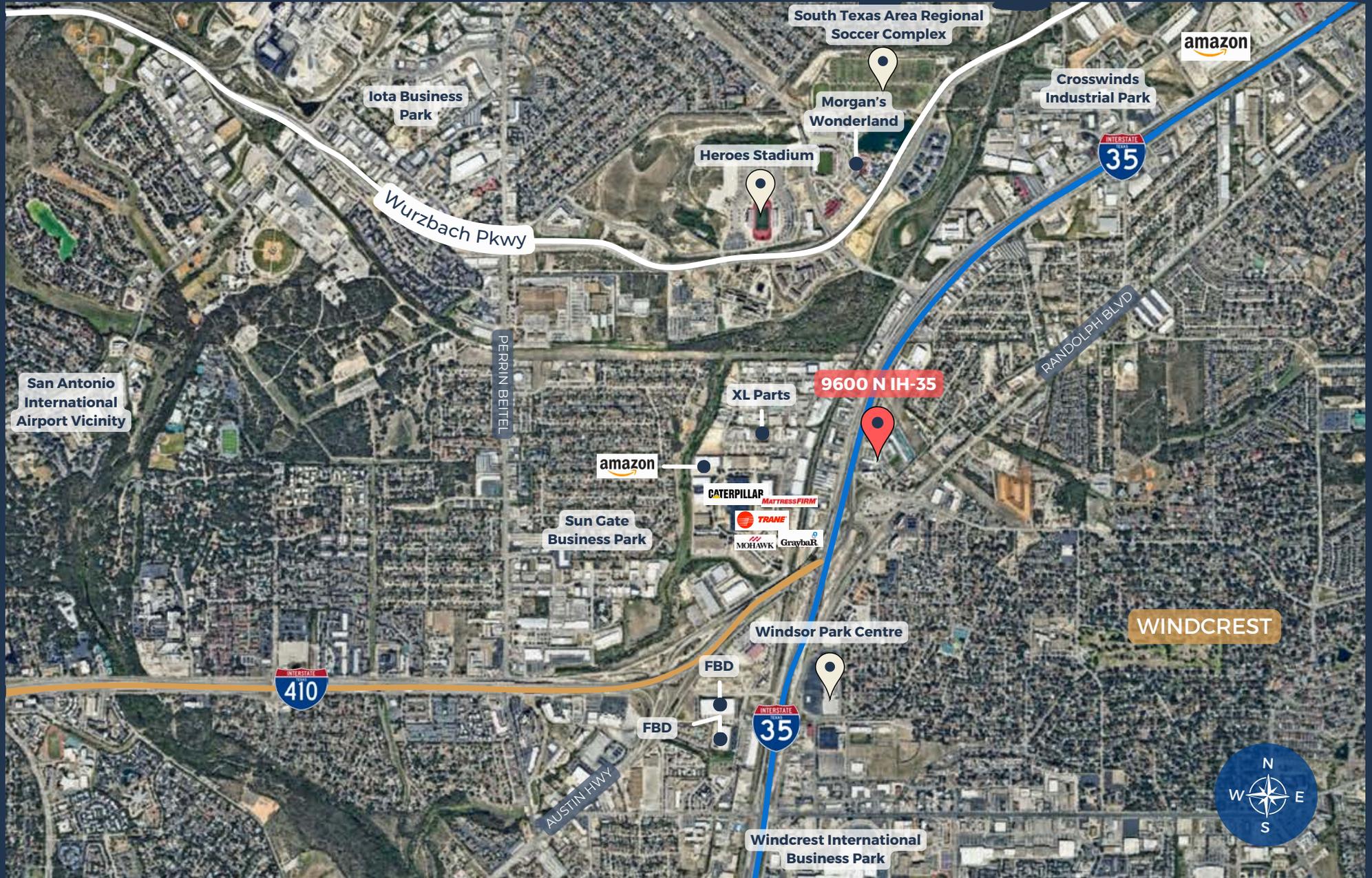
1,010 sq.ft. A/C AREA
1,554 sq.ft. ATTIC, STORAGE, A/C AREA
Second Floor
NOTE: LOW HEAD HEIGHT AT EAVES



FLOOR PLAN - SHOP



AREA OVERVIEW





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