



# 11926

RAIL DRIVE

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SAN ANTONIO,  
TEXAS

INDUSTRIAL FLEX PARK FOR LEASE

**CBRE**



11926 Rail Drive is a state-of-the-art, tenant-focused, delivering move-in ready industrial park. Designed to accommodate all tenant needs, the property boasts heavily reinforced CMU block construction with carbon fiber rebar. It offers features such as dock-high access, drive-thru capabilities, stainless steel fans for ventilation, automatic 12x14 roll-up doors, fully sprinklered suites, motion sensor lights, entirely clear span spaces, and a fully lit and fenced concrete ingress/egress development. This makes 11926 Rail Drive an ideal choice for businesses seeking a versatile and secure industrial space.

11926 Rail Dr is ideally located just 0.42 miles from Wurzbach, offering tenants easy cross-city navigation. Additionally, I-35 is conveniently accessible, being only one mile away.



Address	11926 Rail Dr. San Antonio, TX 78233
Availability	100%
Square Footage	122,500 SF
Submarket	Northeast



PRIME  
LOCATION



CMU BLOCK  
CONSTRUCTION



MOVE-IN  
READY UNITS



SITE PLAN

BLDG 1

24 DOORS

BLDG 2

24 DOORS

BLDG 3

16 DOORS

90' TRUCK COURT

RAIL DR



INGRESS

EGRESS





SITE PLAN

BLDG 1  
24 DOORS

BLDG 2  
24 DOORS

BLDG 3  
16 DOORS

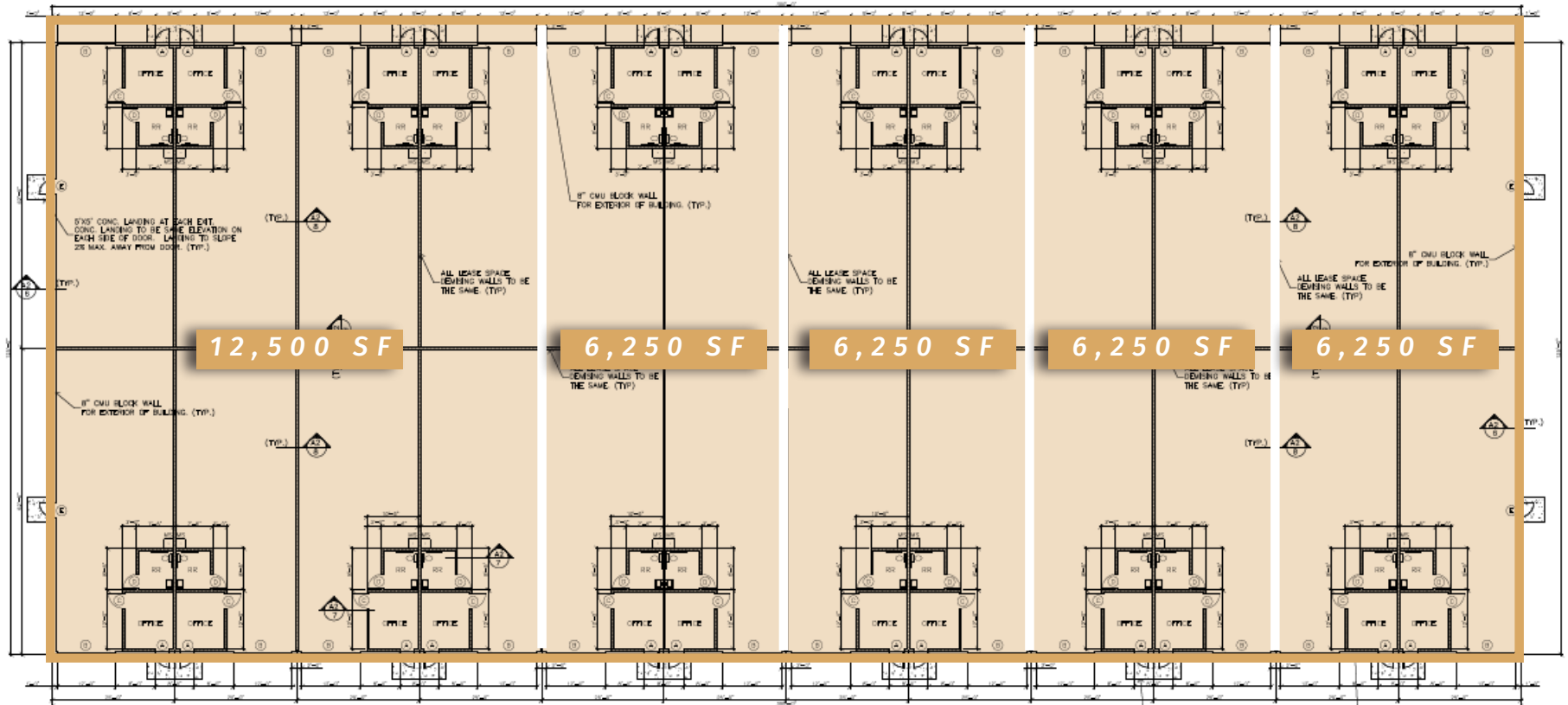
RAIL DR

90' TRUCK COURT

INGRESS  
EGRESS

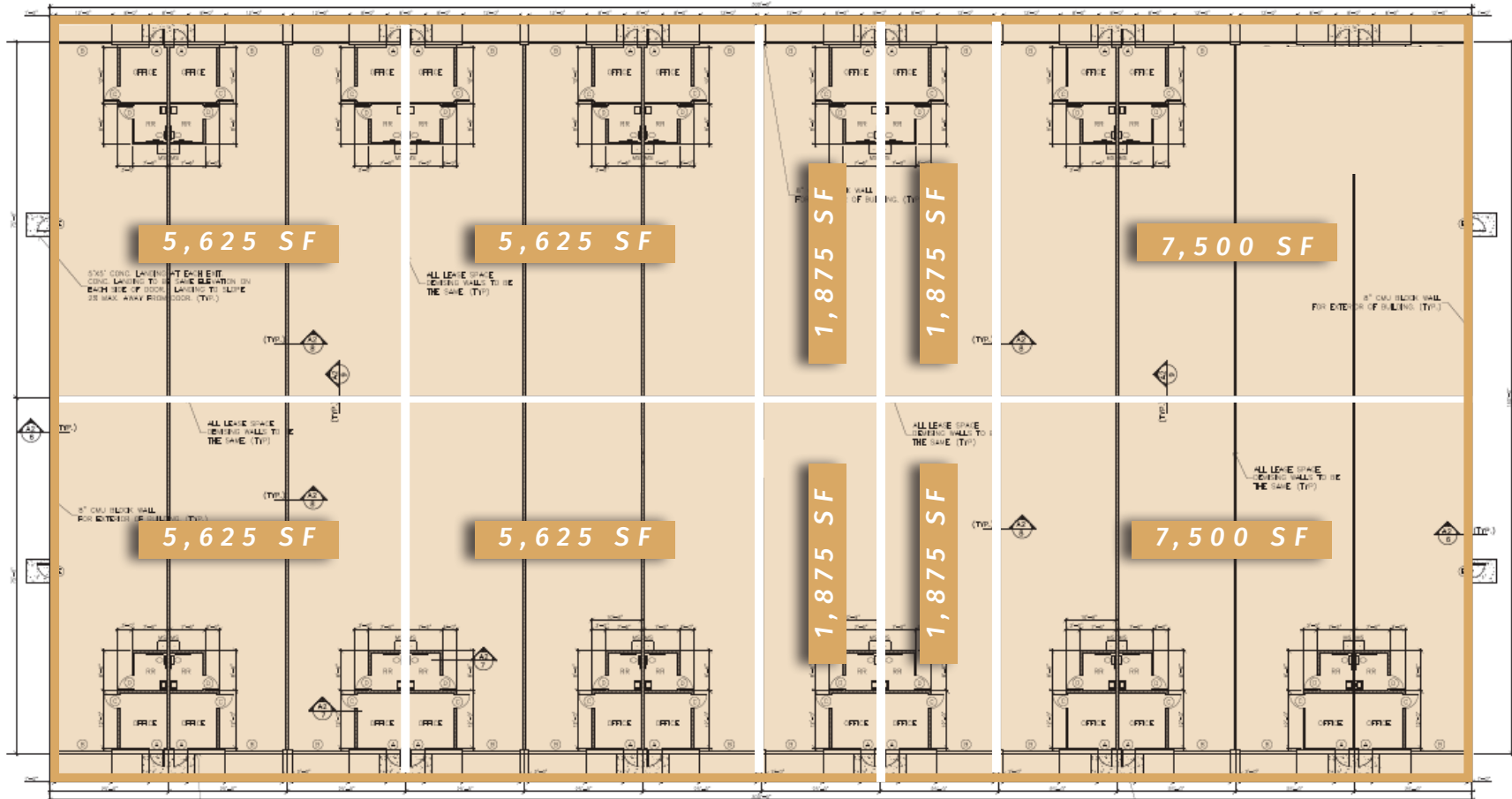


# BUILDING 1



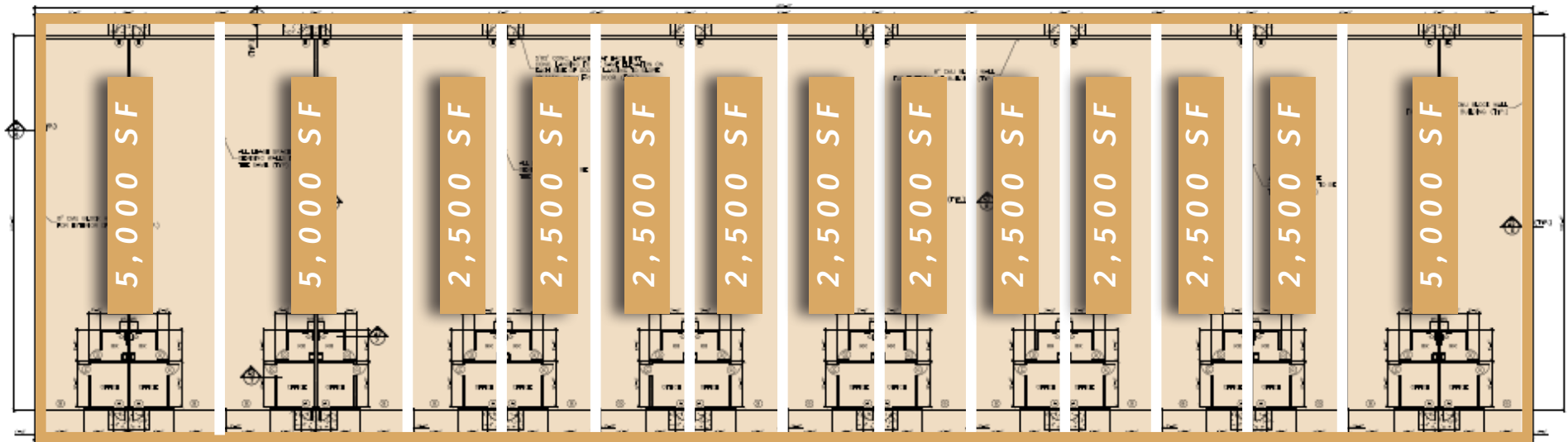
<b>BUILDING TYPE</b>	OFFICE/WAREHOUSE
<b>OFFICE / RESTROOMS SF</b>	10x12 / 8x8
<b>DRIVE THRU DOORS</b>	24
<b>CLEAR HEIGHT</b>	25 FT
<b>SPRINKLERS</b>	YES
<b>AVAILABLE SF</b>	37,500 SF

# BUILDING 2



<b>BUILDING TYPE</b>	OFFICE/WAREHOUSE
<b>OFFICE / RESTROOMS SF</b>	10x12 / 8x8
<b>DOCK HIGH DOORS</b>	2 (WITH THE OPTION TO ADD MORE)
<b>DRIVE THRU DOORS</b>	10
<b>CLEAR HEIGHT</b>	25 FT
<b>SPRINKLERS</b>	YES
<b>AVAILABLE SF</b>	45,000 SF

## BUILDING 3



<b>BUILDING TYPE</b>	OFFICE/WAREHOUSE
<b>OFFICE / RESTROOMS SF</b>	10x12 / 8x8
<b>GL DOORS</b>	16
<b>CLEAR HEIGHT</b>	25 FT
<b>SPRINKLERS</b>	YES
<b>AVAILABLE SF</b>	40,000 SF

LOCATION	
Address	11926 Rail Dr. San Antonio, TX 78233
Industrial Market	San Antonio
Industrial Submarket	Northeast
BUILDING FEATURES	
Percentage Leased	0%
Year Built	2024
Clear Height	25'
Fire Sprinklers	All Buildings Are Sprinklered
Automatic Doors	64 Automatic 12x14 Doors
CONSTRUCTION TYPE	
Building Construction Type	CMU Block Construction
Roof System	Metal Roof
Warehouse Exhaust Fans	64
Power	480v3P





## AREA OVERVIEW

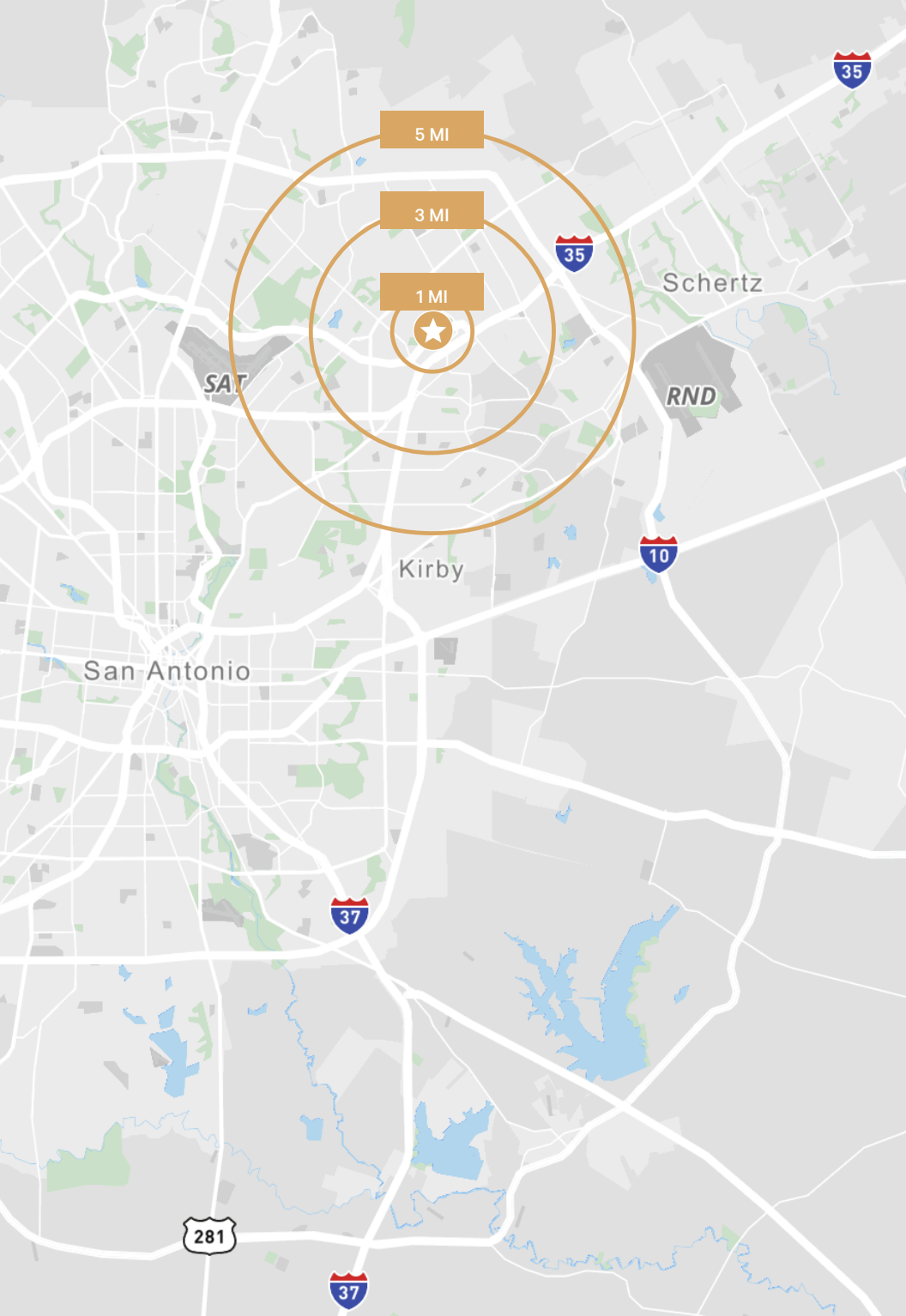
**San Antonio, Texas** is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, 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  
SYGMA  
Caterpillar  
Home Depot  
Amazon

UPS  
Builders First Source  
ABC Supply Co  
Bimbo Bakeries  
Professional Flooring Supply



## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
<b>DAYTIME POPULATION</b>			
2023 Businesses	335	3,763	8,485
2023 Employees	4,681	46,663	105,598
<b>POPULATION GROWTH RATE</b>			
2020-2023 Compound Annual Population Rate	2.51%	0.38%	0.61%
2023-2028 Annual Population Growth Rate	1.63%	0.25%	0.26%
<b>HOUSEHOLD GROWTH RATE</b>			
2020-2023 Compound Annual HH Growth Rate	2.70%	0.60%	0.86%
2023-2028 Annual Household Growth Rate	2.08%	0.53%	0.55%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$73,270	\$79,515	\$85,868
Median Household Income	\$55,093	\$59,843	\$63,134













amazon

CROSSWINDS WAY

CROSSWINDS  
DISTRIBUTION CENTER

Spectrum

WURZBACH PKWY 23,436 VPD

35 223,597 VPD

410

Morgan's  
WONDERLAND



11926  
RAIL DRIVE



RAIL DR

LEONHARDT RD

N MEIDNER RD 8996 VPD

O'CONNOR RD



**BRAEDEN BERNSTEIN**

Vice President

+1 210 268 3281

[braeden.bernstein@cbre.com](mailto:braeden.bernstein@cbre.com)

**ANDREW PRICE**

First Vice President

+1 210 602 9468

[andrew.price@cbre.com](mailto:andrew.price@cbre.com)

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