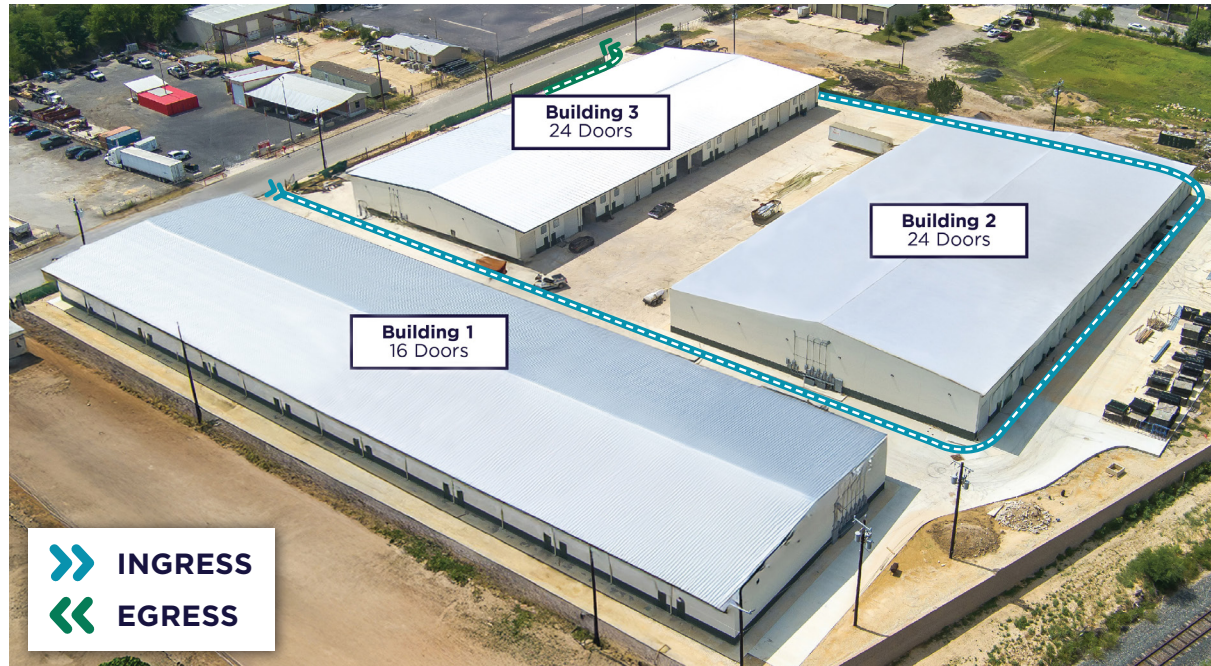


Scalable Flex Industrial with Dock & Drive-Thru Access

Three-building, 122,500 SF flex industrial park offering dock-high and drive-thru configurations with 25' clear heights and immediate cross-city connectivity.



Each suite is ready for occupancy and includes office and restrooms in each availability

WHY RAIL DRIVE?

- 1,875–45,000 SF contiguous flexibility
- Dock-high and drive-thru options
- 25' clear heights across buildings
- Reinforced construction and secure, fenced site
- Immediate access to I-35, 1604, and Northeast SA labor base
- Security cameras

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11926 Rail Drive is a modern, tenant-focused three-building flex industrial park totaling 122,500 SF in San Antonio's Northeast submarket. The project offers move-in-ready suites with dock-high and drive-thru access, clear-span interiors, and 25' clear heights designed to accommodate a wide range of light industrial, service, and distribution users. Constructed with reinforced CMU block and carbon fiber rebar, the property features automatic 12x14 roll-up doors, stainless steel ventilation fans, sprinklered suites, motion-sensor LED lighting, and fully secured concrete ingress and egress. Located just 0.42 miles from Wurzbach Parkway and one mile from I-35, Rail Drive provides exceptional cross-city access and operational efficiency.

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NEW CONSTRUCTION: RAIL DRIVE COMMERCE CENTER PRE-LEASING NOW

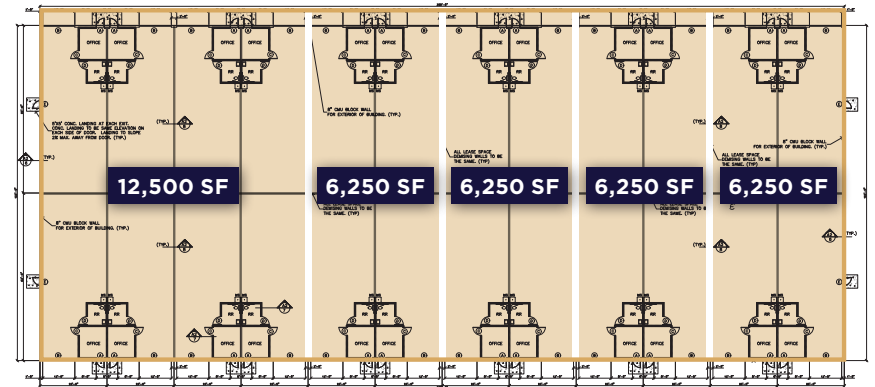
11926 Rail Drive, San Antonio, TX 78233

Delivering March 2026 | Pre-Leasing Available

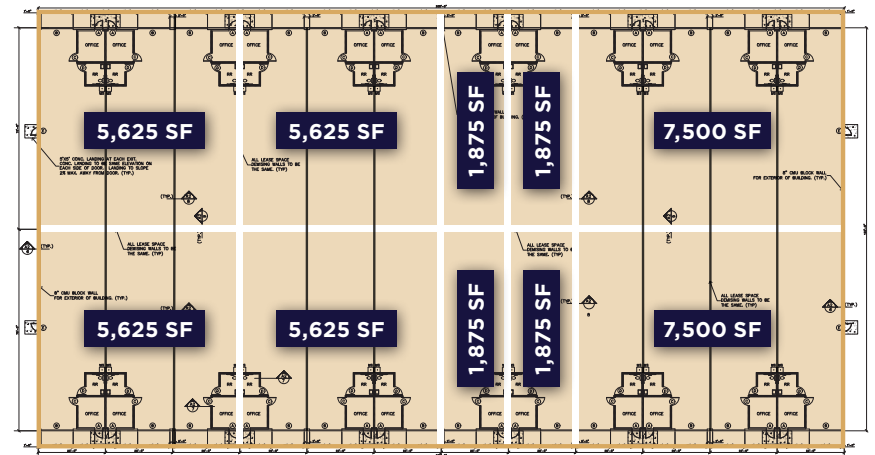


FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES

BUILDING 1
125' Bay Depth



BUILDING 2
150' Bay Depth



BUILDING 3
100' Bay Depth

