

FOR LEASE



5005 WEST AVE. BLDG. 2

INDUSTRIAL FOR LEASE

5005 WEST AVE. BLDG. 2, SAN ANTONIO, TX 78213

SUMMARY

Building SF:	107,665 SF
Lease Rate:	\$8/SF/YR
Space Avail:	16,915 SF
Building No.:	2
Lot Size:	6.12 AC
Parking Ratio:	6.67 Ratio
Parking:	154 Spaces
Year Built:	1960
Zoning:	I-1

PROPERTY DESCRIPTION

Position your business in a well-established industrial facility offering up to 16,915 SF of available space within a 107,665 SF multi-tenant building.

Situated on 6.12 acres, the property is designed to support a variety of industrial and warehouse operations with I-1 Industrial zoning, generous on-site parking, and excellent functionality for distribution, manufacturing, storage, and service-related users.

LOCATION DESCRIPTION

Located on West Avenue in the heart of Central San Antonio, the property offers outstanding accessibility to the region's major transportation network. Its strategic location provides convenient access to Loop 410, US-281, and Interstate 10, allowing for efficient movement of goods and employees throughout the San Antonio metropolitan area.

Surrounded by a mature mix of industrial, commercial, and service businesses, the property benefits from a strong labor pool, nearby retail amenities, and established infrastructure.

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PROPERTY PHOTOS

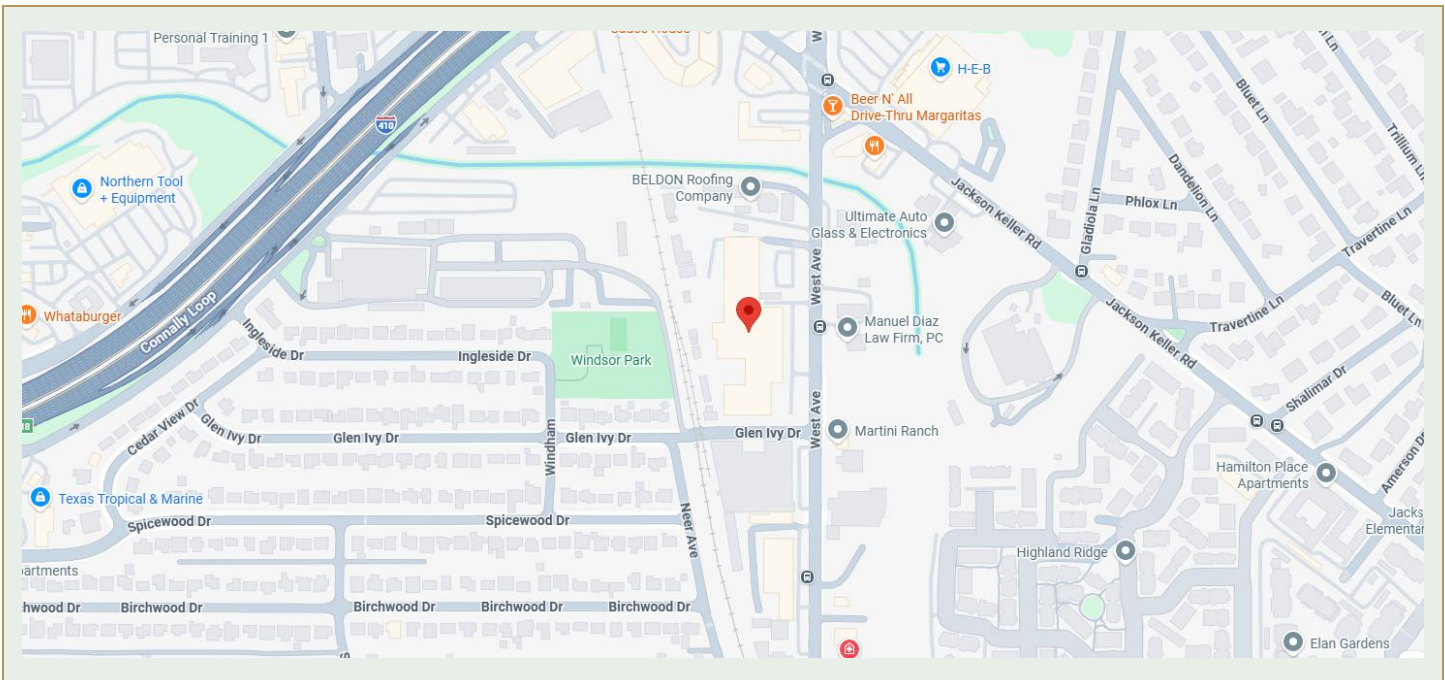
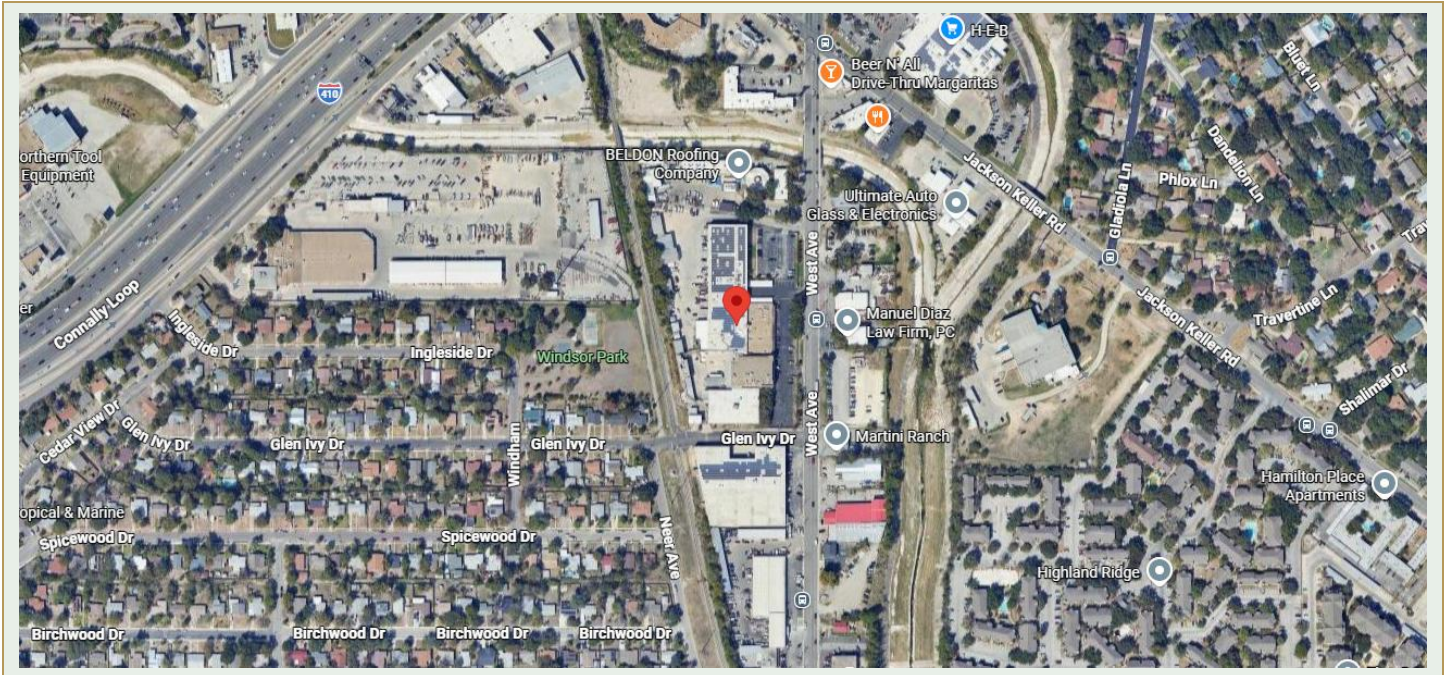
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LOCATION MAPS

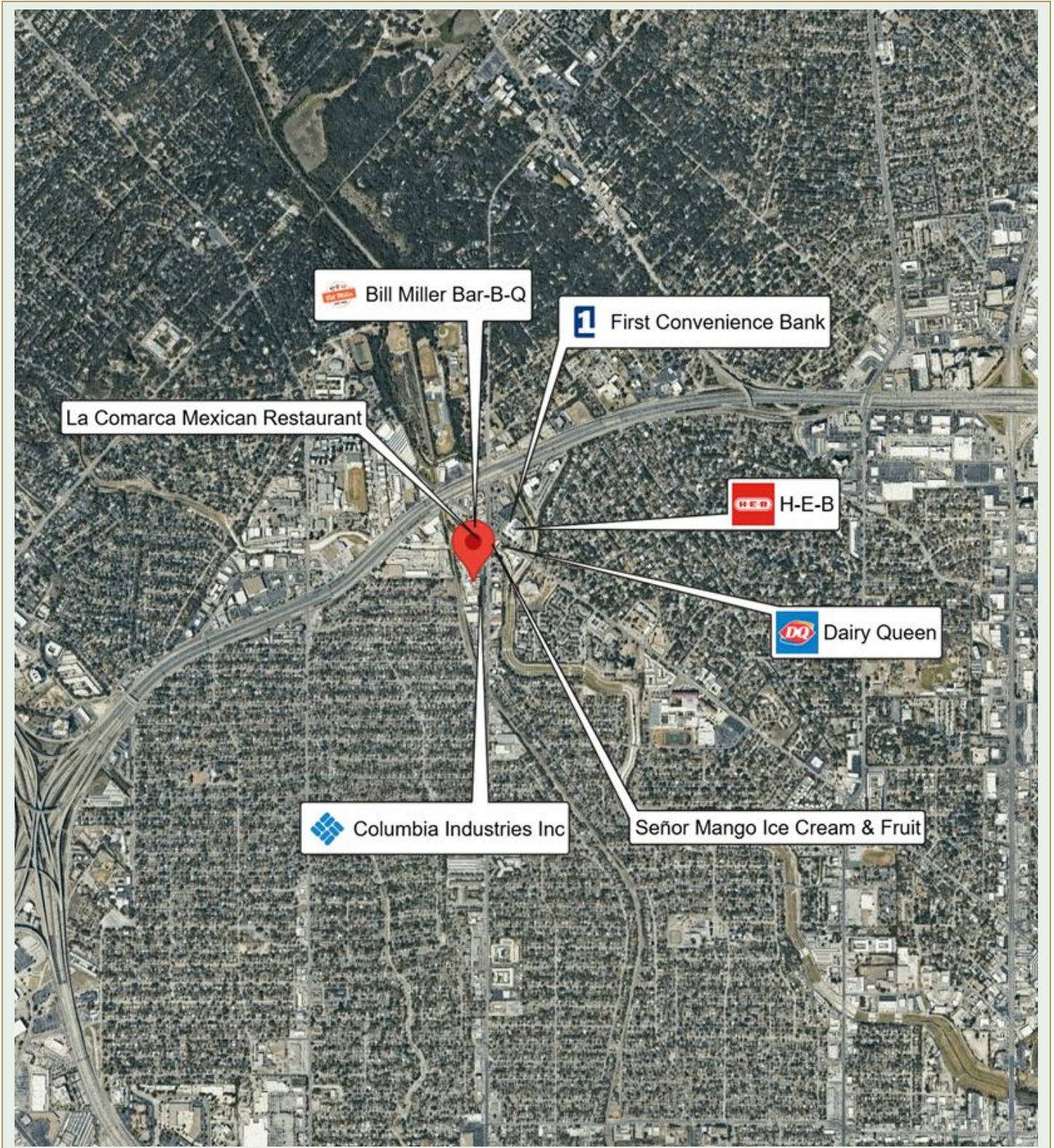
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BUSINESS MAP

5005 WEST AVE. BLDG. 2, SAN ANTONIO, TX 78213





DEMOGRAPHICS

5005 WEST AVE. BLDG. 2, SAN ANTONIO, TX 78213

5005 West Ave., San Antonio, TX 78213 is located in a well-established urban area with high population density. Within a 5-minute drive, the population is 27,484 with a median household income of \$56,612 and average household size of 2.62. The diversity index is 80.3 with a median home value of \$244,259. The area expands significantly to 379,479 population and \$64,982 median household income at the 15-minute radius.

DEMOGRAPHICS BY DRIVE TIME

5-MINUTE	10-MINUTE	15-MINUTE
Population: 27,484	Population: 160,108	Population: 379,479
Daytime Pop: 36,116	Daytime Pop: 254,454	Daytime Pop: 538,413
Diversity Idx: 80.3	Diversity Idx: 84.0	Diversity Idx: 84.1
Households: 10,445	Households: 71,110	Households: 167,138
Avg HH Size: 2.62	Avg HH Size: 2.22	Avg HH Size: 2.20
Med HH Income: \$56,612	Med HH Income: \$59,886	Med HH Income: \$64,982
Avg HH Income: \$79,615	Avg HH Income: \$86,362	Avg HH Income: \$98,584
Per Capita: \$30,431	Per Capita: \$38,525	Per Capita: \$43,522
Owner Occ: 6,001	Owner Occ: 29,074	Owner Occ: 71,844
Renter Occ: 4,444	Renter Occ: 42,036	Renter Occ: 95,294
Med Home Val: \$244,259	Med Home Val: \$302,159	Med Home Val: \$311,691

HOUSING (BY DRIVE TIME)

5-MIN	10-MIN	15-MIN
Owner Occ: 6,001	Owner Occ: 29,074	Owner Occ: 71,844
Renter Occ: 4,444	Renter Occ: 42,036	Renter Occ: 95,294
Med Home Val: \$244,259	Med Home Val: \$302,159	Med Home Val: \$311,691



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DISCLAIMER

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