



Available For Lease

**2026 W Malone Ave,
San Antonio, TX 78225**



Property Summary

2026 W Malone Ave, San Antonio, TX 78225 offers a unique industrial opportunity in a prime South San Antonio location. The property consists of approximately 9,520 SF situated on 5.31 acres, providing substantial yard space for outdoor storage, truck parking, or future expansion. Built in 1975 and zoned I-1 (Light Industrial), the facility features 26 dock doors and a 15' clear height, making it well-suited for distribution, logistics, or specialized industrial operations. With significant loading capacity and expansive land area, this site presents a compelling option for users seeking functionality and flexibility in the San Antonio industrial market.



PROPERTY SPECS

Address: 2026 W Malone Ave, San Antonio, TX 78225

Type: Industrial

Total SF: 9,520

Acreage: 5.31

Year Built/Renovated: 1975

Dock Doors: 26

Clear Height: 15'

Building Class: C

Zoning: I-1 Zoning (Light Industrial)







Prime Industrial Location - San Antonio, TX

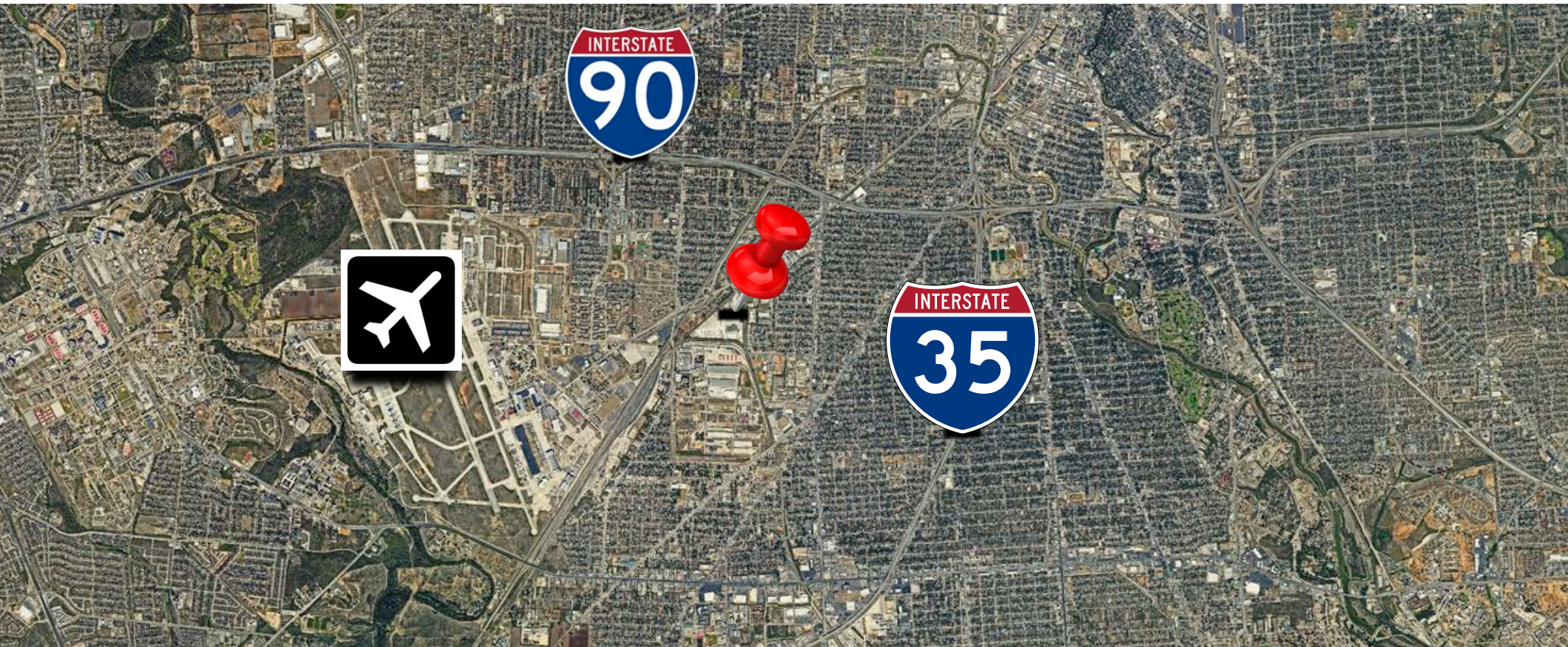
2026 W Malone Ave is strategically positioned within one of South San Antonio's established industrial and logistics corridors, offering excellent access to the San Antonio metro and major regional freight networks. The property benefits from immediate connectivity to I-35, I-10, and Highway 90, providing seamless north-south and east-west distribution routes throughout South Texas and beyond, including efficient links to Laredo, Houston, Austin, and the Gulf Coast. Located on a significant industrial artery with ample outdoor storage and heavy vehicle access, the site is well-suited for warehousing, distribution, trucking operations, fleet storage, industrial services, and light manufacturing. Surrounding industrial growth, flexible I-1 zoning, and proximity to key employment clusters further support operational efficiency and workforce accessibility in one of the city's most resilient industrial submarkets.

I-35: 1.0 Miles

US-90: 2.1 Miles

Downtown San Antonio: 4.2 Miles

San Antonio Airport: 13 Miles





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