



ALAMO JUNCTION RAIL PARK – BUILDING 2

16448 Old Corpus Christi Rd.
Elmendorf, TX 78112

FOR SUBLEASE
+54,760 SF

NAI Robert Lynn
Industrial

PROPERTY HIGHLIGHTS

RAIL-SERVED INDUSTRIAL FOR SUBLEASE | ±54,760 SF | UNION PACIFIC + BNSF

Alamo Junction Rail Park – Building 2 is a ±54,760 SF industrial building on ±10.68 acres inside a 520-acre master-planned, rail-served industrial park in southern Bexar County. The park is dual-served by Union Pacific and BNSF with more than 20 miles of internal track and an on-site rail terminal and transload facility operated by Rail Logix.

The building offers 480V/2,500-amp service, a fully sprinklered 375' x 150' production floor on a 25' column grid, a covered truck loading shelter with an elevated concrete deck and two in-ground truck scales, rail spurs entering along the north elevation, and an outdoor storage yard. Access is via IH-37, Loop 1604 and Highway 181.

Available by sublease or lease assignment. Well suited to bulk commodity handlers, transload and 3PL operators, building-products manufacturers and distributors, and power-intensive light manufacturing.



Dual rail service — Union Pacific and BNSF — with rights to ten preferential rail car spots



375' x 150' Fully Sprinklered Production Floor on a 25' Column Grid



IH-37, Loop 1604 and Highway 181 access — Opportunity Zone



480V / 2,500 amp / 3-phase power



Covered Truck Loading Shelter With Elevated Concrete Deck, Ramps at Both Ends, and Two In-Ground Truck Scales



Sublease Through November 30, 2029



Outside storage yard on ±10.68 acres — right to fence the perimeter



Inside a 520-Acre Master-Planned Rail Park With an On-Site Rail Terminal and Transload Facility



Asking Rate: \$9.25/SF/YR NNN



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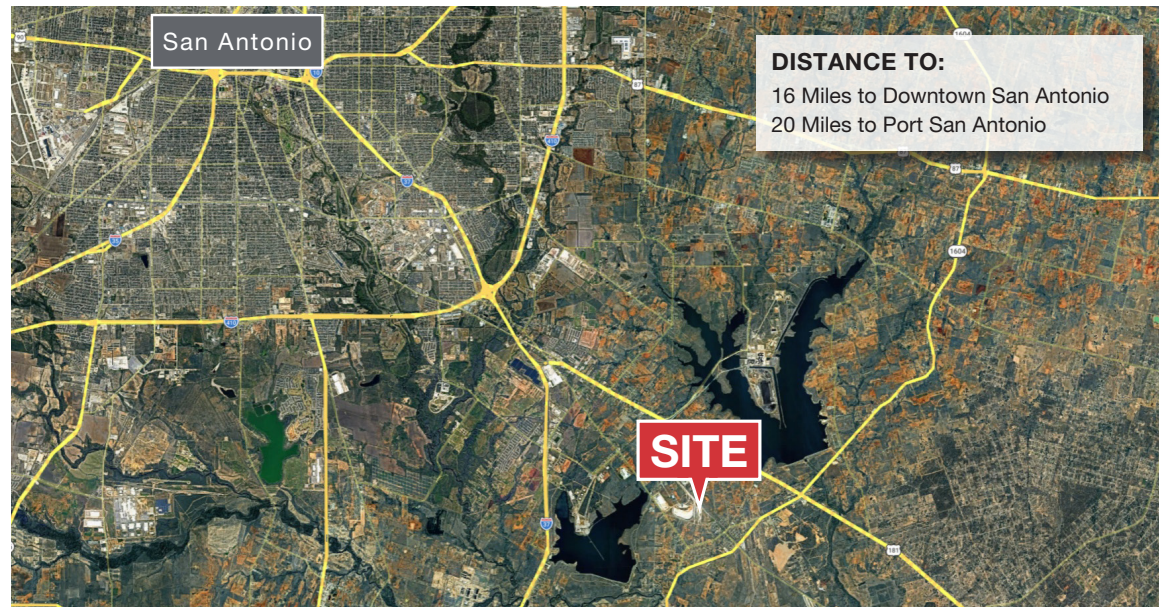
FEATURES + INTERIOR + MAP

PROPERTY SPECIFICATIONS

BUILDING SIZE	± 54,760 SF
AVAILABLE	± 54,760 SF
SITE	± 10.68 AC
CONSTRUCTION	Pre-engineered metal, remodeled 2024
COLUMN SPACING	25' x 25'
BUILDING DIMENSIONS	375' x 150'
POWER	480V / 2,500 amp / 3-phase
SPRINKLER	Fully sprinklered
RAIL	Dual served, Union Pacific and BNSF; rights to ten preferential railcar spots
YARD	Outside storage; right to fence the perimeter
LOADING	Covered truck loading shelter, elevated concrete deck, concrete ramps, two in-ground truck scales
UTILITIES	1.5" water line, natural gas, septic, separately metered
LEASE TYPE	NNN
AVAILABILITY	Sublease or lease assignment
RATE	\$9.25/SF/YR NNN

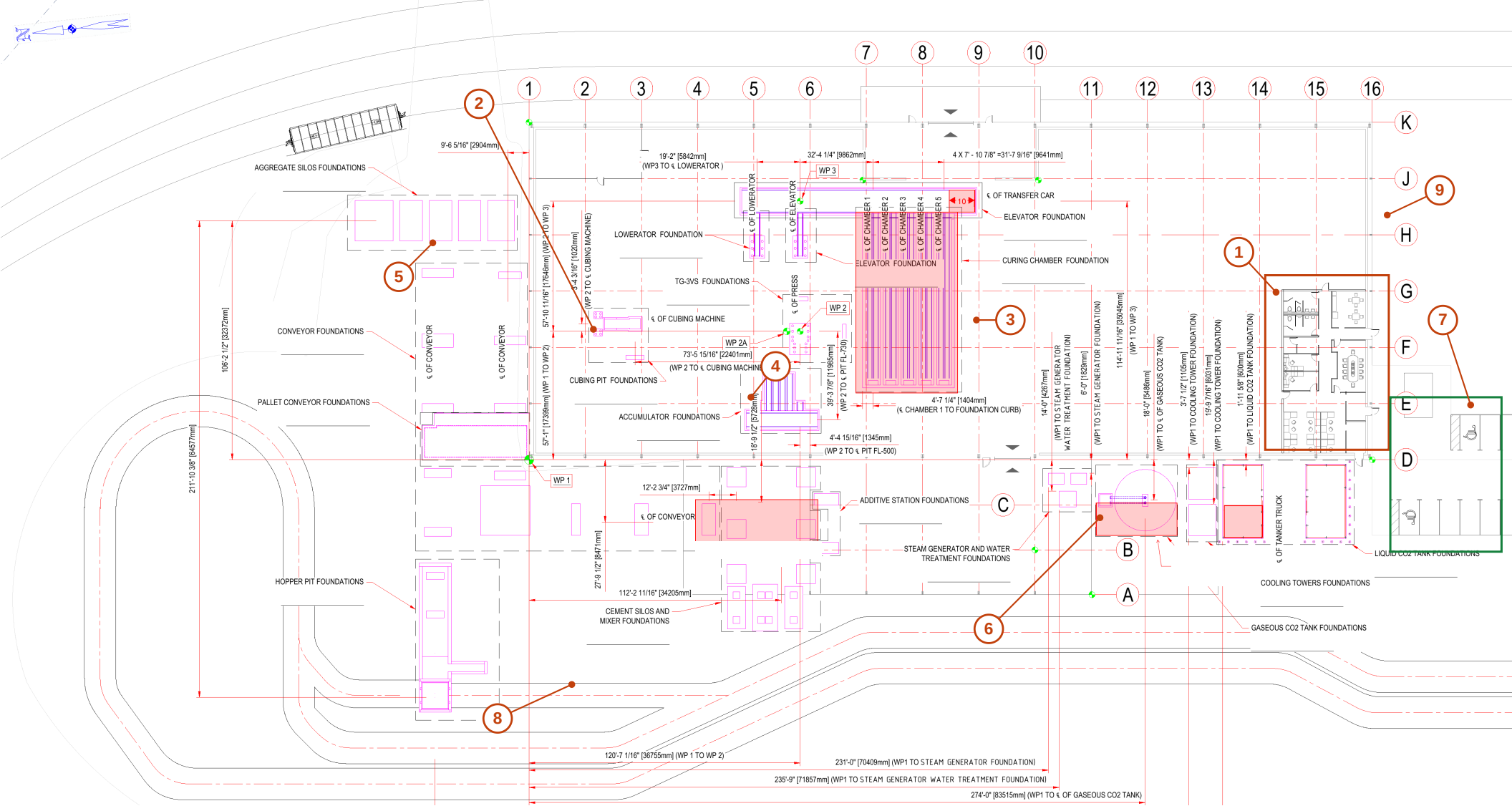
About Alamo Junction Rail Park

- 520-acre master-planned rail-served industrial park, opened 2014
- Dual served by Union Pacific and BNSF
- 20+ miles of internal track; four 8,500 LF unit train loop tracks; five 4,300 LF manifest interchange tracks; 650 rail car spots
- On-site rail terminal and transload facility, rail car cleaning, and car repair and storage
- Guaranteed same-day interchange service
- Existing park users include Halliburton, Univar, Superior Silica Sands, CRU Group and Arrow Materials
- Located in a designated Opportunity Zone



16448 Old Corpus Christi Rd. | Elmendorf, TX 78112

FOR SUBLEASE **± 54,760 SF**



ALAMO JUNCTION RAIL PARK — BUILDING 2

FLOOR PLAN, EXISTING CONDITIONS · 16448 OLD CORPUS CHRISTI ROAD, ELMENDORF, TX 78112
±54,760 SF ON ±10.68 ACRES · 375' X 150' ON A 25' X 25' COLUMN GRID · DUAL RAIL SERVED, UNION PACIFIC AND BNSF

Zach Stevens, SIOR

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- 1

OFFICE SUITE
East end, built out and in place. Restrooms, break / training room, conference room, two private offices and open workstations. See sheet 2.
- 2

EQUIPMENT FOUNDATIONS
Existing concrete pads set in the warehouse slab across the west and central bays.
- 3

HEAVY EQUIPMENT PADS
Five adjacent reinforced pads with a formed curb, dimensioned 4'-7 1/4" at the first bay.
- 4

BELOW-SLAB PITS AND TRENCHES
Three below-slab pits and trench runs set into the floor.
- 5

EXTERIOR FOUNDATIONS — WEST
Five concrete pads in a row immediately west of the building, outside the shell.
- 6

EXTERIOR PADS — SOUTH YARD
Concrete equipment pads and tank foundations in the yard south of the building, with a tanker truck lane.
- 7

PARKING
Striped stalls with two accessible spaces serving the office entry.
- 8

RAIL SPURS
Track centerlines and curve radii running to the building. Union Pacific and BNSF dual served.
- 9

BUILDING SHELL
Enclosed warehouse 375' x 150' on a 25' x 25' grid, ±54,760 SF. Covered shelters run the full length, both sides.

ALAMO JUNCTION RAIL PARK — BUILDING 2

OFFICE AND ADMIN BLOCK, ENLARGEMENT · SHEET 2

16448 OLD CORPUS CHRISTI ROAD, ELMENDORF, TX 78112

EAST END, GRID 14–16 x C–G · ENLARGED FROM THE BASE DRAWING, NOT REDRAWN

ROOM KEY

A RESTROOM CORE

Back to back on a shared plumbing wall. North: 2 WC and 2 lavatories. South: 1 WC, 1 urinal and 2 lavatories.

B BREAK ROOM / KITCHENETTE

Casework run along the west wall, two four-person tables.

C PRIVATE OFFICES (2)

Each with an L-desk, task chair and lounge seating.

D CONFERENCE ROOM

Ten-seat oval table with three center devices, likely power and AV.

E OPEN OFFICE

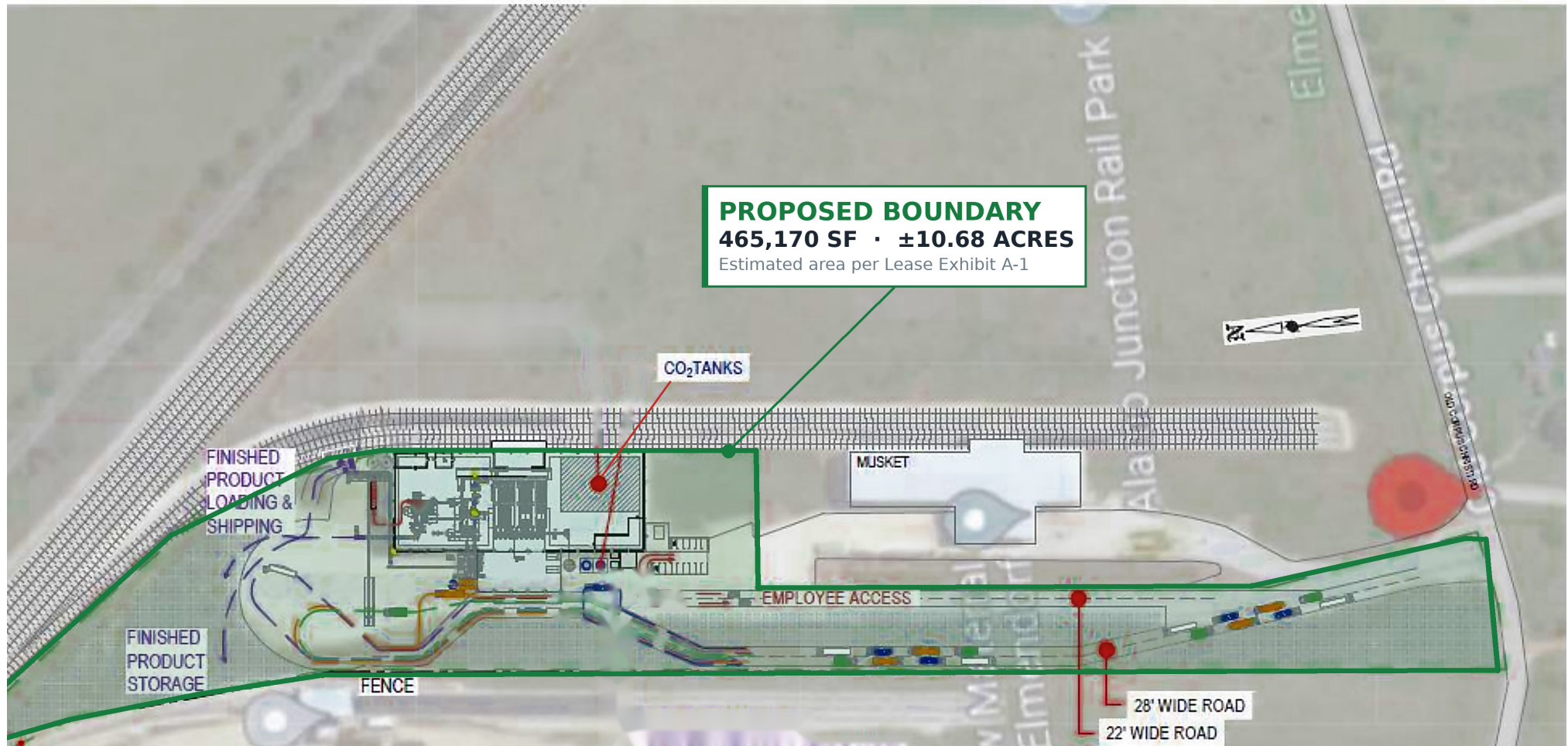
Systems furniture, ±9–12 workstations in three pods.

Zach Stevens, SIOR

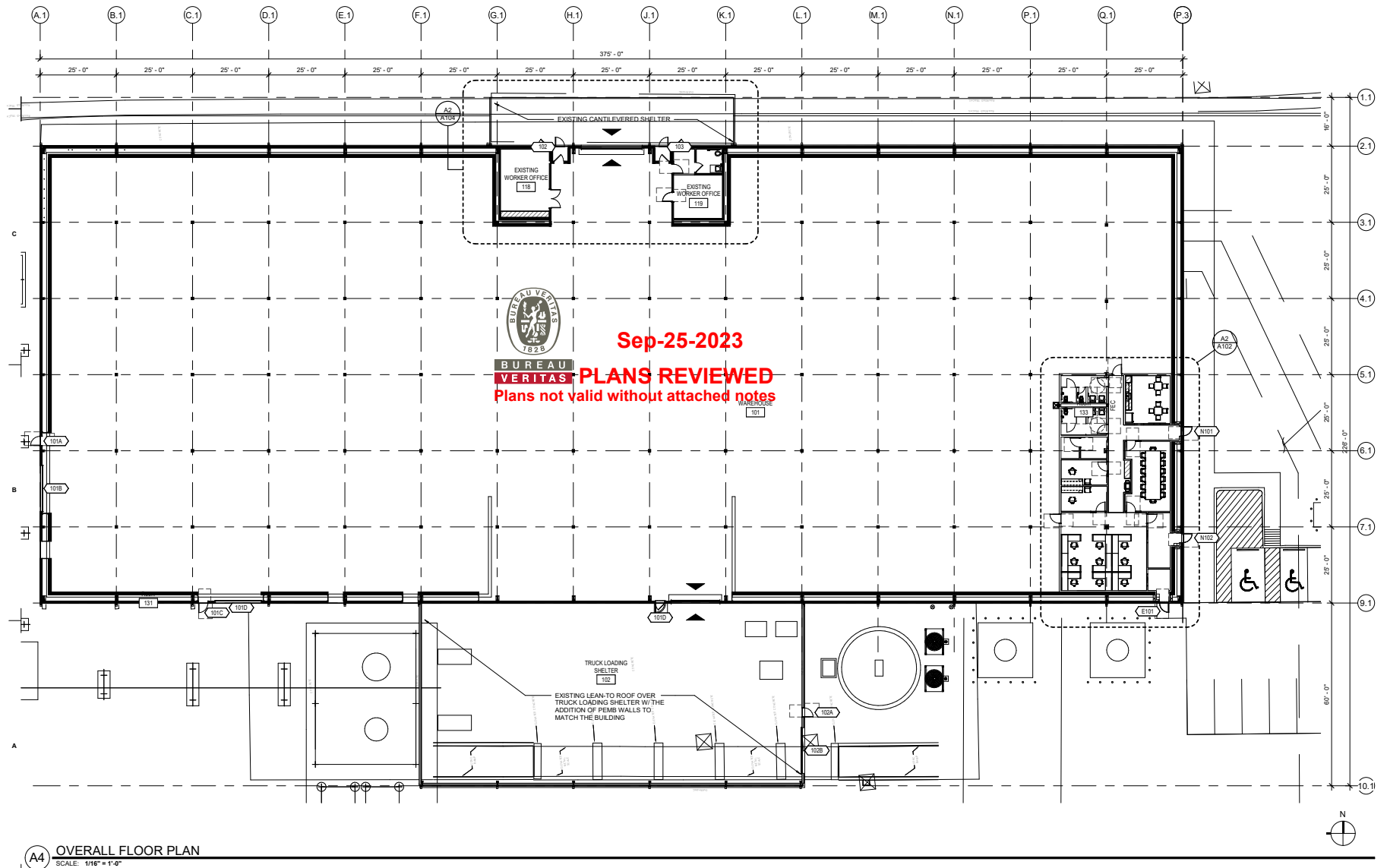
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Room uses per the furniture and fixtures as drawn, corroborated by July 2026 site photographs.
Orange boxes are overlay, not building lines. Plan is approximate. Field verification pending.

LAND & OUTSIDE STORAGE



FLOOR PLAN





AGENTS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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