

FOR LEASE

5100 KAEPA CT., SAN ANTONIO, TX 78219

Single-Tenant Climatized Warehouse



ABOUT THE PROPERTY:

5100 Kaepa Ct. is an +/- 84,500 SF single-tenant industrial cross-dock facility in Central San Antonio. The insulated warehouse is fully sprinklered with a 1,200A, 480V 3-phase electrical service. Tenants will enjoy significant upgrades to the building in 2024 (currently in progress), including fully updated office/breakroom areas, the potential to fully HVAC the warehouse, and upgraded dock positions. The Property is centrally located just off Rittiman Road in a prime San Antonio industrial hub, home to HEB's main industrial operations.

FEATURES:

- +/- 84,500 total SF (+/- 11,500 SF office)
- 22' clear height & minimal columns
- 1,200A, 480V 3-phase power
- Potential to fully HVAC warehouse
- 39 dock-high, 1 ramp (1 door for every 2k SF)
- Fully sprinklered

BUILDING OVERVIEW



BUILDING UPGRADES



- Potential for fenced yard space
- New office entry (2024)
- Upgraded warehouse areas (2024)
- Fully renovated office (2024)

- New exterior paint (2024)
- Upgraded dock positions (2024)
- Indoor and outdoor break areas
- Potential to fully HVAC warehouse

AERIAL & HIGHWAY ACCESS



Access to:

I-35 = 4 minutes

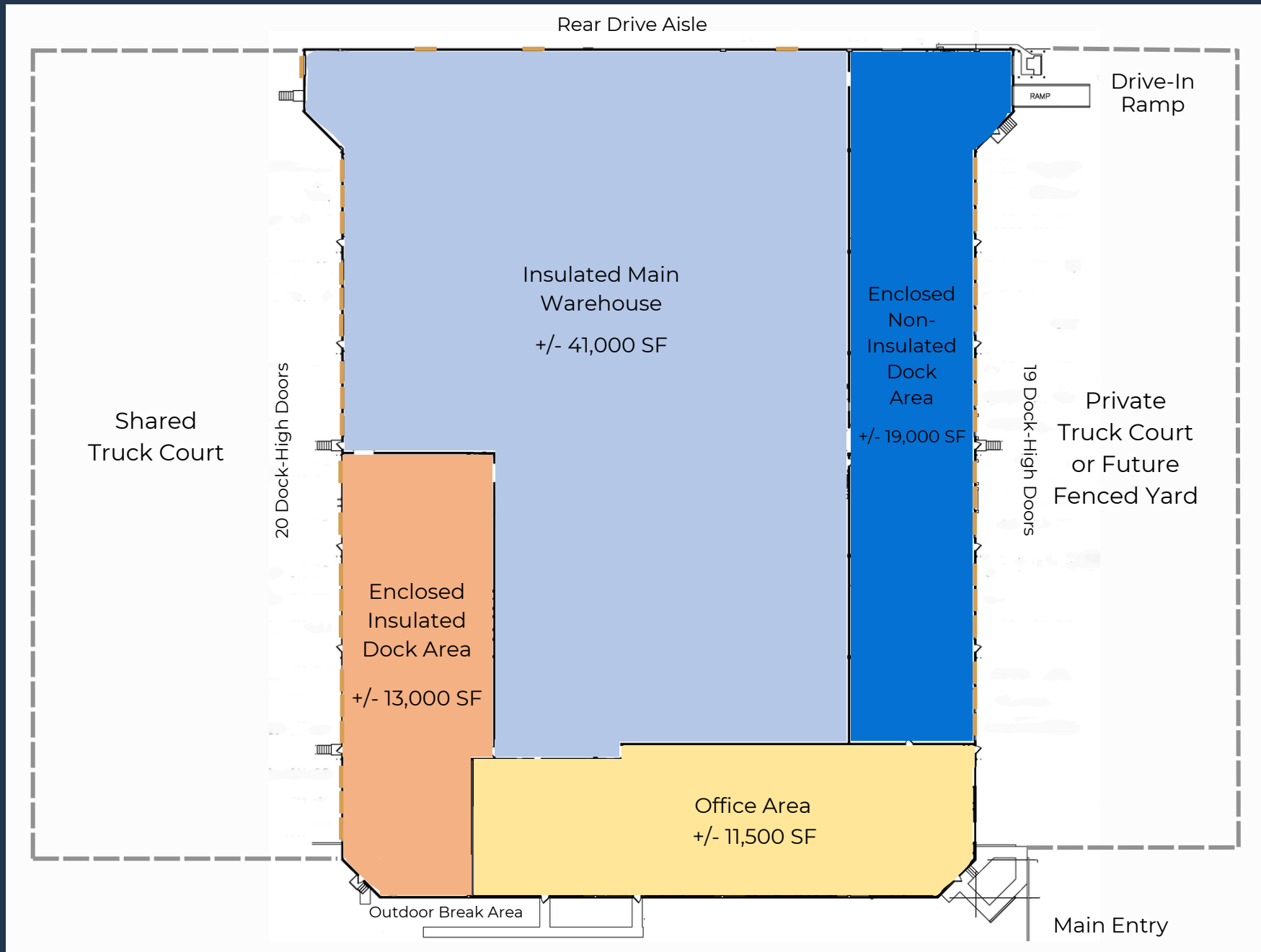
Loop 410 = 8 minutes

I-10 = 12 minutes

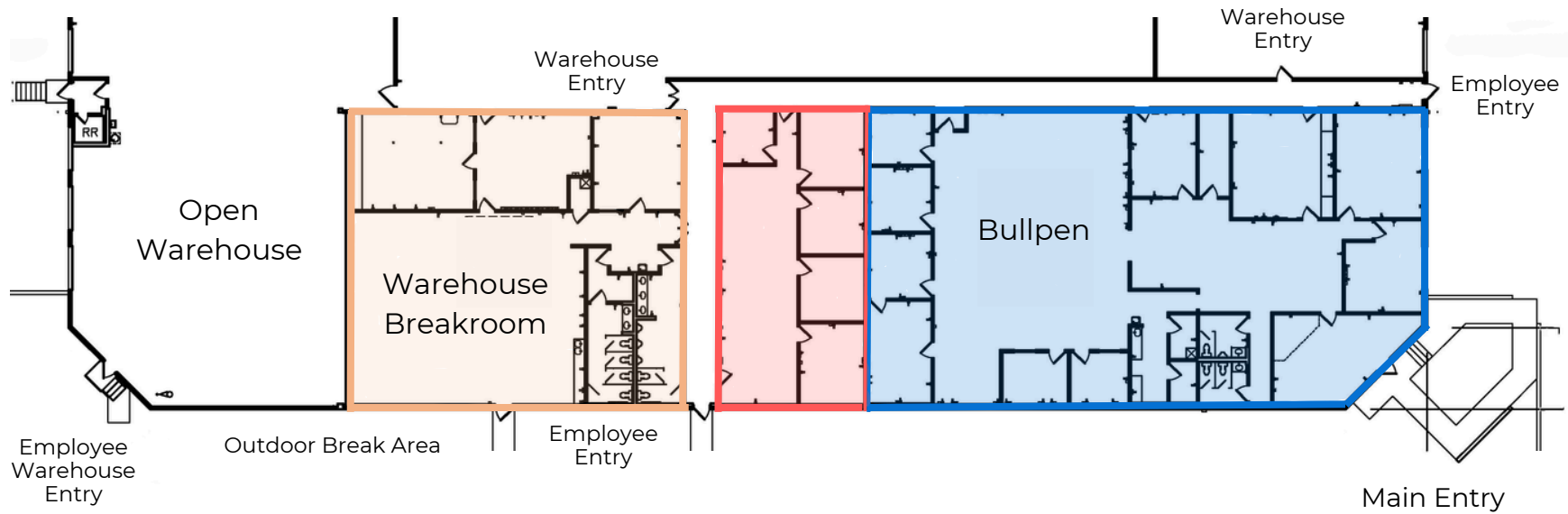
Loop 1604 = 20 minutes

Downtown SA = 20 minutes

SITE PLAN



OFFICE AREA



- Warehouse Breakroom, Locker Room & Storage
- Warehouse Offices
- Executive Offices



CONTACT
OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Colin McLellan
Senior Associate
cmclellan@llanorealty.com
(210) 908-6345