

INDUSTRIAL FOR SALE

RIVERSIDE WAREHOUSE

1350 WEST SOUTHCROSS BOULEVARD, SAN ANTONIO, TX 78211



FOR SALE

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1350 WEST SOUTHCROSS BOULEVARD | SAN ANTONIO, TX 78211



Property Summary

Price:	\$5,000,000
Building SF:	87,521
Price / SF:	\$57.00
Lot Size:	7.0 Acres
Dock Doors:	12
Truck Door:	3
Clear Height:	18'
Power:	3P Heavy
Rail Access:	Light Rail
Yard:	Fenced, Gravel, Private
Year Built:	1965
Zoning:	IDZ

Property Overview

Riverside warehouse, a well-positioned industrial facility in San Antonio's thriving south submarket manufacturing district. With 87,000 sf of total rentable building area on a 7-acre lot, this property presents a lucrative investment opportunity for industrial users, manufacturers, and logistics businesses. This versatile warehouse space is ideal for manufacturers, logistics operators, or investors looking to capitalize on the industrial demand in San Antonio.

Location Overview

Seller will Lease-Back Entire Property for ~1 Year
Dock-High: 12 exterior docks with 4 levelers
Drive-In Access: 3 drive-ins (8'W x 12'H) | Ceiling Height: 18'
Cross-Docking Capability | Power Supply: Heavy 3-phase power
Rail Line Access: Southern Pacific Railroad
Situated in San Antonio's South Submarket Manufacturing District, an area experiencing strong industrial growth

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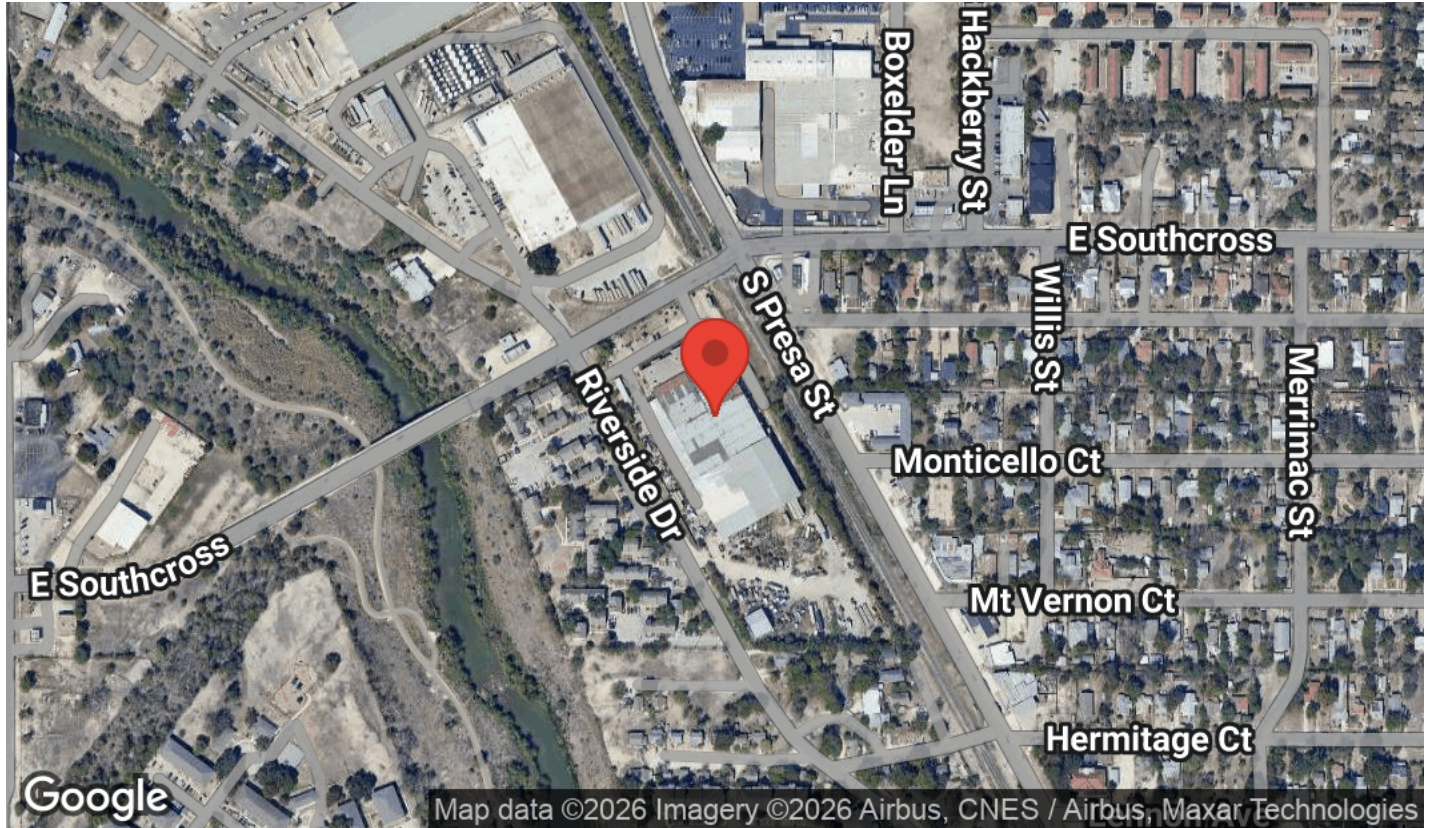
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LOCATION MAPS

1350 EAST SOUTHCROSS | SAN ANTONIO, TX 78223



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DISCLAIMER

1350 EAST SOUTHCROSS



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