

702

San Fernando St
San Antonio, TX 78207

- ◆ Available for Sale or Lease
- ◆ Recently Renovated

±1.2 Acre
IOS Lot

±82,948 SF
Building



◆ Executive Summary

702 San Fernando Street is a rare urban infill industrial opportunity offering 82,948 SF, including approximately 1.2 acres of secured yard area. Located within San Antonio's urban core, the property offers a unique combination of scale, power, loading, and outdoor storage capabilities that are increasingly difficult to replicate. Recent capital improvements and a flexible configuration support a variety of occupancy strategies for both owner-users and investors. Positioned within a Qualified Opportunity Zone and minutes from Downtown San Antonio, I-35, and Highway 90, the asset presents a compelling opportunity in **one of San Antonio's most supply-constrained industrial submarkets.**

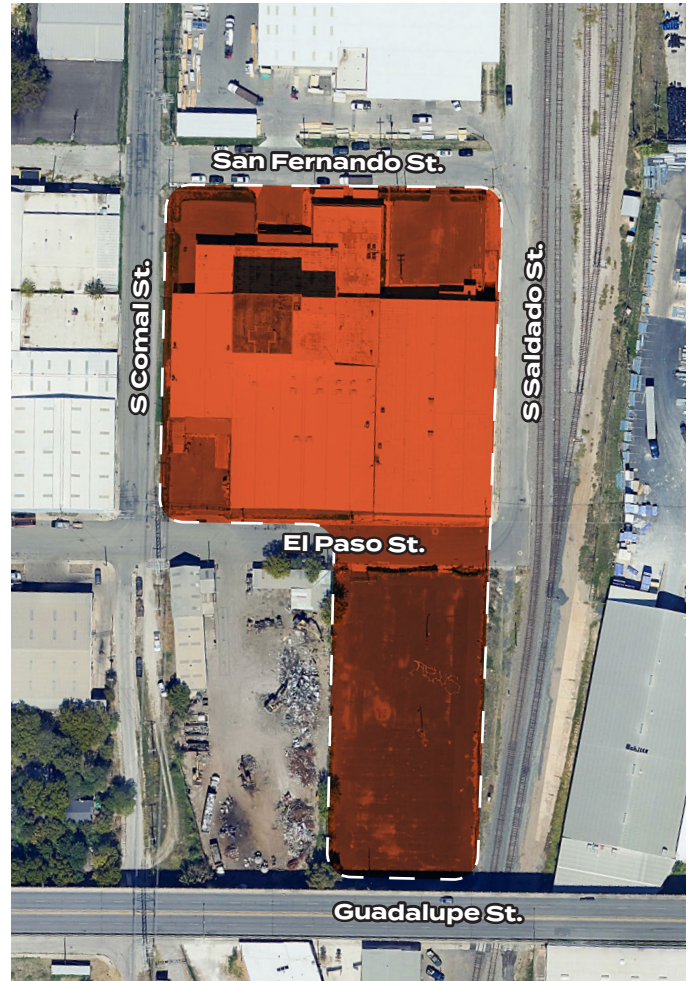


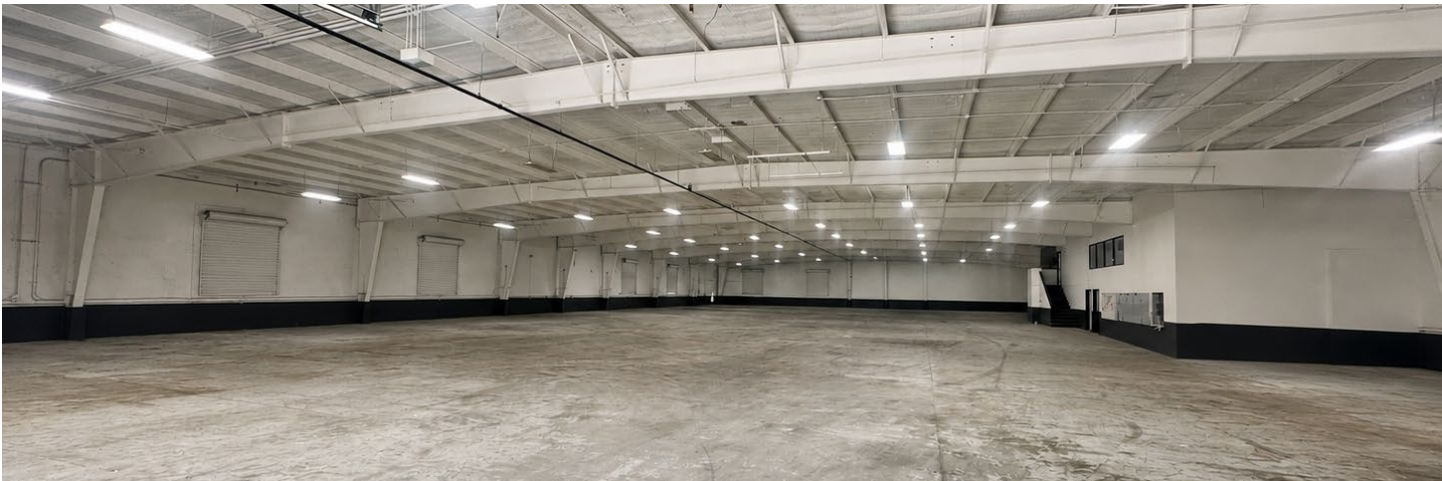
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Building Highlights

- ◆ **+/- 82,948 SF Industrial Building (Tower and basement not included in total SF)**
- ◆ **+/-5,115 SF Office**
- ◆ **+/-800 SF Mezz. Office**
- ◆ **16'-24' Clear Height**
- ◆ **6 Dock-High, 1 ramp, & 1 oversized roll-up door**
- ◆ **Approximately \$2 million in improvements complete**
- ◆ **Cameras & alarm system in place**
- ◆ **1,200 Amps Available**
- ◆ **Built in 1950, Renovated in 2023 - 2025**
- ◆ **I-2 Zoning**
- ◆ **New office, HVAC, asphalt, lighting, roll-up doors, restrooms, & more renovations**





Sub-Metered Warehouse Zones



ZONE 1
Clear Height 15-17'

ZONE 3
Clear Height 16'

ZONE 5
Clear Height 16'

ZONE 2
Clear Height 24'

ZONE 4
Clear Height 16-19'

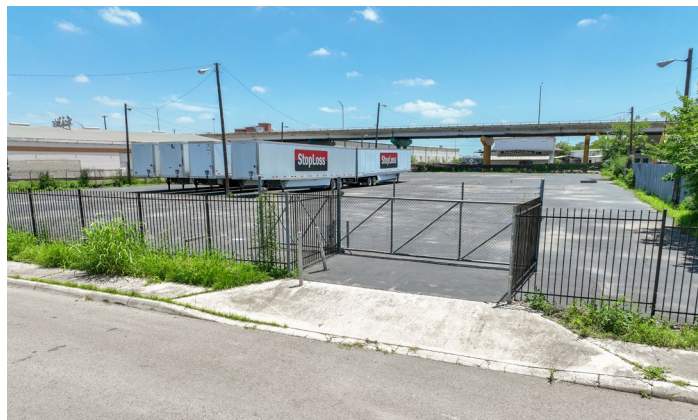


711

Guadalupe St
San Antonio, TX 78207

±1.2 Acre
IOS Lot

Fenced &
Paved w/
Lighting
Infrastructure



STREAM®

711
Guadalupe St

An Evolving San Antonio

San Antonio is in the planning and funding stages of another evolution of its downtown, aiming to create **more growth between The Pearl and downtown San Antonio.**

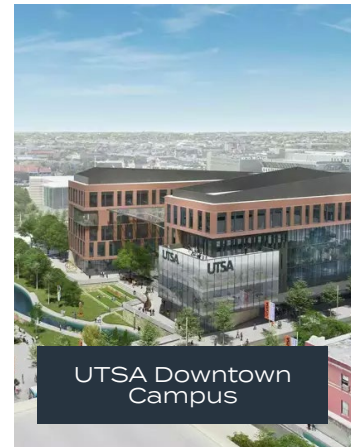
The San Antonio Sports & Entertainment District includes a new Spurs Arena and expanded Convention Center as well as the completion of the Hemisfair Park master plan and a new live events venue.

UTSA's downtown campus is in the middle of a multi-year expansion that will house the Schools of Data Science, Business, Engineering, Architecture, and Art.

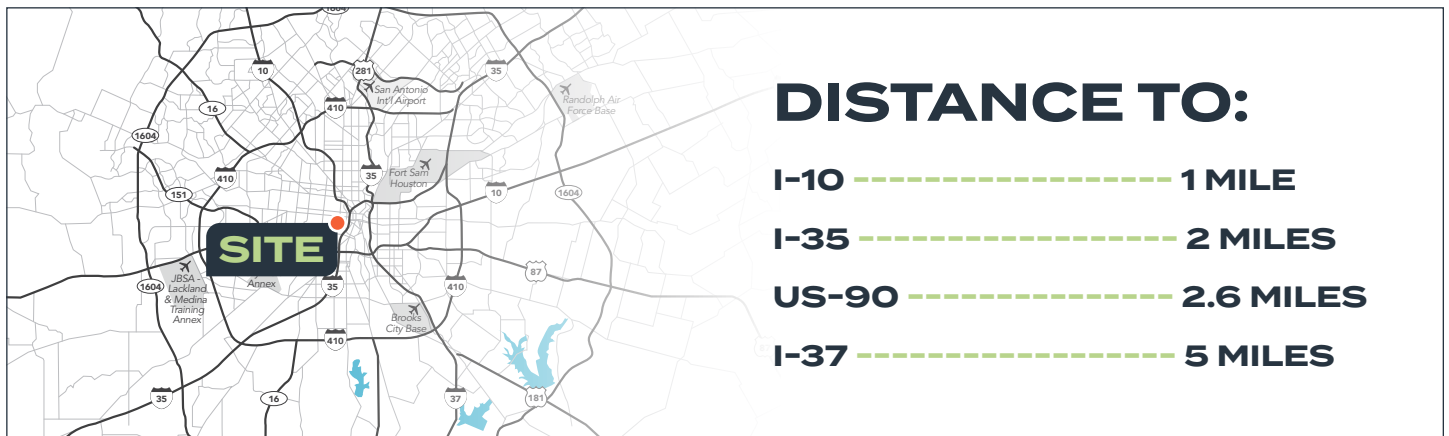
The campus will also house up to 10,000 students bringing density to the San Pedro Creek area.

Other development projects are also underway, including a large renovation to The Alamo Visitor Center and a new stadium for the San Antonio Missions.

In all, the projects total **more than \$4.5 billion worth of investment** going into the area before 2032.



In the Area



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