



BENCHMARK
BUSINESS PARKS

NOW LEASING · SAN ANTONIO, TEXAS

MOVE-IN-READY FLEX INDUSTRIAL

2,913 – 10,082 SF | 33 UNITS | 3 BUILDINGS

4949 N LOOP 1604 W
SAN ANTONIO, TX 78249

THE PROJECT

A NEW STANDARD FOR SMALL-BAY FLEX

Benchmark Business Parks San Antonio serves the local trades and services industries with a unique blend of industrial and office flex space. Each of the 33 units is thoughtfully designed and outfitted with a wide array of customizable features — delivered move-in ready, so tenants open for business instead of waiting on a build-out.

3

BUILDINGS

33

UNITS

5

UNIT TYPES

20+

UNIT LAYOUTS

2,913 – 10,082 SF AVAILABLE

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FOUR REASONS TENANTS SIGN HERE

01

MOVE-IN READY

Class A office finishes, a built-out kitchen and a private restroom are delivered on day one. No general contractor, no TI schedule, no delay to occupancy.

02

TWO-LEVEL EFFICIENCY

Air-conditioned office on both levels sits over a 20' clear-height warehouse — more usable square footage per dollar of rent than single-story flex.

03

BUILT TO GROW

Five unit types and 20+ layout options, with adjacent suites that combine up to 10,082 SF as a tenant's business expands.

04

LOOP 1604 CORRIDOR

Frontage on Loop 1604 — 102,050 vehicles per day — minutes from I-10 and 2.5 miles from UTSA's 35,000-student campus.

PROPERTY & SUITE FEATURES

EVERY MOVE-IN-READY SUITE INCLUDES

- Class A office finishes
- Built-out kitchen & private restroom
- Two levels of air-conditioned office space
- 20' warehouse clear height
- 14' roll-up doors
- Rear grade-level loading
- ESFR sprinklered warehouse
- Customizable office layout options



A modern, two-story office building with a grey and white facade and large black-framed windows. The building features a prominent entrance with a dark awning and a glass door. A small tree stands to the right of the entrance, and a 'RESERVED PARKING' sign is visible on the left side of the building. The sky is blue with some clouds.

ARCHITECTURE

BUILT TO LOOK LIKE AN OFFICE ADDRESS

INSIDE THE SUITE

TWO LEVELS OF CLASS A OFFICE

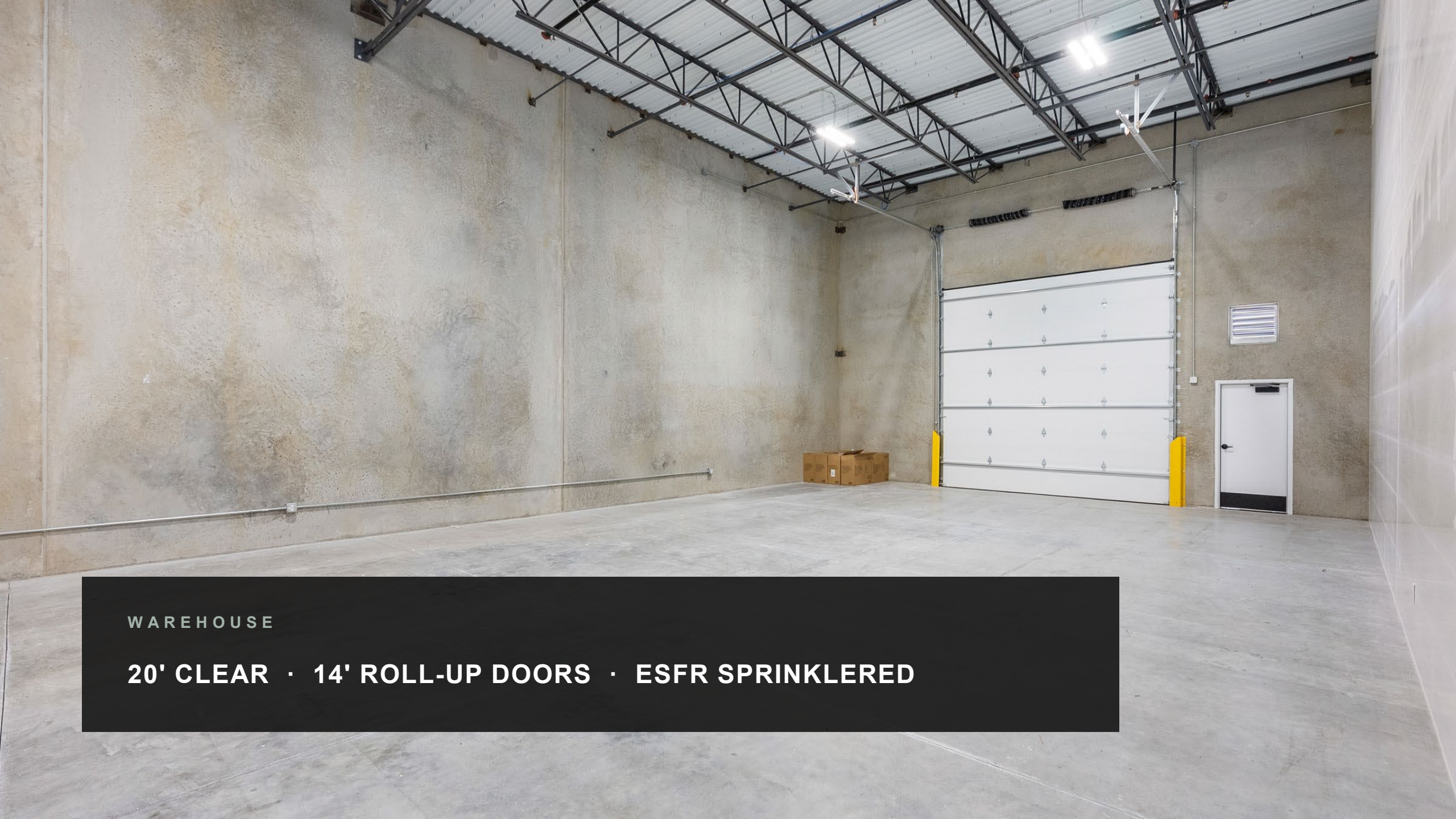


Second-level office — daylit on all sides, carpeted, fully conditioned

Office is finished, conditioned and connected on both floors — reception and support space at grade, open office or conference above. Layouts are customizable before delivery, with 20+ configurations already drawn.



Interior stair connecting Level 1 and Level 2



WAREHOUSE

20' CLEAR · 14' ROLL-UP DOORS · ESFR SPRINKLERED

WAREHOUSE & LOADING

SPACE THAT ACTUALLY WORKS

20'

Warehouse clear height — racking, mezzanine or lift-friendly

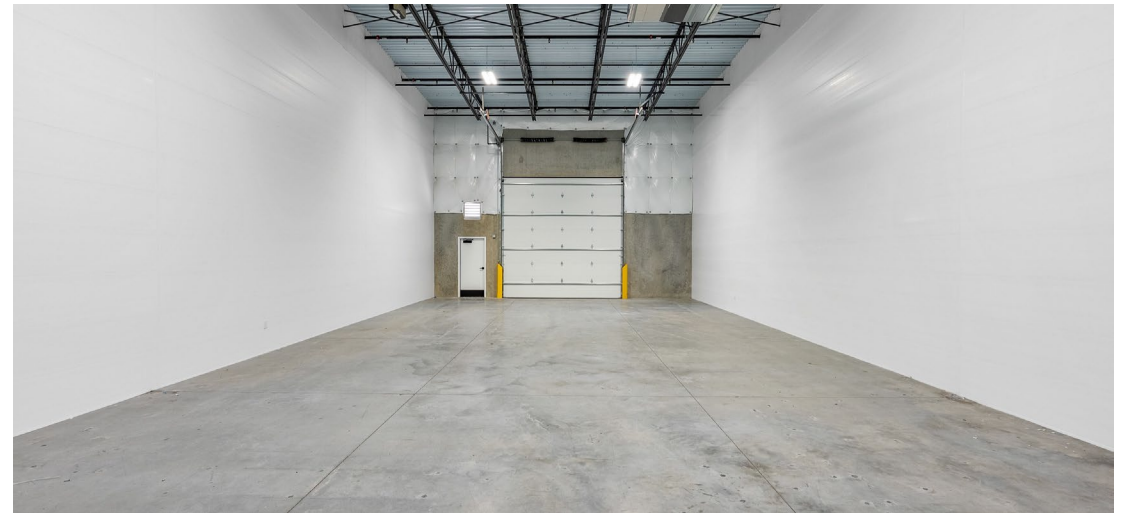
14'

Roll-up doors at rear grade level, drive-up loading

ESFR

Sprinklered warehouse for high-piled storage flexibility

Generous truck courts and a shared community forklift mean tenants load without owning the equipment.



PROPERTY AMENITIES

SHARED INFRASTRUCTURE, INCLUDED

01

CCTV MONITORING

Camera coverage across all three buildings, drive aisles and parking — security a single tenant could not justify alone.

02

COMMUNITY FORKLIFT

A shared forklift on site, so tenants receive and stage palletized freight without buying or leasing equipment.

03

GIGABIT INTERNET

1 GB high-speed service available to every suite — enough for design, dispatch, POS and video without a carrier build-out.



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SITE PLAN

THREE BUILDINGS · 33 UNITS



LOCATION

ON THE LOOP 1604 GROWTH CORRIDOR

102,050

Vehicles per day, Loop 1604 frontage

185,726

Vehicles per day, Interstate 10

201,427

Population within 5 miles

35,000+

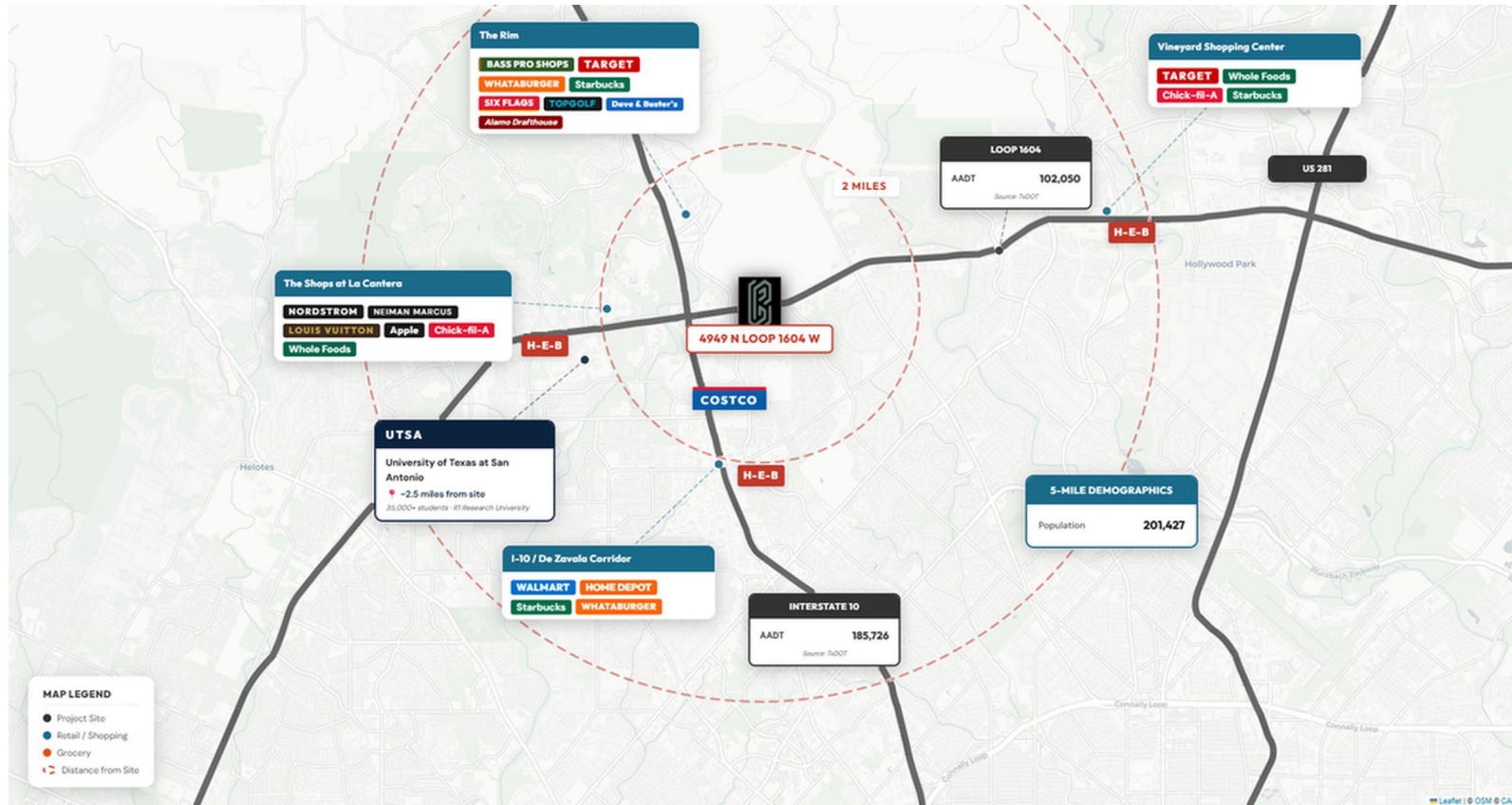
Students at UTSA, 2.5 miles away

Sources: TxDOT AADT counts; 5-mile demographics per property marketing materials.



AMENITY MAP

MINUTES FROM EVERYTHING TENANTS USE



Map for illustrative purposes only.

4949 N LOOP 1604 W · SAN ANTONIO, TEXAS 78249

UTSA MAIN CAMPUS

~2.5 miles · 35,000+ students, R1 university

THE RIM

Bass Pro, Target, Topgolf, Six Flags & more

COSTCO

Minutes west on Loop 1604

H-E-B

Two stores within ~2 miles

THE SHOPS AT LA CANTERA

Nordstrom, Neiman Marcus, Whole Foods & more

I-10 / DE ZAVALA CORRIDOR

Walmart, Home Depot, restaurants, services

WHO IT FITS

BUILT FOR THE TRADES AND SERVICES

01

SPECIALTY CONTRACTORS

HVAC, electrical, plumbing, roofing and mechanical firms needing shop, storage and a real office.

02

HOME SERVICES & SHOWROOM

Remodelers, flooring, cabinetry and design-build firms who bring clients on site.

03

MEDICAL, DENTAL & OPTICAL LABS

Conditioned, finished space with clean warehouse behind it.

04

LAST-MILE & LIGHT DISTRIBUTION

Grade-level loading, ESFR and 20' clear for small-footprint 3PL and e-commerce.

05

FABRICATION & INSTALLATION

Millwork, glass, signage and equipment dealers needing height and door width.

06

PROFESSIONAL SERVICES + STORAGE

Firms consolidating an office lease and a storage unit into one address.



BENCHMARK
BUSINESS PARKS

NOW LEASING

SCHEDULE A TOUR OF THE PARK

2,913 – 10,082 SF available · Inquire for rates

EMAIL leasing@benchmarkbusinessparks.com

PHONE 512-489-6192

ADDRESS 4949 N Loop 1604 W, San Antonio, Texas 78249

Information contained herein has been obtained from sources believed reliable. Square footages, dimensions, availability and plans are approximate, illustrative and subject to change without notice. No warranty or representation is made as to the accuracy of this information.

