



AVAILABLE Q4 2026 · SUITE 111

17280 Green Mountain Road

Green Mountain Business Park · San Antonio, Texas 78247

58,300 SF Class A flex space · Air-conditioned warehouse · Immediate Loop 1604 access

58,300

SF AVAILABLE

30'

CLEAR HEIGHT

600A / 480V

3-PHASE SERVICE

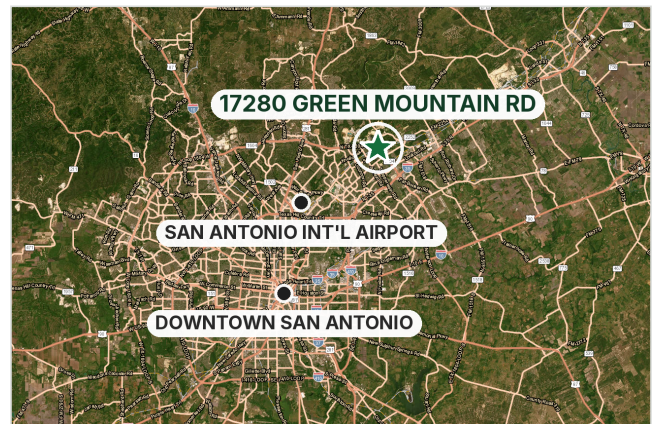
5 + 1

DOCK + DRIVE-IN

BUILDING & SUITE SPECIFICATIONS

Available suite	Suite 111 · 58,300 SF
Total building area	125,900 SF
Existing office	13,493 SF
Clear height	30'
Column spacing	40' x 60'
Dock doors	(5) 10' x 10'
Drive-in door	(1) 12' x 14'
Electrical service	600 amp, 480V, 3-phase
Warehouse HVAC	Yes
Fire protection	ESFR sprinklers
Parking	103 reserved + 12 unreserved
Construction	Class A tilt-wall flex

175 total spaces on site. The (12) unreserved spaces are shared.



Regional aerial — site starred. Imagery: Esri World Imagery.

APPROXIMATE DRIVE DISTANCES

Loop 1604	0.4 mi	IH-35	4 mi
SA Int'l Airport	10 mi	Downtown	19 mi

FOR MORE INFORMATION

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Green Mountain Management

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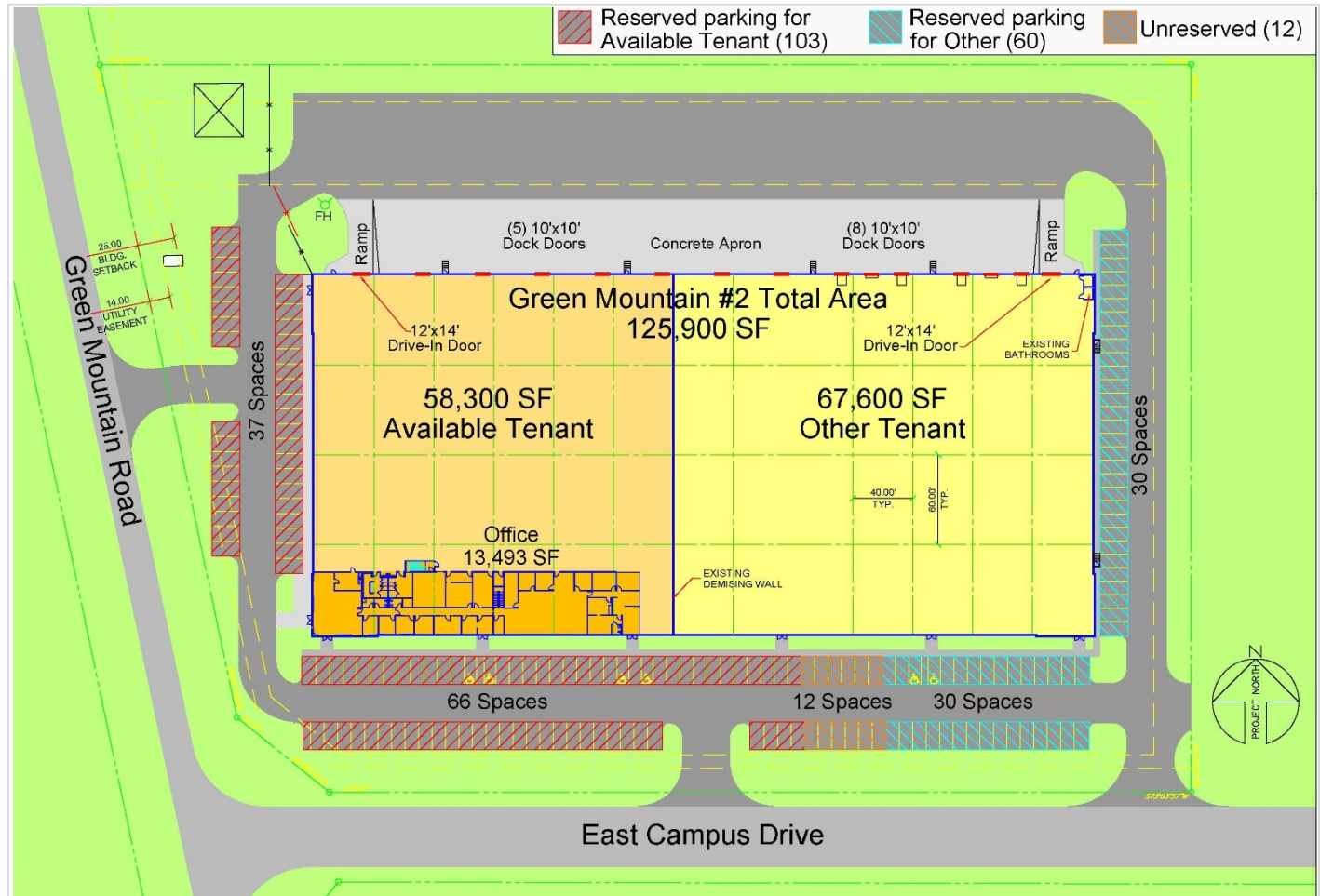
San Antonio, TX 78247

Information believed reliable but not guaranteed. Subject to change without notice.

SUITE 111 · 58,300 SF · AVAILABLE Q4 2026

Site Plan

17280 Green Mountain Road · San Antonio, Texas 78247



Parking counts and dock configuration as built. · Preliminary and for marketing purposes only — not for construction.

SITE HIGHLIGHTS

- Frontage on Green Mountain Road with secondary access from East Campus Drive.
- (5) 10' x 10' dock doors and (1) 12' x 14' drive-in door serve the available suite.
- Truck ramps at both ends of the building; dock apron runs the full north elevation.
- 103 reserved spaces for the available tenant — (66) on the south apron and (37) on Green Mountain Road.
- (12) unreserved spaces on the south apron are shared with the adjacent tenant.
- Existing demising wall divides the 58,300 SF suite from the 67,600 SF tenant space.

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