

INDUSTRIAL FLEX FOR LEASE & FOR SALE

BULVERDE BUSINESS PARK

13807 BULVERDE ROAD, SAN ANTONIO, TX 78247



Building 3



Building 4



FLEX SPACE FOR LEASE & FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

13807 BULVERDE ROAD



OFFERING SUMMARY

LEASE RATE:	\$19.20 PSF
SALE PRICE:	\$227 PSF
LEASE TERM:	3 to 5 years
LEASE TYPE:	Modified Gross
AVAILABLE SF:	1,800 to 6,237 SF
CLEAR HEIGHT:	16' - 18'
GRADE DOORS:	18

OVERVIEW

- Multiple units for sale or lease
- Sloped roof with a clear height ranging from 16' - 18' with grade-level doors.
- Fully finished out and insulated.
- Building 3 - Individual units of 1,800 SF each. Each unit has an office (167 SF), ADA restroom and 1 (12 x 12) roll - up door. 3 units available for sale, 4 units available for lease.
- Building 4 has a total of 2,250 SF with one office (195 SF), restroom and 8 (12 x 12) roll - up doors.
- Building 5 has a total of 6,237 SF of which approximately 1,947 SF is office. The building includes 4 (12 x 12) roll-up doors and 1 (12 x 24) roll-up door. Owner will execute a 2 YR lease-back at \$12,500 per month.
- Parking Ratio of 1.5 per 1,000 SF.

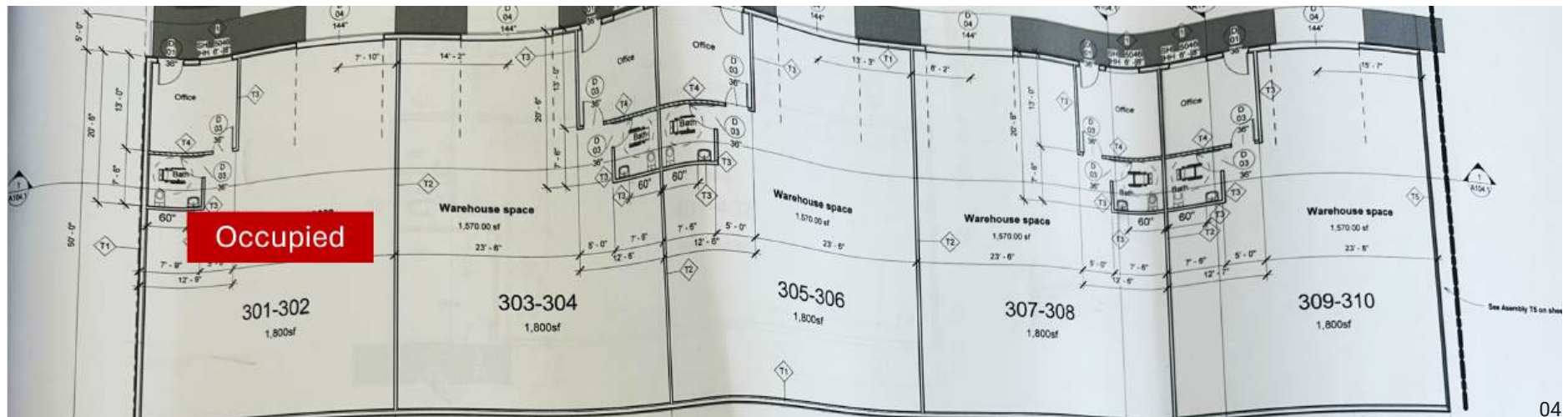
BUILDING 3

13807 BULVERDE ROAD



UNIT AVAILABILITY

Suite	Size	Rate
BLDG 3: Unit 301 - OCCUPIED	LEASED OUT	LEASED OUT
BLDG 3: Unit 303 - Sale/Lease	1,800 SF 1 Grade level door	\$19.20 PSF or \$227 PSF sale
BLDG 3: Unit 305 - Sale/Lease	1,800 SF 1 Grade level door	\$19.20 PSF or \$227 PSF sale
BLDG 3: Unit 307 - Sale/Lease	1,800 SF 1 Grade level door	\$19.20 PSF or \$227 PSF sale



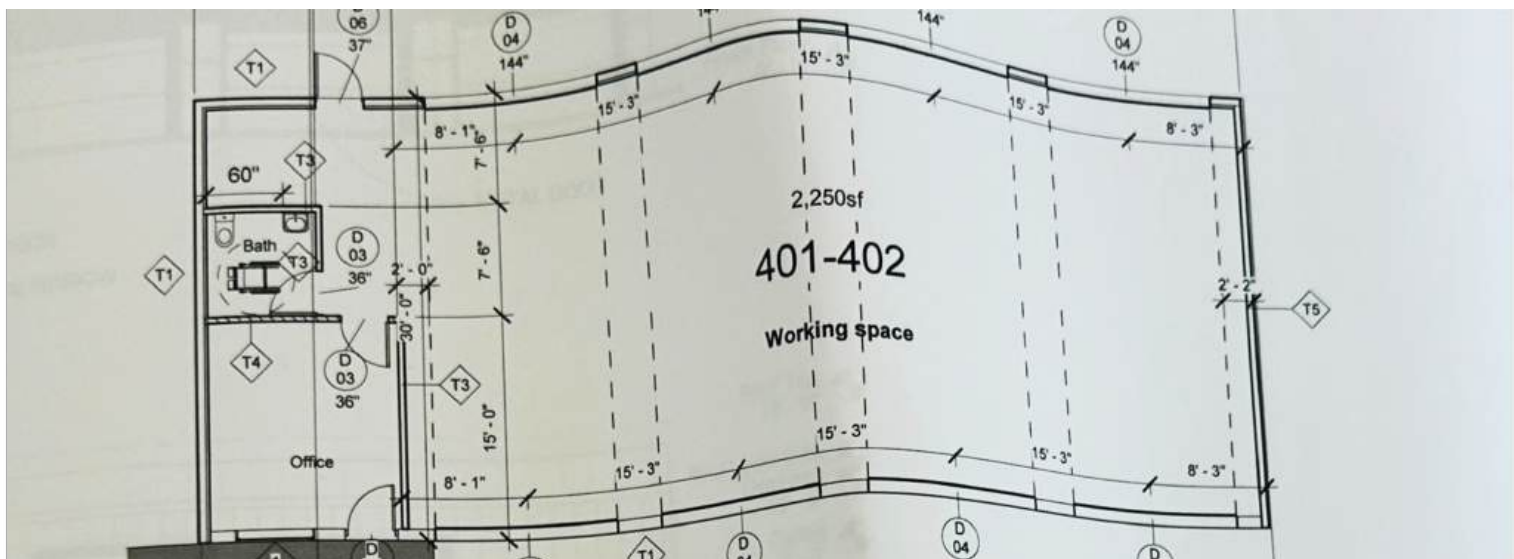
BUILDING 4

13807 BULVERDE ROAD



UNIT AVAILABILITY

Suite	Size	Rate
BLDG 4: FOR LEASE OR SALE	2,250 SF 8 grade level doors	\$19.20 PSF or \$227 PSF for Sale



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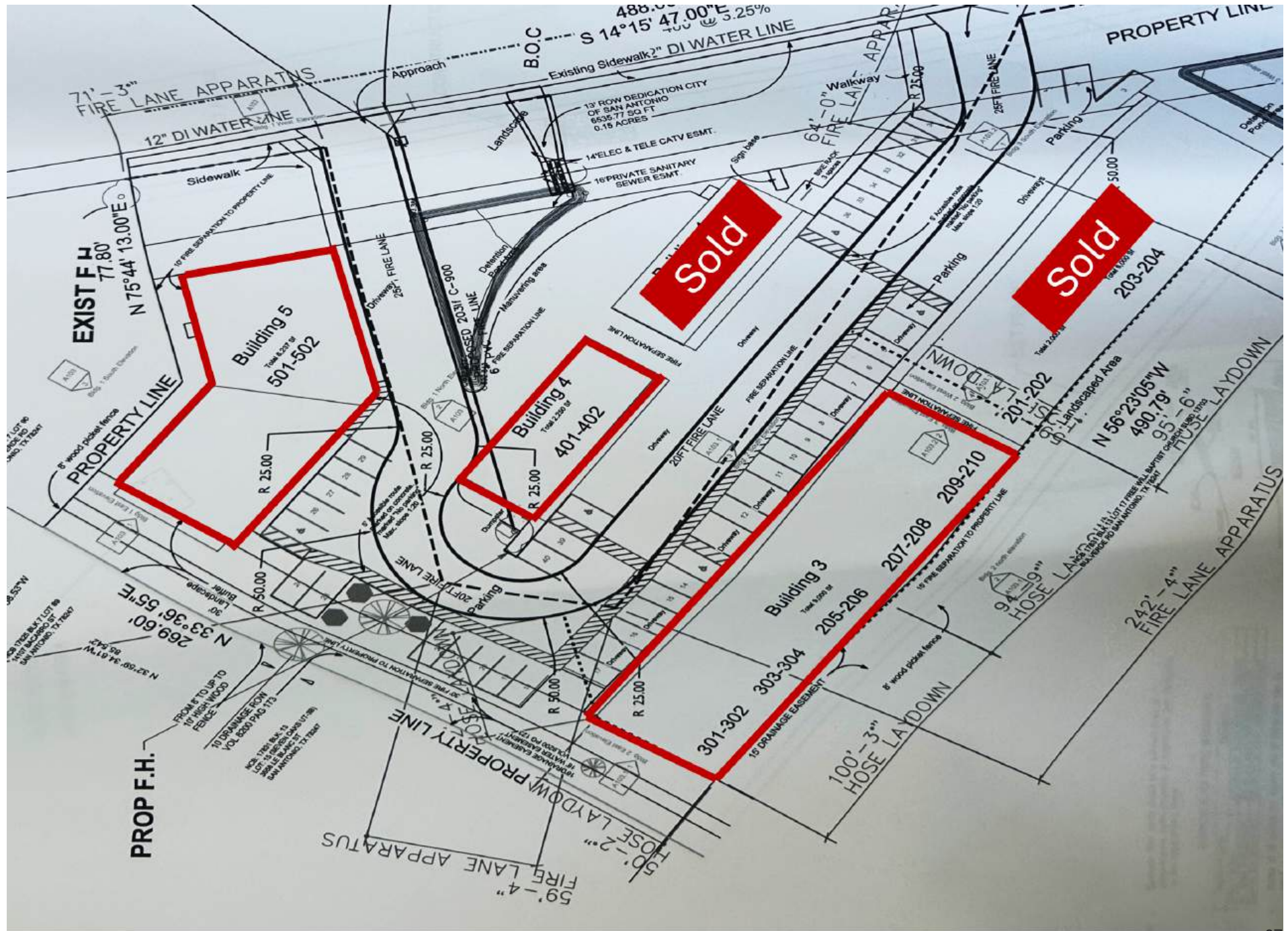


Suite	Size	Rate
BLDG 5: SALE	6,237 SF 5 Grade level doors	CALL FOR PRICING



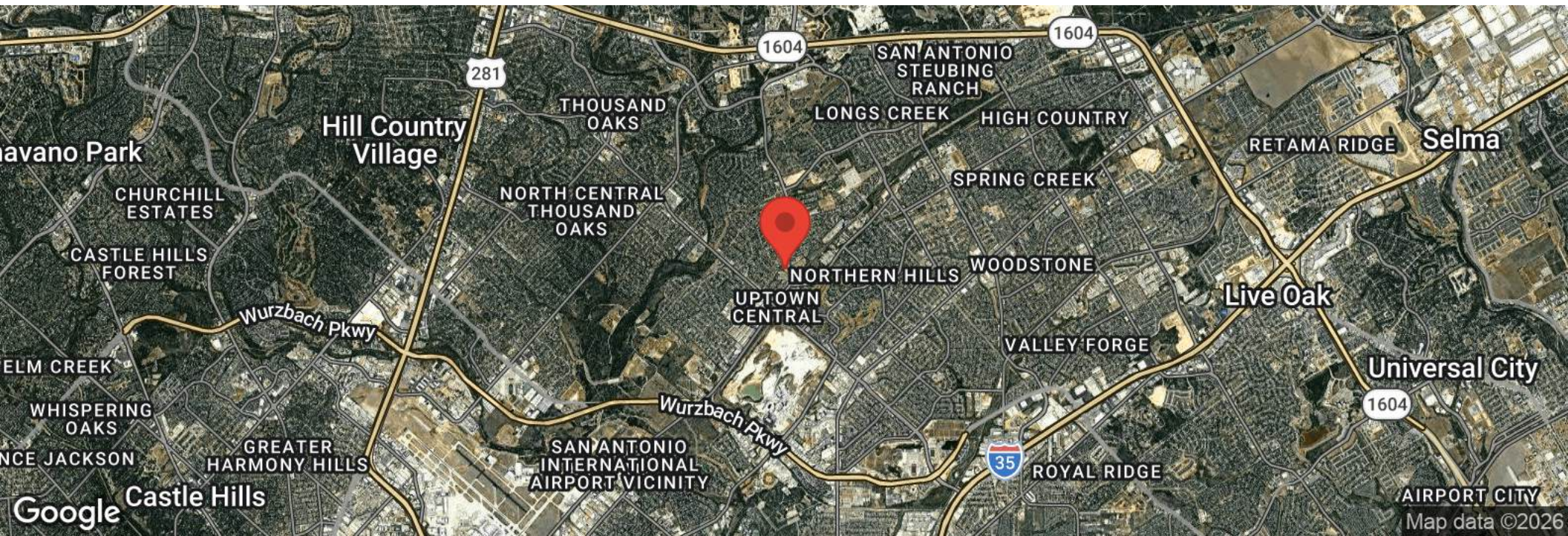
SITE PLAN

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LOCATION MAPS

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DISCLAIMER

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