



2 MONTHS FREE RENT
\$10.00 SF BASE RATE IN YEAR 1

11911

CROSSWINDS WAY

CROSSWINDS WAY
INDUSTRIAL PARK

FOR LEASE

CBRE



Available Spaces:

- Suite 103: ±6,250 SF Warehouse/Office
- Suite 105: ±3,125 SF Warehouse/Office
- Suite 208: ±1,875 SF Warehouse/Office
- Suite 209: ±1,875 SF Warehouse/Office
- Suite 309: ±2,504 SF Warehouse/Office

Address

11911 Crosswinds Way
San Antonio, TX 78233

Square Footage

±82,125 SF

Submarket

Northeast



PRIME
LOCATION



METAL
CONSTRUCTION



MOVE-IN
READY UNITS

LOCATION	
Address	11911 Crosswinds Way, San Antonio, TX 78233
Industrial Market	San Antonio
Industrial Submarket	Northeast
BUILDING DETAILS	
Year Built	2017
Safety	All Buildings Are Sprinklered and Gated
Suites	Fully Insulated
Parking	Ample Parking (1:1,000 SF Ratio)
Zoning	I-1
CONSTRUCTION	
Building Construction Type	Metal
Doors	Oversized Grade-Level Doors
Power	480V 3-Phase Power

AERIAL VIEW

IH-35: 193,144 VPD



BLDG 1

BLDG 2

O'CONNOR RD: 30,773 VPD

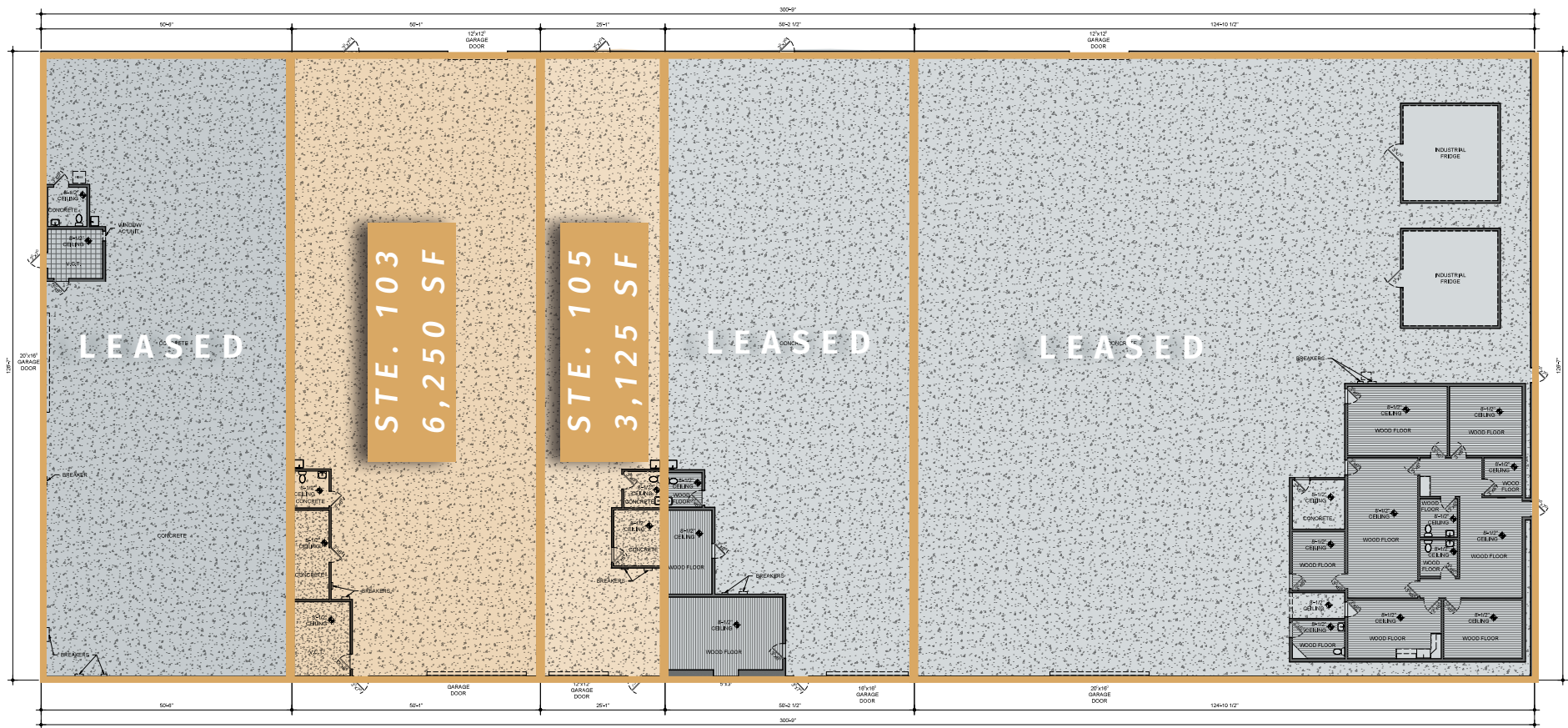
BLDG 3

WURZBACH PKWY: 24,575 VPD

INTERIOR PHOTOS

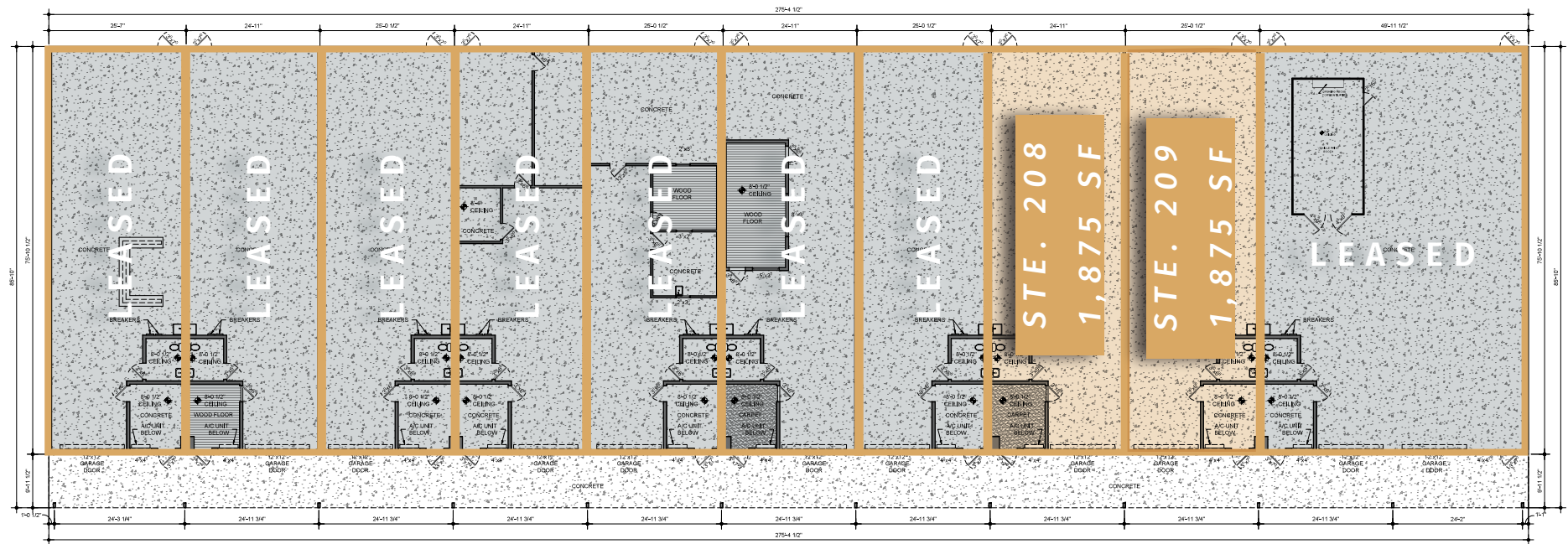


BUILDING 1



BUILDING 1 FLOOR PLAN

BUILDING 2



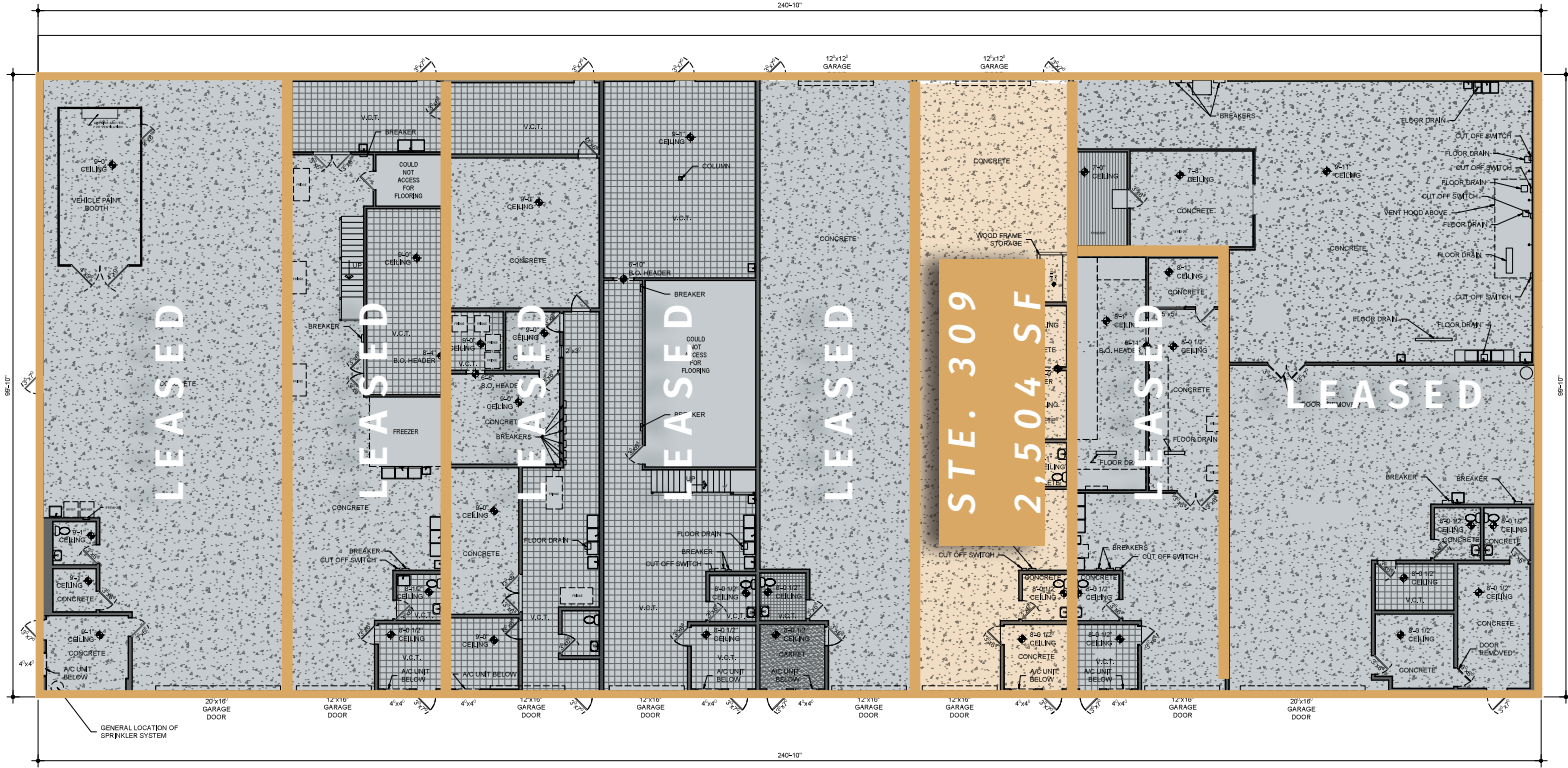
NORTH



BUILDING 2 FLOOR PLAN

$$1/8'' = 1'-0''$$

BUILDING 3



1 BUILDING 3 1ST FLOOR PLAN
A-112 1/8"=1'-0"



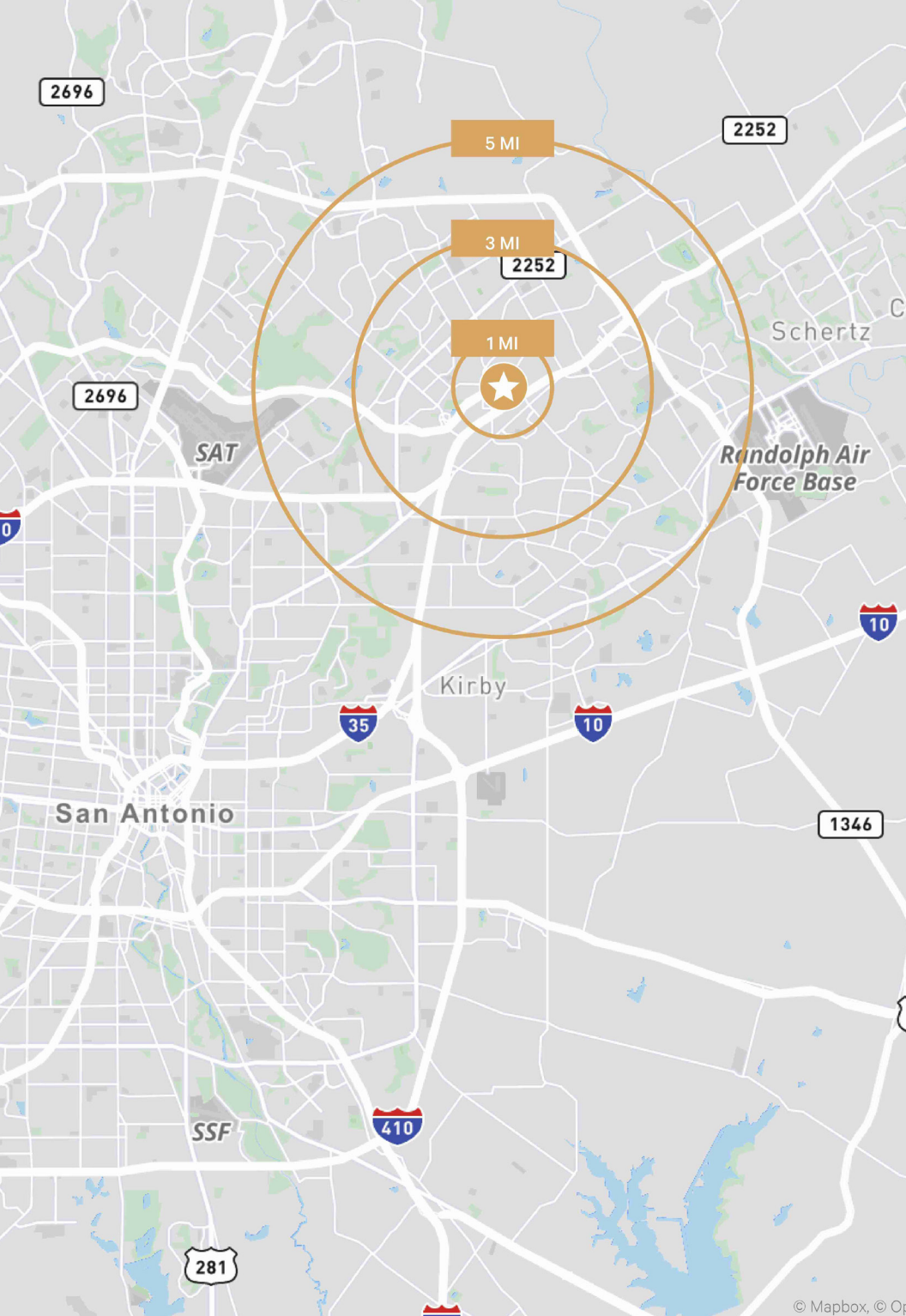
AREA OVERVIEW

San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.7 million residents which ranks the MSA as the 24th largest metropolitan area in the United States, and third in the state of Texas.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

Northeast Submarket - Major Employers:

H-E-B	UPS
SYGMA	Builders First Source
Caterpillar	ABC Supply Co
Home Depot	Bimbo Bakeries
Amazon	Professional Flooring Supply



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
---------------------------	--------	---------	---------

DAYTIME POPULATION

2025 Businesses	410	3,543	8,072
2025 Employees	5,786	39,609	90,395

POPULATION GROWTH RATE

2020-2025 Annual Population Growth Rate	1.40%	0.41%	0.54%
2025-2030 Annual Population Growth Rate	0.58%	0.32%	0.37%

HOUSEHOLD GROWTH RATE

2020-2025 Compound Annual Household	2.11%	1.05%	1.18%
2025-2030 Annual Household Growth Rate	1.04%	0.73%	0.79%

HOUSEHOLD INCOME

2025 Average Household Income	\$77,799	\$87,079	\$92,310
2030 Average Household Income	\$83,541	\$94,411	\$100,595

11911

CROSSWINDS WAY

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BRAD O'NEILL

Vice President
+1 210 253 6070
brad.oneill@cbre.com

JUSTIN ROBERTS

Vice President
+1 210 841 3228
justin.roberts@cbre.com

CBRE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date