

FOR SALE OR LEASE

4205 San Pedro Avenue
San Antonio, TX 78212

13,002 SF

Entire Building



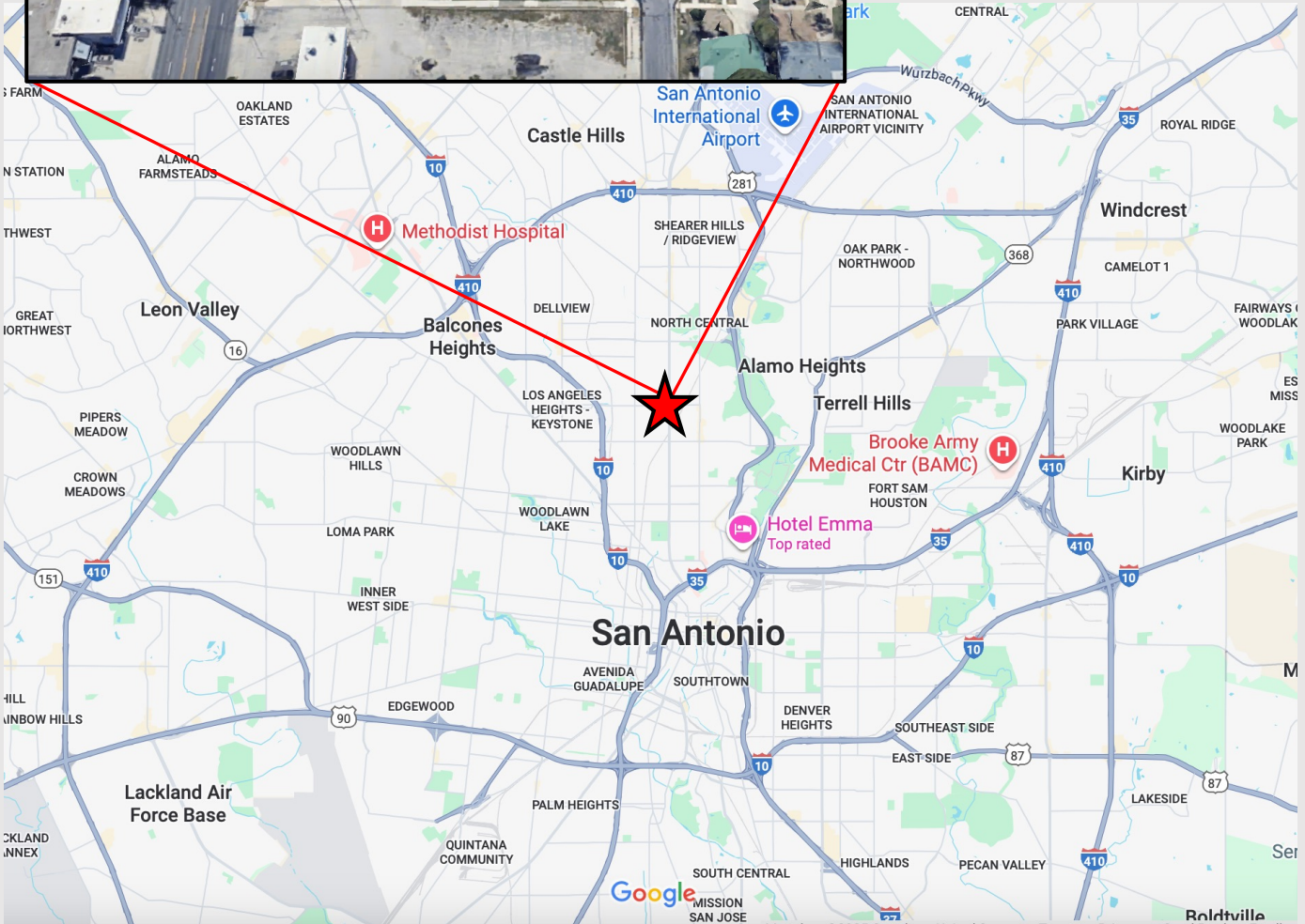
OVERVIEW

Lot Size:	1.15 Acres
Total Bldg. SF	13,002 SF
First Floor:	10,701 SF
Second Floor:	2,300 SF

Owner:

David Petrick
512-699-2927
david@petrick.company

Location



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Building Interior



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Building Exterior

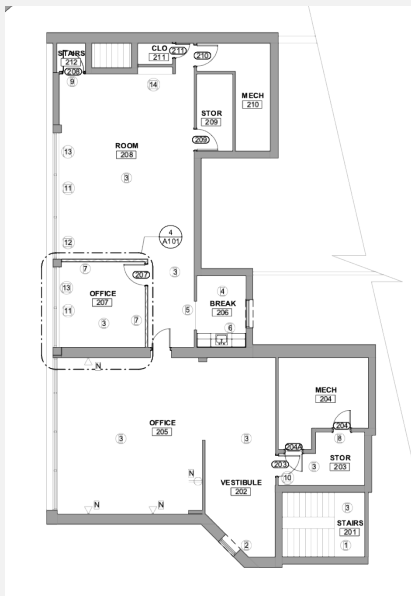
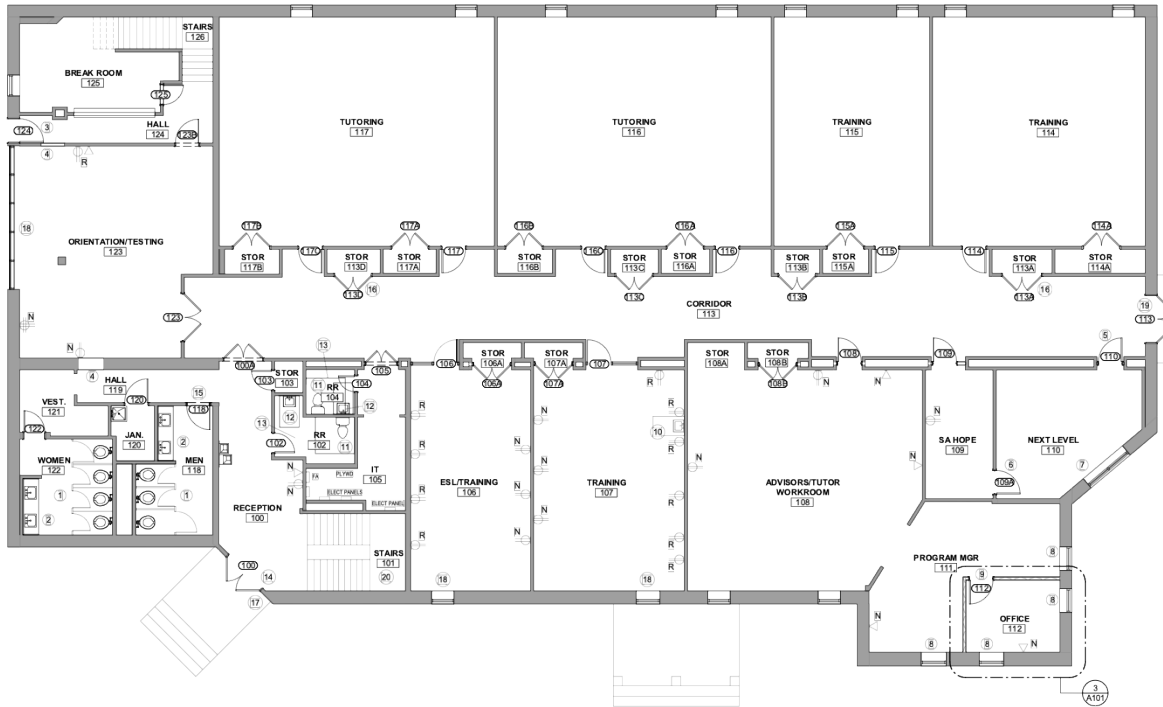


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Floor Plan

FIRST FLOOR



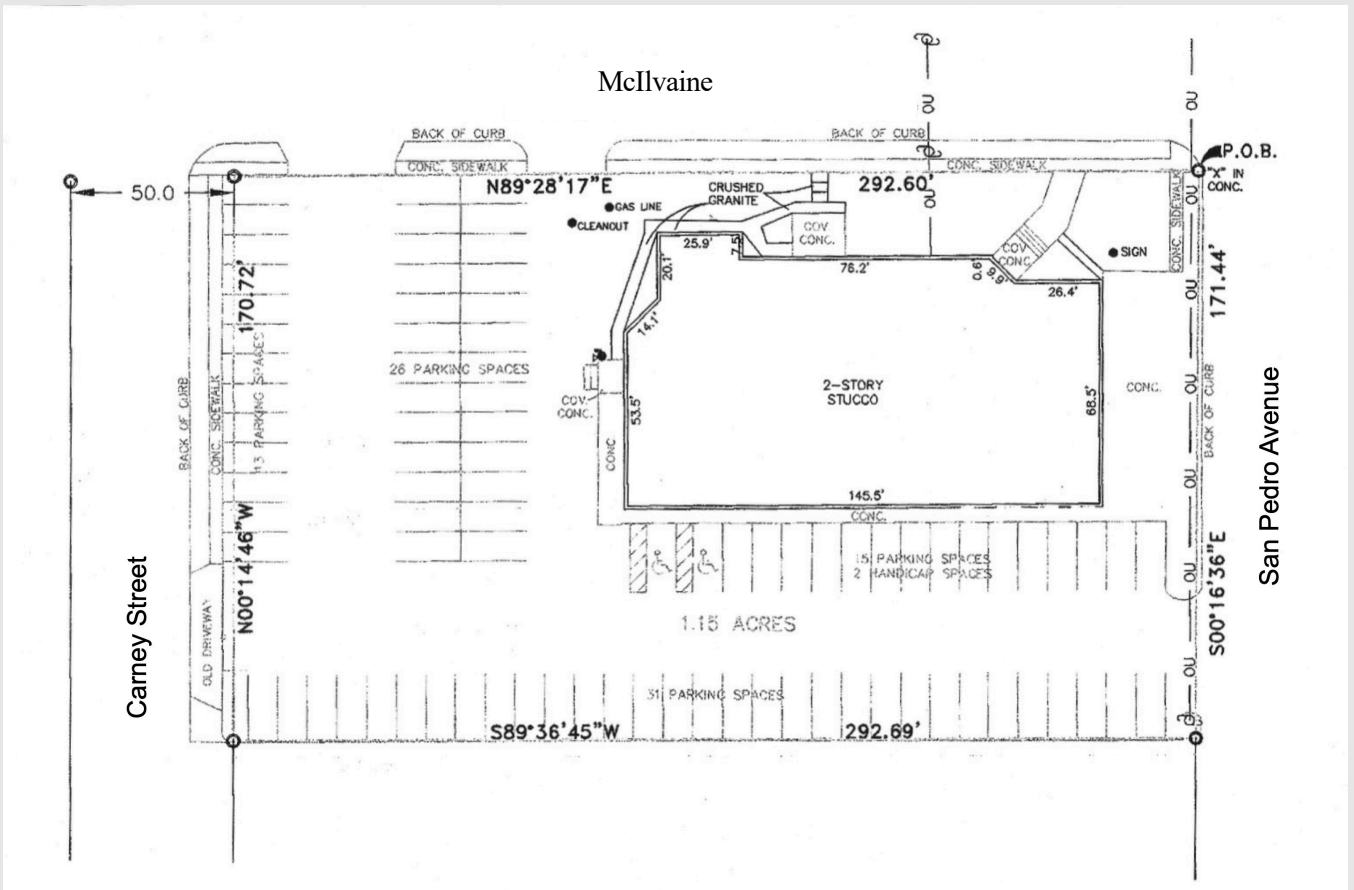
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Site Plan



ADDITIONAL BUILDING DETAILS:

HVAC System:	Installed in 2009 Two (2) Twenty (20) Ton York System One (1) 7.5 Ton York on Second Floor
Building Age:	Built 1964, Renovated 2020
Parking:	85 Parking Spaces 2 Handicap Parking Spaces

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