

**12131-12137 VALLIANT ST.**  
SAN ANTONIO, TX 78216

**FOR SALE  
OR LEASE**

**PRICE REDUCED!**

CONTACT BROKER FOR MORE INFO.

# 14,343 SF CO-TENANT FLEX PROPERTY

**AVAILABLE:  
8,008 SF**

**LEASED THROUGH  
APRIL 2029**



## **12131-12137 VALLIANT IS A SINGLE-STORY, MULTI-TENANT, FLEX PROJECT**

in San Antonio's most desirable North Central submarket. **12131 Valiant** is an 8,008 SF fully climate controlled office warehouse or showroom space with a modern feel that will be available for occupancy for a purchaser or tenant February 2026.



Located in San Antonio's **most desirable** industrial service submarket



**Flexible investment** for an owner-user to realize passive cash flow as well as investors to add value through lease up of vacancy



Modern feel that that will be available for **immediate occupancy**



Highly sought after **climate-controlled space** within the submarket



**Secured loading area** with grade level and semi-dock high loading



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## BUILDING SPECS

**Type:** Co-Tenant / Flex

**Total Property Size:** 14,343 SF

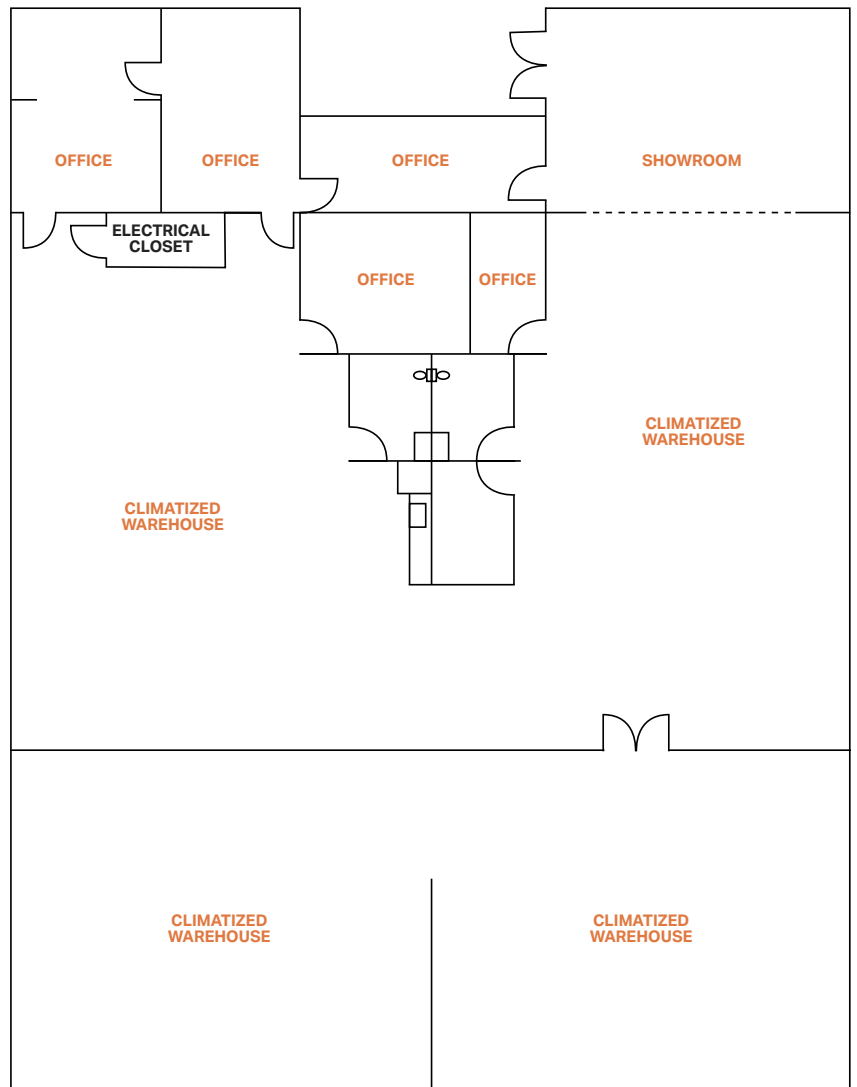
**Site Size:** 0.9715 Acres

**Zoning:** I-1

**Clear Height:** 10'+

**Availability:** 12131 Valliant - 8,008 SF

## AVAILABLE SPACE - 8,008 SF



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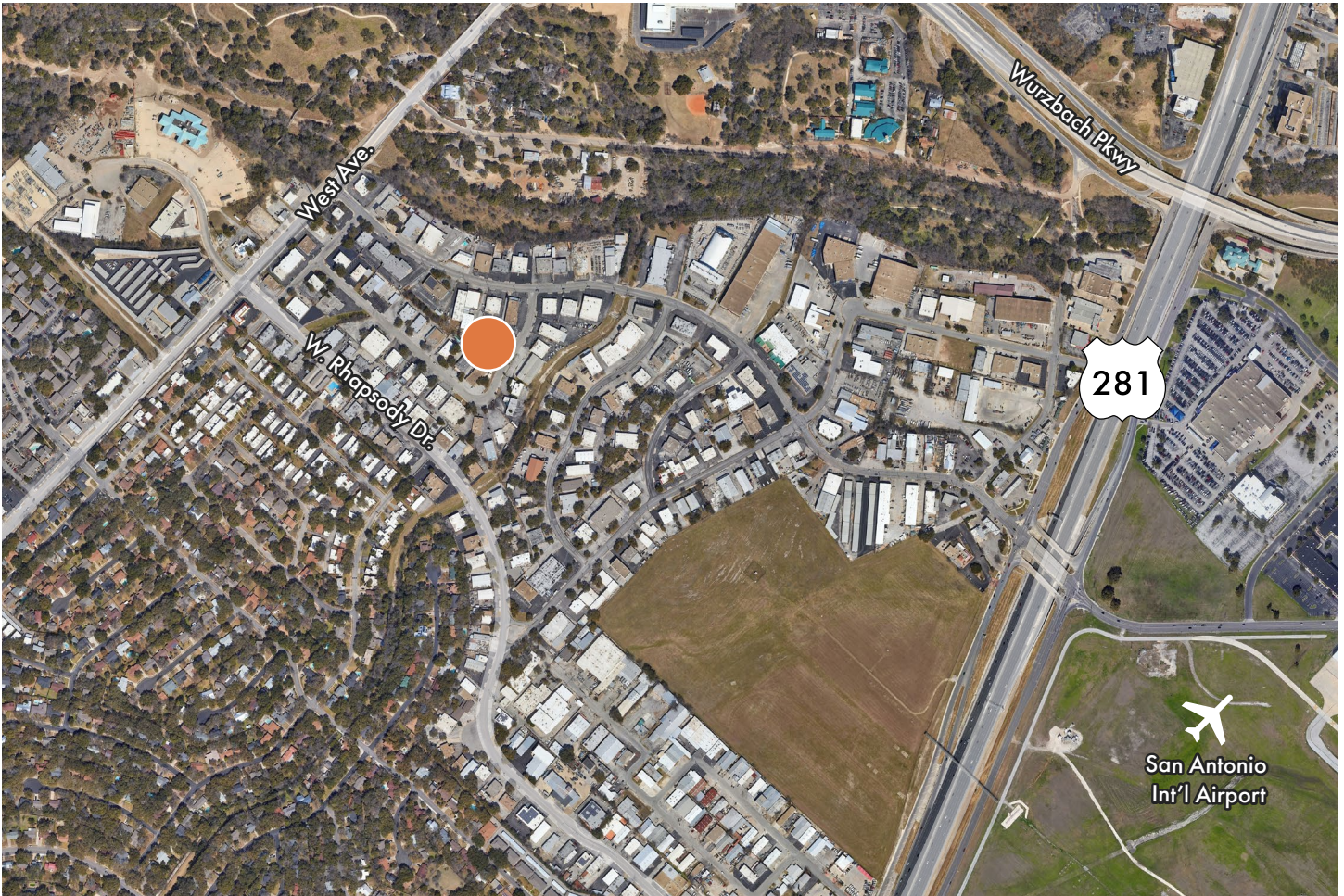
## DRIVE TIMES

**HWY 281: 3 MINUTES**

**LOOP 410: 6 MINUTES**

**WURZBACH PKWY: 3 MINUTES**

**SAN ANTONIO INT'L AIRPORT: 7 MINUTES**



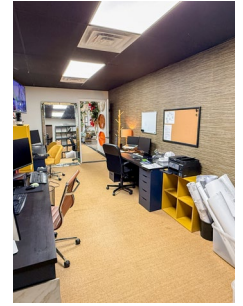
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**12137 VALLIANT IS A 6,335 SF** flex space currently occupied by **BELFOR**, a global leader in property restoration and disaster recovery with over 150 offices in North America approximately **\$3 billion** in yearly revenue across the company.

**BELFOR'S EXISTING LEASE** runs through April 2029 with **1 remaining 5-year extension**, giving purchasers the opportunity for stable cash flow from a national credit tenant and the ability for future expansion of their use should the purchaser occupy the available space.



## FOR INFORMATION, CONTACT

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