

PROPERTY SUMMARY

1350 EAST SOUTHCROSS | SAN ANTONIO, TX 78223



Property Summary

Lease Rate:	\$10.00PSF (Gross Lease)
Lease Term:	Negotiable
Available SF:	9,322SF & 2,375SF
Warehouse SF:	87,521
Clear Height:	20'
Column Space:	40'w x 40'd
Construction Type:	Masonry
Dock Doors:	12 Ext
Power:	3p Heavy
Rail Access:	Yes
Yard:	7AC
Fire System:	Wet
Year Built:	1965

Property Overview

Three suites are available totaling 30,597 SF, divisible from 6,275 SF up to 15,000 SF contiguous. Industrial space is offered at \$10.08/SF plus electric and office space at \$12.00/SF plus electric, with flexible configurations suited to manufacturers, distributors, contractors, and logistics operators. Suites feature abundant natural light, open span layouts, dedicated dock and drive-in access, and dedicated parking — allowing users to scale from small-bay operations to a full 15,000 SF contiguous footprint under one roof.

Location Overview

Riverside Warehouse sits at the signalized corner of S. Presa Street and E. Southcross Boulevard, with 17,030 vehicles per day and direct frontage providing unobstructed heavy-truck access. Located in the heart of San Antonio's South Submarket manufacturing district, the property offers immediate connectivity to I-37, Loop 410, and Brooks City Base, with the San Antonio Amtrak station four miles away and San Antonio International Airport twelve miles north. The immediate trade area supports 131,733 residents and 34,893 daytime employees within three miles, positioning tenants for both efficient regional distribution and a deep local labor pool in one of San Antonio's tightest and fastest-moving industrial submarkets.

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666

ANTHONY (BUTCH) LAGRED

Principal | Managing Broker

O: (210) 216-8925

C: (210) 216-8925

anthony@txtrianglecre.com

664432-B, Texas

OLEKSII (ALEX) KLIUKOVKIN

Principal

O: (210) 777-6762

alex@txtrianglecre.com

848138-SA, Texas

AVAILABLE SPACES

1350 EAST SOUTHCROSS | SAN ANTONIO, TX 78223



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
800	9,322		\$10.00 /sf/yr	Industrial	Excellent	Immediately
850	2,375		\$10.00 /sf/yr	Industrial	Excellent	Immediately

Highlights

Riverside Warehouse offers two flexible suites totaling 11,697 SF, available individually or together, within a fenced and gated 7-acre industrial campus in San Antonio's South Submarket. Suite 800 provides 9,322 SF of open warehouse with 18' clear ceilings, a dock-high loading door, one drive-in overhead gate, two restrooms, and three second-floor office spaces — with twelve dedicated parking spaces including two at the dock. Suite 850 offers a right-sized 2,375 SF footprint with two drive-in overhead gates, a private entrance, and a private restroom, plus expansion potential into an additional 2,000± SF on the second floor. Both suites benefit from a newly renovated 2025 roof, heavy 3-phase power, on-site rail access via the Southern Pacific line, 24-hour secured access, and permissive IDZ zoning — a rare combination of dock-high loading, drive-in access, and yard availability at rents well below the submarket average.

Suite

- 18' clear ceilings with open, column-free warehouse layout
- One dock-high loading door plus one drive-in overhead gate
- Three second-floor office spaces available at no additional SF charge
- Two dedicated parking spaces at the loading dock, plus ten additional spaces on-site
- Two restrooms | Heavy 3-phase power | 24-hour access
- SUITE 850:
 - Two drive-in overhead gates for efficient loading and staging
 - Private, dedicated entrance — no shared common areas
 - Expansion potential: 2,000± SF second floor available upon completion of repairs
 - Ideal small-bay footprint for contractors, trades, or light distribution
 - Private restroom | Fenced, secured yard | 24-hour access

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666

ANTHONY (BUTCH) LAGRED

Principal | Managing Broker

O: (210) 216-8925

C: (210) 216-8925

anthony@txtrianglecre.com

664432-B, Texas

OLEKSII (ALEX) KLIUKOVKIN

Principal

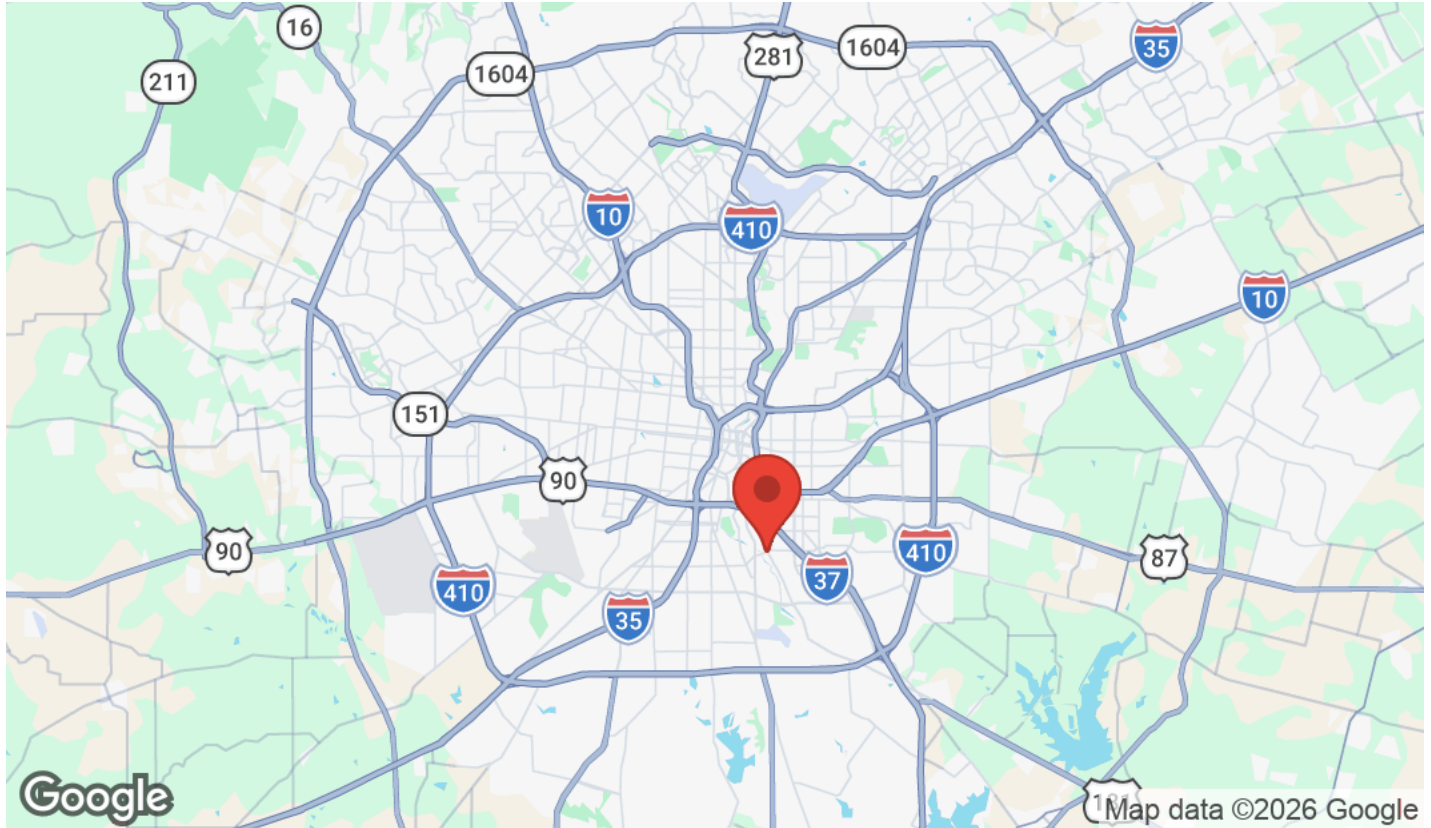
O: (210) 777-6762

alex@txtrianglecre.com

848138-SA, Texas

LOCATION MAPS

1350 EAST SOUTHCROSS | SAN ANTONIO, TX 78223



TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666

ANTHONY (BUTCH) LAGRED

Principal | Managing Broker

O: (210) 216-8925

C: (210) 216-8925

anthony@txtrianglecre.com

664432-B, Texas

OLEKSII (ALEX) KLIUKOVKIN

Principal

O: (210) 777-6762

alex@txtrianglecre.com

848138-SA, Texas

DISCLAIMER

1350 EAST SOUTHCROSS



All materials and information received or derived from Texas Triangle CRE, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Texas Triangle CRE, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Texas Triangle CRE, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Texas Triangle CRE, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Texas Triangle CRE, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Texas Triangle CRE, LLC in compliance with all applicable fair housing and equal opportunity laws.

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666

PRESENTED BY:

ANTHONY (BUTCH) LAGRED

Principal | Managing Broker

O: (210) 216-8925

C: (210) 216-8925

anthony@txtrianglecre.com

664432-B, Texas

OLEKSII (ALEX) KLIUKOVKIN

Principal

O: (210) 777-6762

alex@txtrianglecre.com

848138-SA, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.