



FOR LEASE

FLEX WAREHOUSE BUSINESS PARK

📍 1203 Gemblor Rd, San Antonio, TX 78219

PRELEASING NOW!



SUITES
1,200 – 28,500
SqFt



FLEX OFFICE WAREHOUSES



GATED BUSINESS PARK



COMPETITIVE LEASE RATES

PROPERTY HIGHLIGHTS

- ✔ Modern Class A Flex Warehouse Development
- ✔ Multi-Tenant Configuration
- ✔ Suites Starting at ±1,200 SF
- ✔ Up to ±28,500 SF Available
- ✔ Gated Business Park
- ✔ High Visibility Frontage on Gemblor Rd
- ✔ Grade-Level Roll-Up Doors
- ✔ Office / Warehouse Configurations Available
- ✔ Ample Perimeter Parking
- ✔ Excellent Access to IH-10 & Loop 410
- ✔ Minutes from Downtown San Antonio

LEASE DETAILS

- 📄 **LEASE RATE**
\$18.00 PSF + NNN
- 🏢 **PROPERTY TYPE**
Office Flex Warehouse
- 📏 **MIN. SUITE SIZE**
±1,200 SF
- 📏 **MAX. AVAILABLE**
±28,500 SF
- 📍 **ADDRESS**
1203 Gemblor Rd
San Antonio, TX 78219

Preleasing Now

PROPERTY OVERVIEW

Gemblor Business Park is a modern gated flex warehouse development strategically located in the heart of San Antonio's industrial corridor with quick access to Downtown San Antonio, IH-10, Loop 410, and major distribution routes.

Designed for a variety of industrial and commercial users, the project offers flexible suite configurations ideal for contractors, distribution, showroom warehouse users, e-commerce operations, service businesses, and light industrial tenants.

IDEAL TENANT USES

- Contractor Shops
- HVAC / Plumbing / Electrical Companies
- Distribution & Logistics
- E-Commerce Businesses
- Showroom Warehouse Users
- Auto / Specialty Storage
- Import / Export Operations
- Fabrication & Light Industrial
- Service Businesses
- And More

WHY GEMBLER BUSINESS PARK?

- ✔ Prime Central San Antonio Location
- ✔ Minutes to Downtown, IH-10 & Loop 410
- ✔ Strong Industrial & Business Corridor
- ✔ Ideal for Contractors, Distribution, Service & E-Commerce Users
- ✔ Excellent Access & Labor Pool

🏙️ DOWNTOWN SAN ANTONIO **10 MIN**

🛣️ IH-10 ACCESS **6 MIN**

✈️ SAN ANTONIO INTERNATIONAL AIRPORT **17 MIN**

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