



# INDUSTRIAL UNIT FOR LEASE

9342 SE Loop 410 Acc Rd, A15, San Antonio, TX 78223



COMMERCIAL



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VIRTUS REALTY GROUP  
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## PROPERTY OVERVIEW

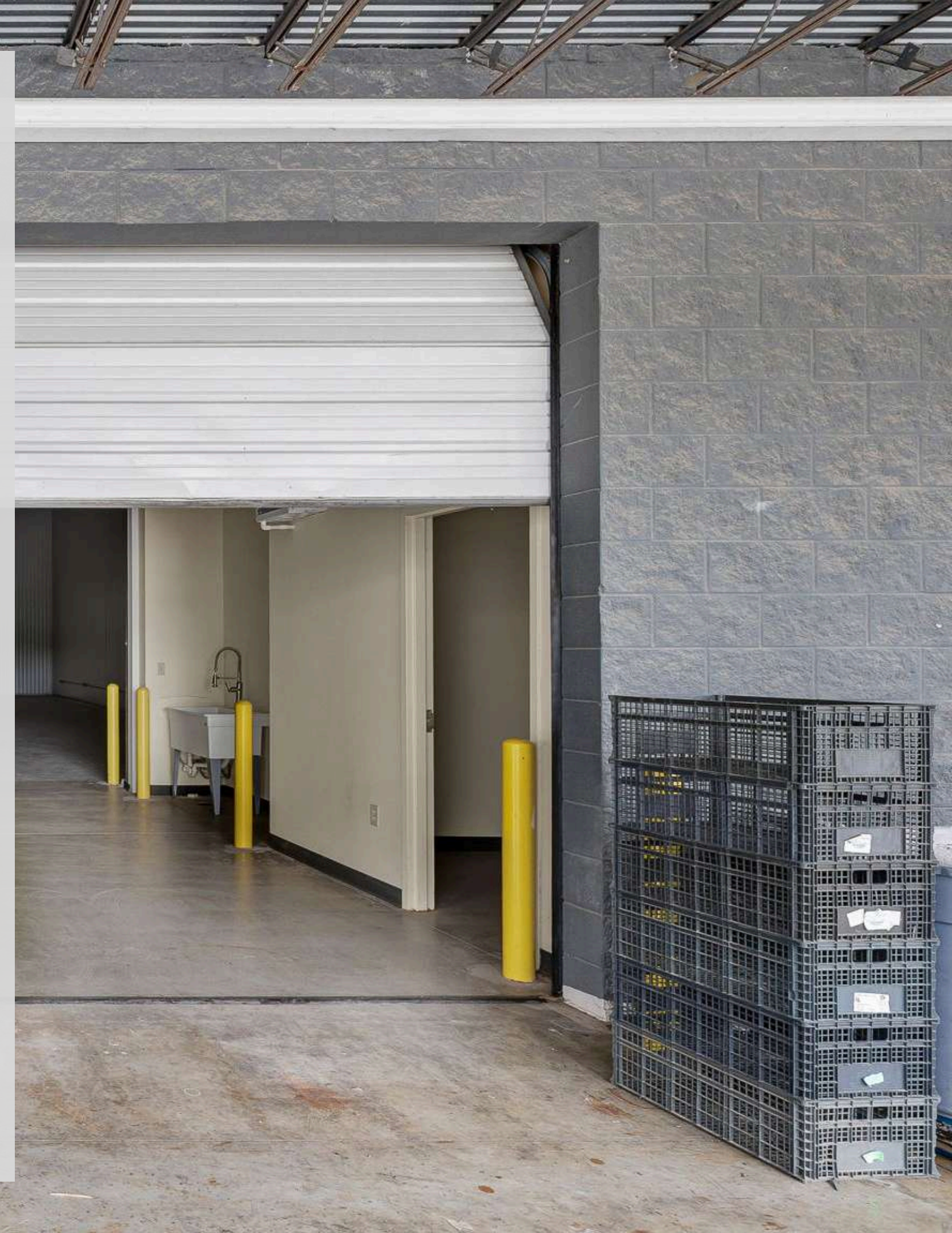
- Size: 4,000 SF industrial unit
- Zoning / Use: MI-1 - Storage & distribution permitted
- Lease Rate: \$6,500/month
- NNN Expenses: Paid by owner (tenant handles their own operating expenses)
- Lease Term: 2-5 years (minimum 2 years, renewal options available)
- Rent Increases: Annual increases of 2-3.5%
- Security Deposit: Typically 1 month's rent (based on lease terms)
- TI Allowance: Negotiable with owner

## SITE FEATURES

- 3 ground-level access doors
- 26'9" clear height
- 120/208 electrical capacity
- 3 parking spaces included
- Climate-controlled space
- Existing restroom
- Cross-dock configuration

## PROPERTY HIGHLIGHTS

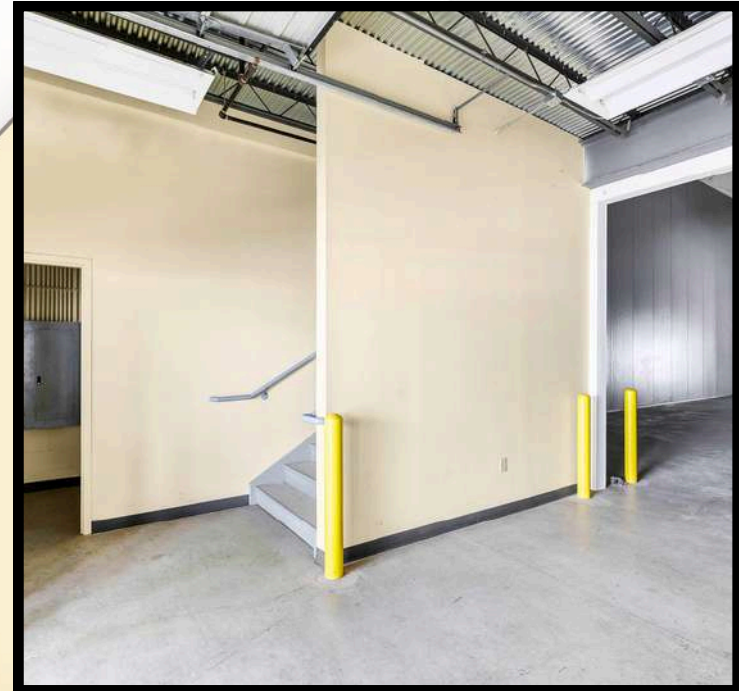
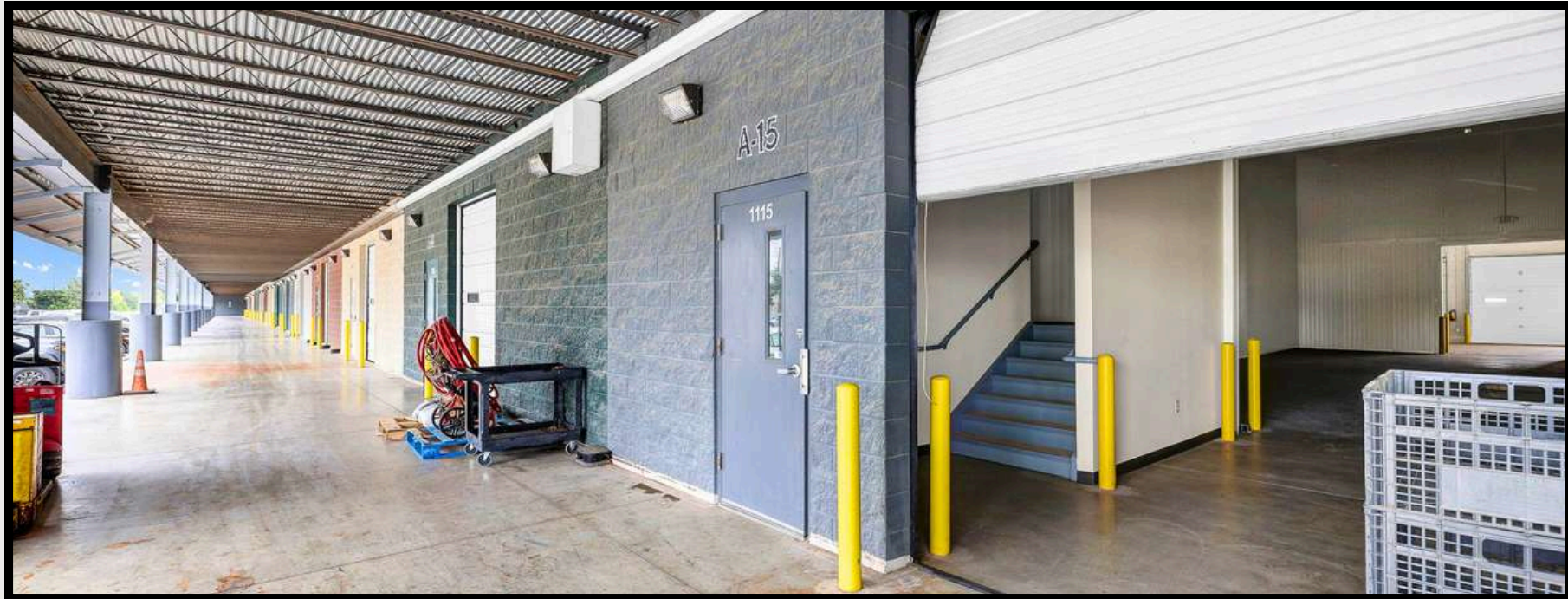
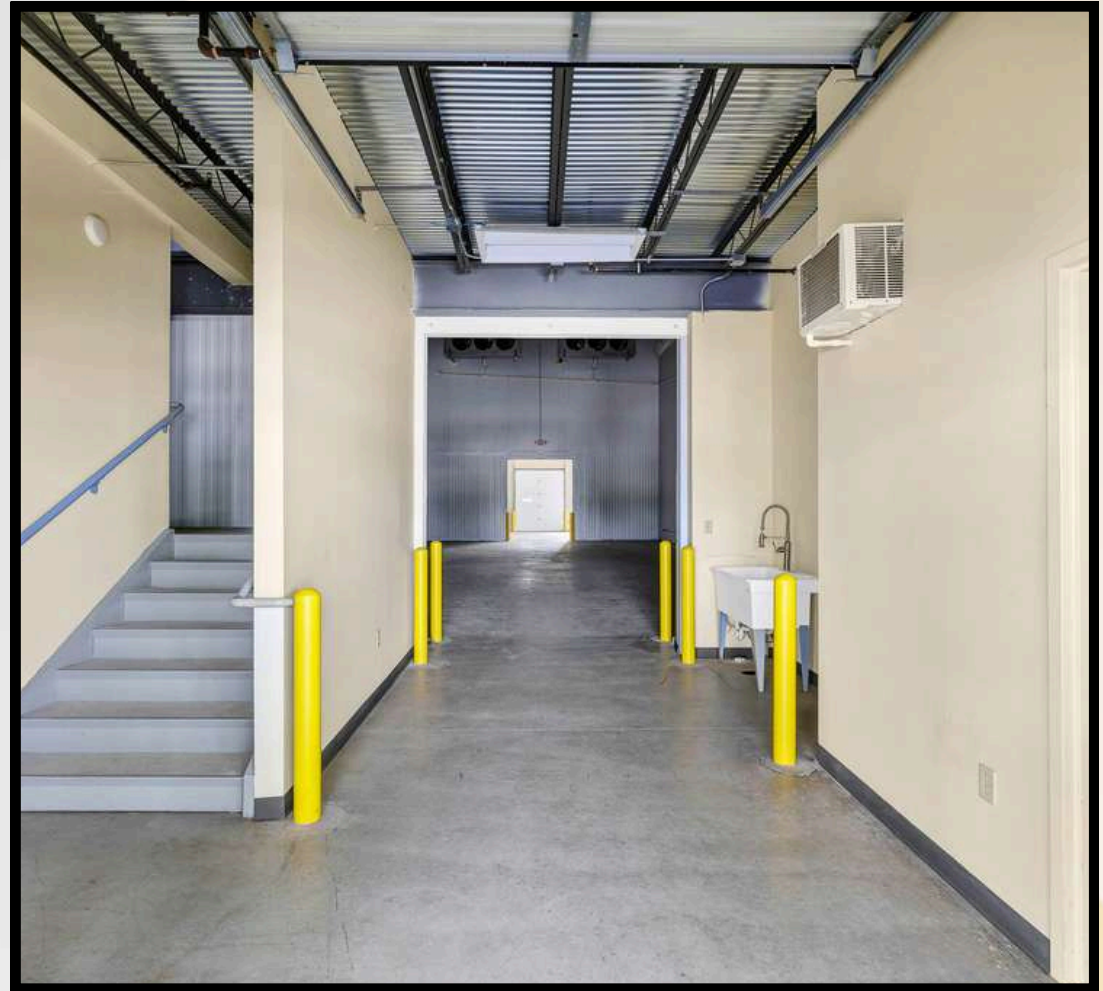
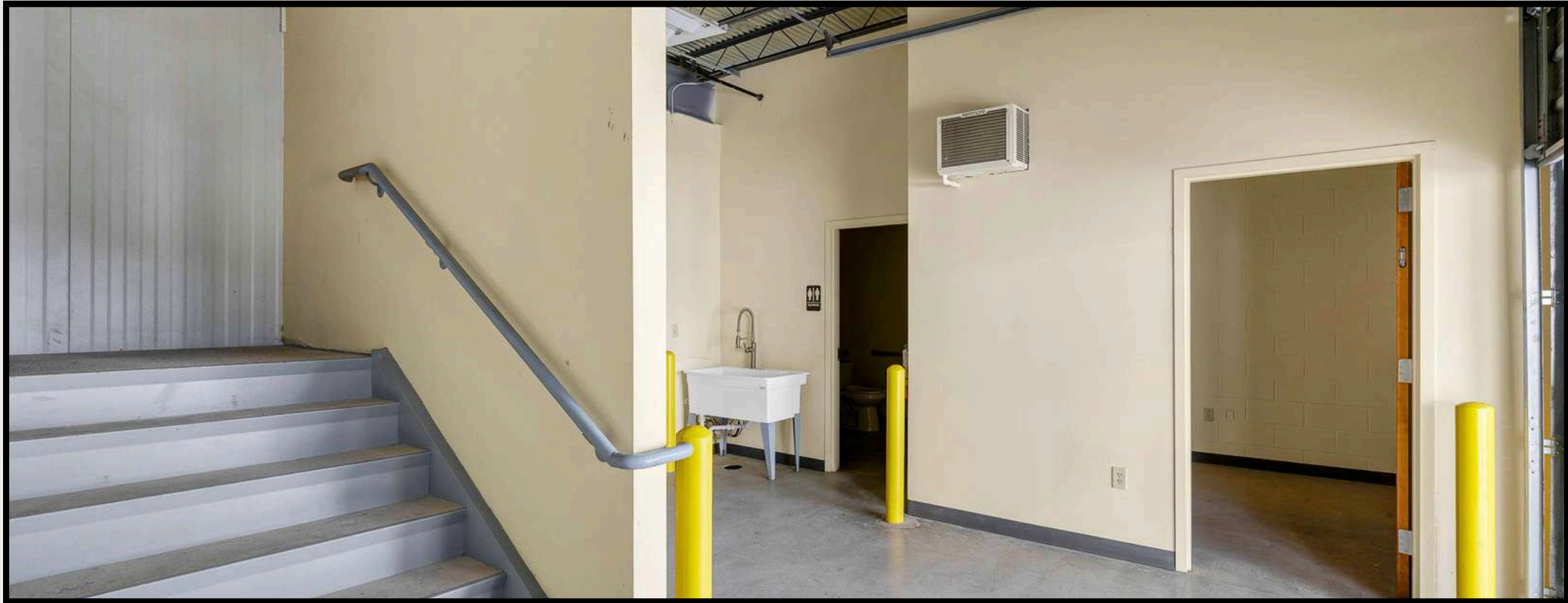
- Prime frontage along Loop 410 providing strong visibility and access
- Climate-controlled space suitable for a variety of storage and operational uses
- Existing restroom facilities already in place for tenant convenience
- Efficient cross-dock loading configuration to support streamlined logistics and distribution flow





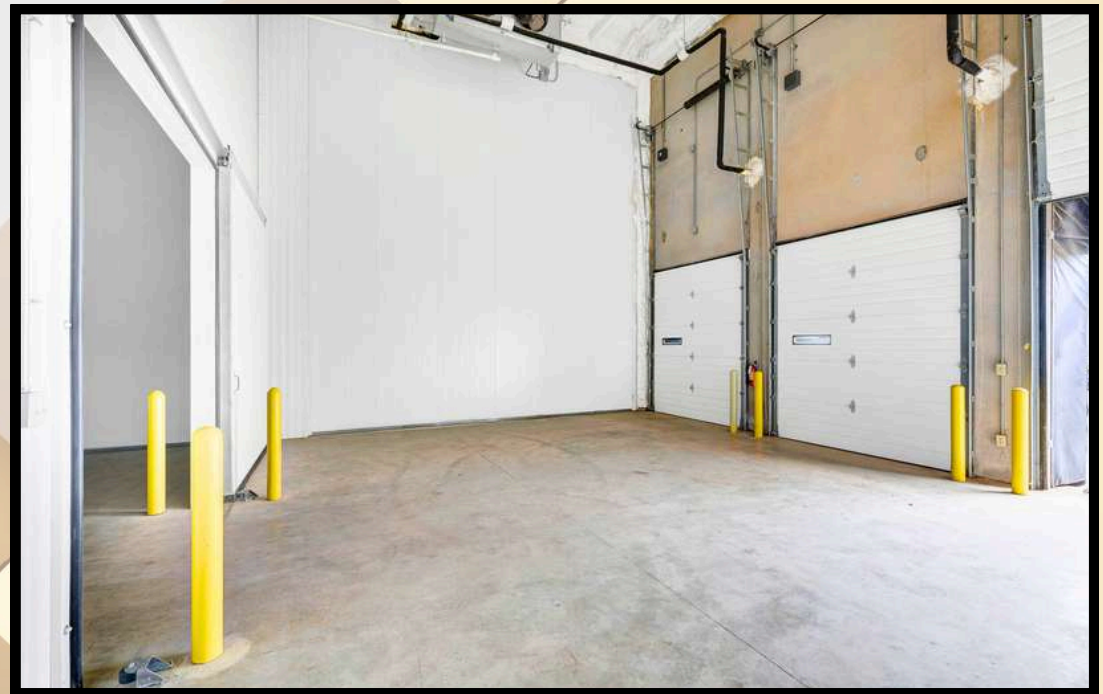
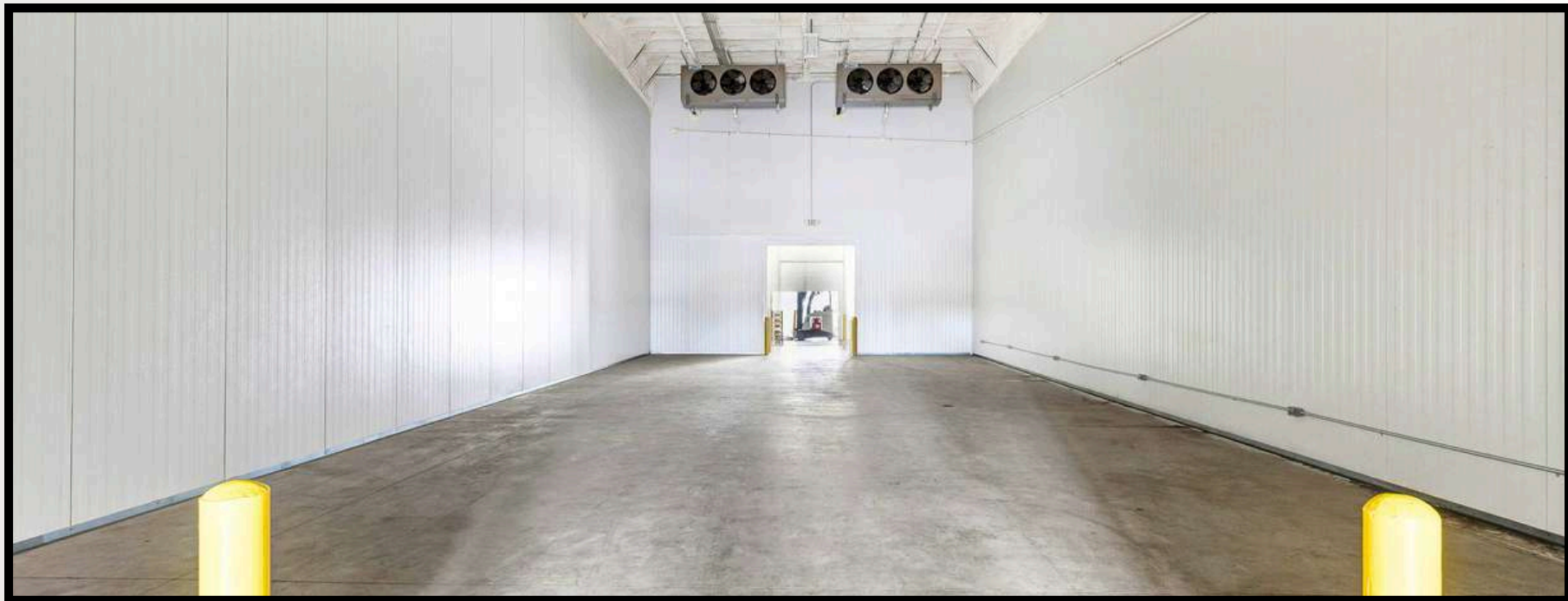
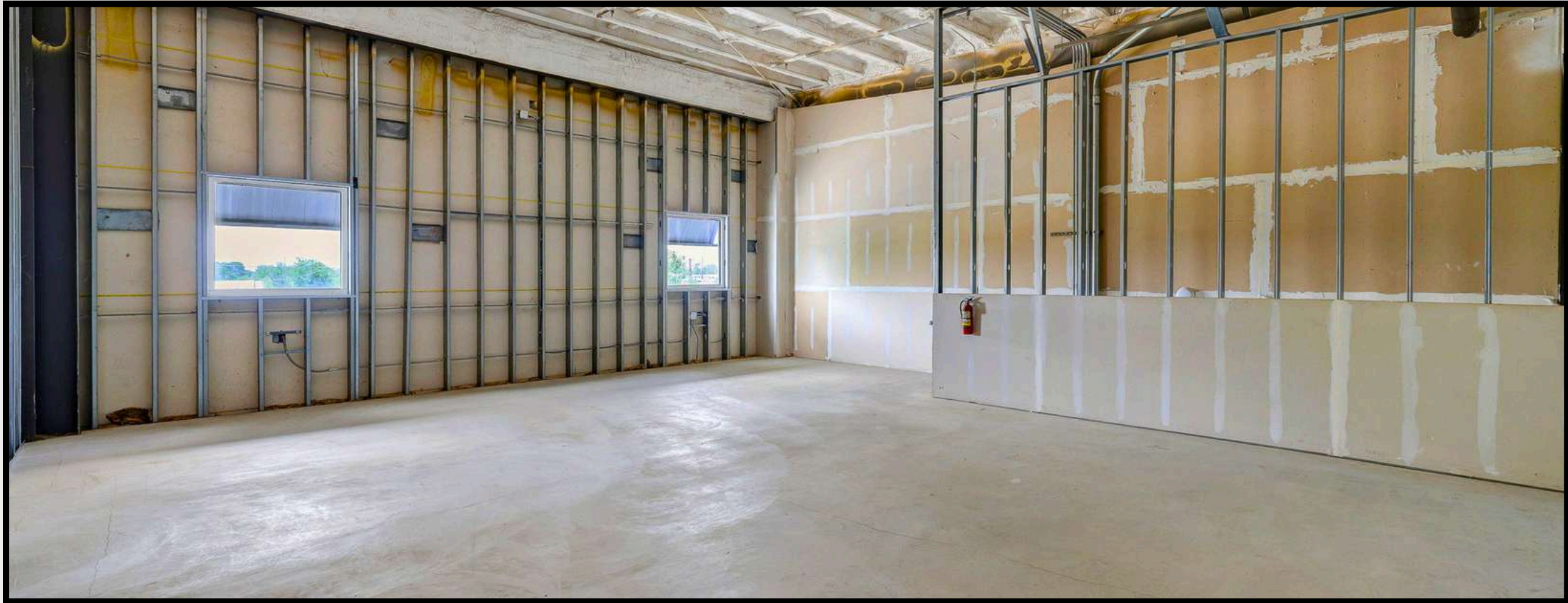
# AERIAL PHOTO

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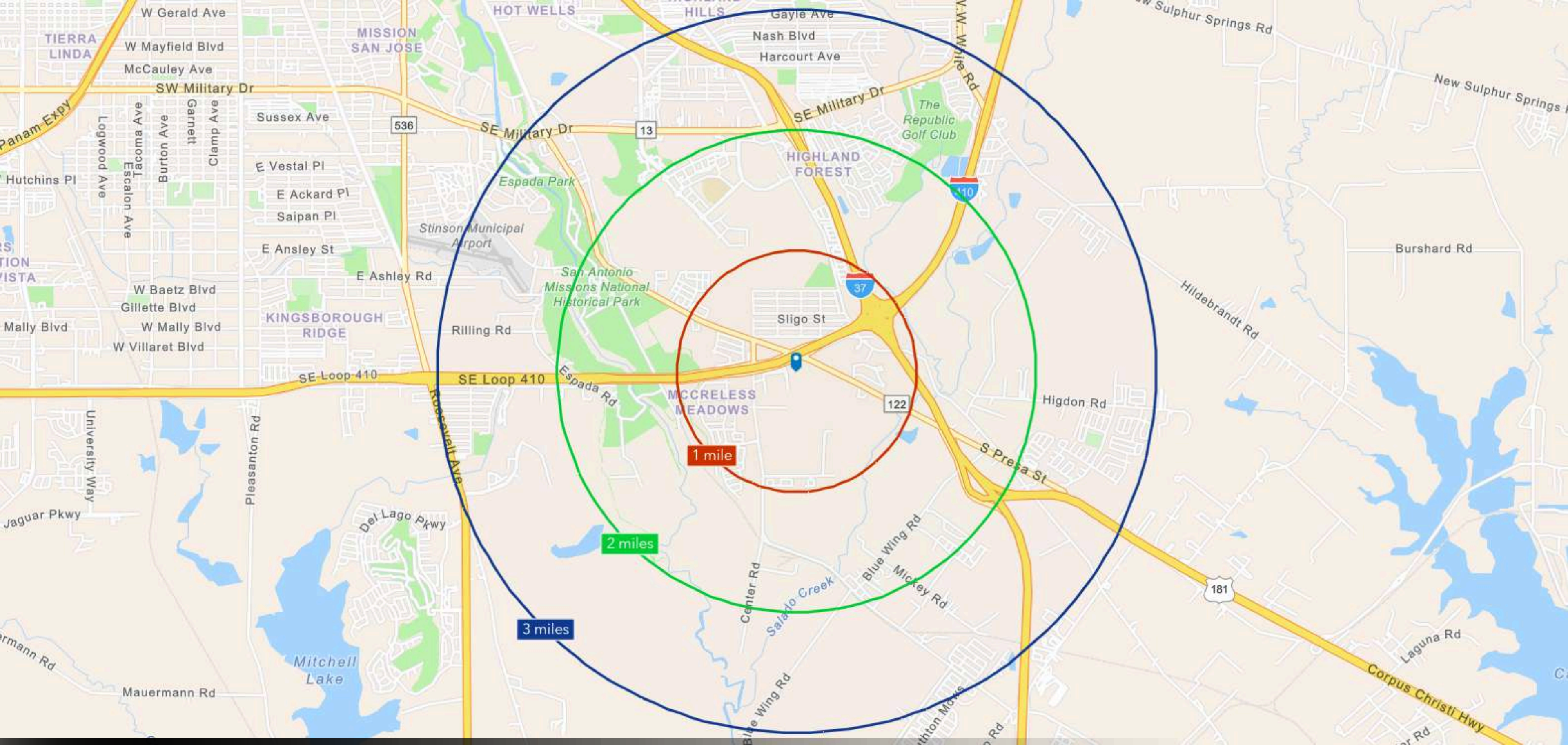
# EXTERIOR PHOTOS

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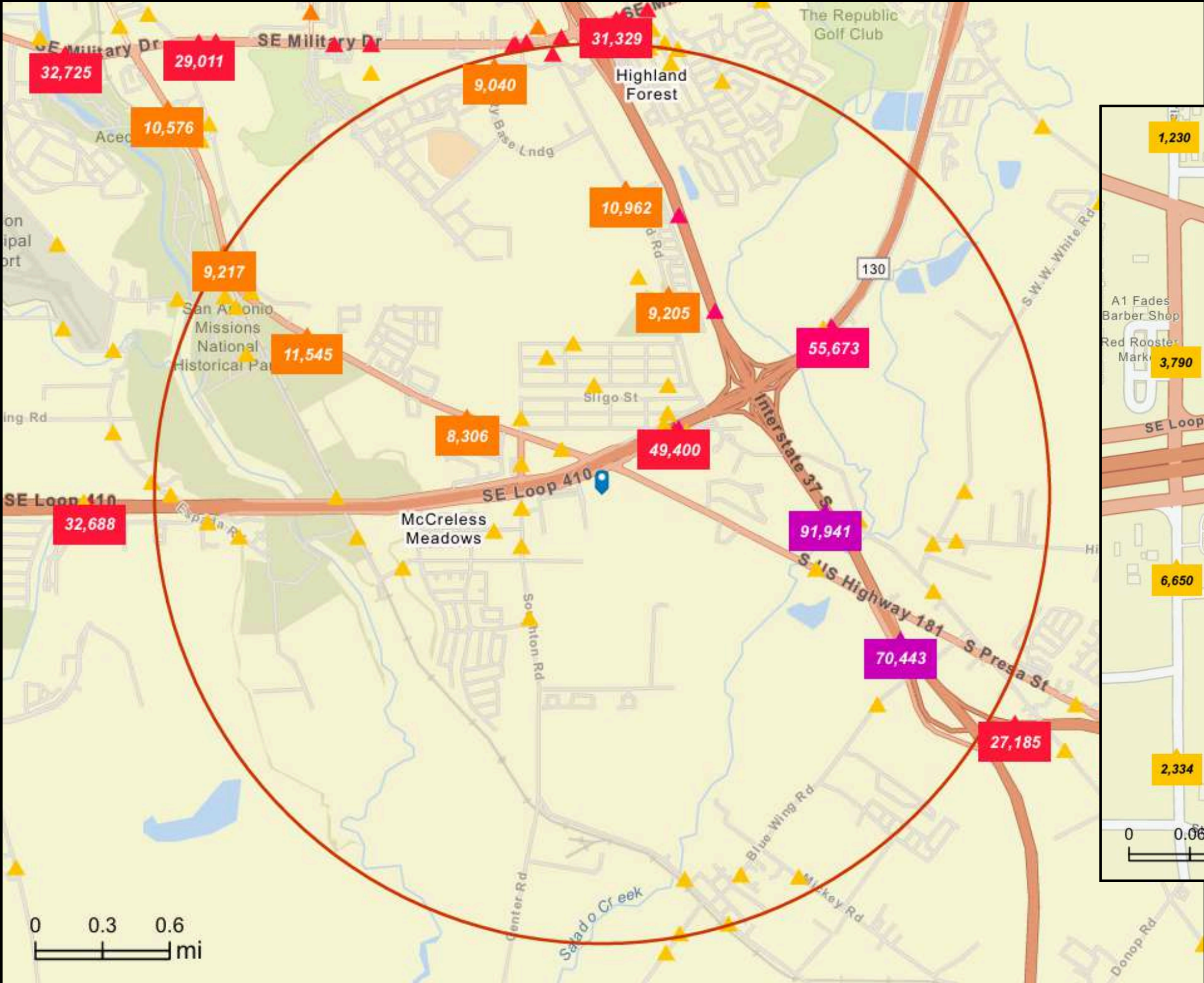
# INTERIOR PHOTOS

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# SITE MAP

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# TRAFFIC MAP

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# FLOOD ZONE MAP

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9342 SE Loop 410, San Antonio, Texas, 78223

Ring of 5 miles

### KEY FACTS

117,229

Population



41,847

Households

35.3

Median Age

\$51,466

Median Disposable Income



\$60,135

Median Household Income



\$26,757

Per Capita Income



\$115,664

Median Net Worth

### EDUCATION

19.1%

No High School Diploma



37.3%

High School Graduate



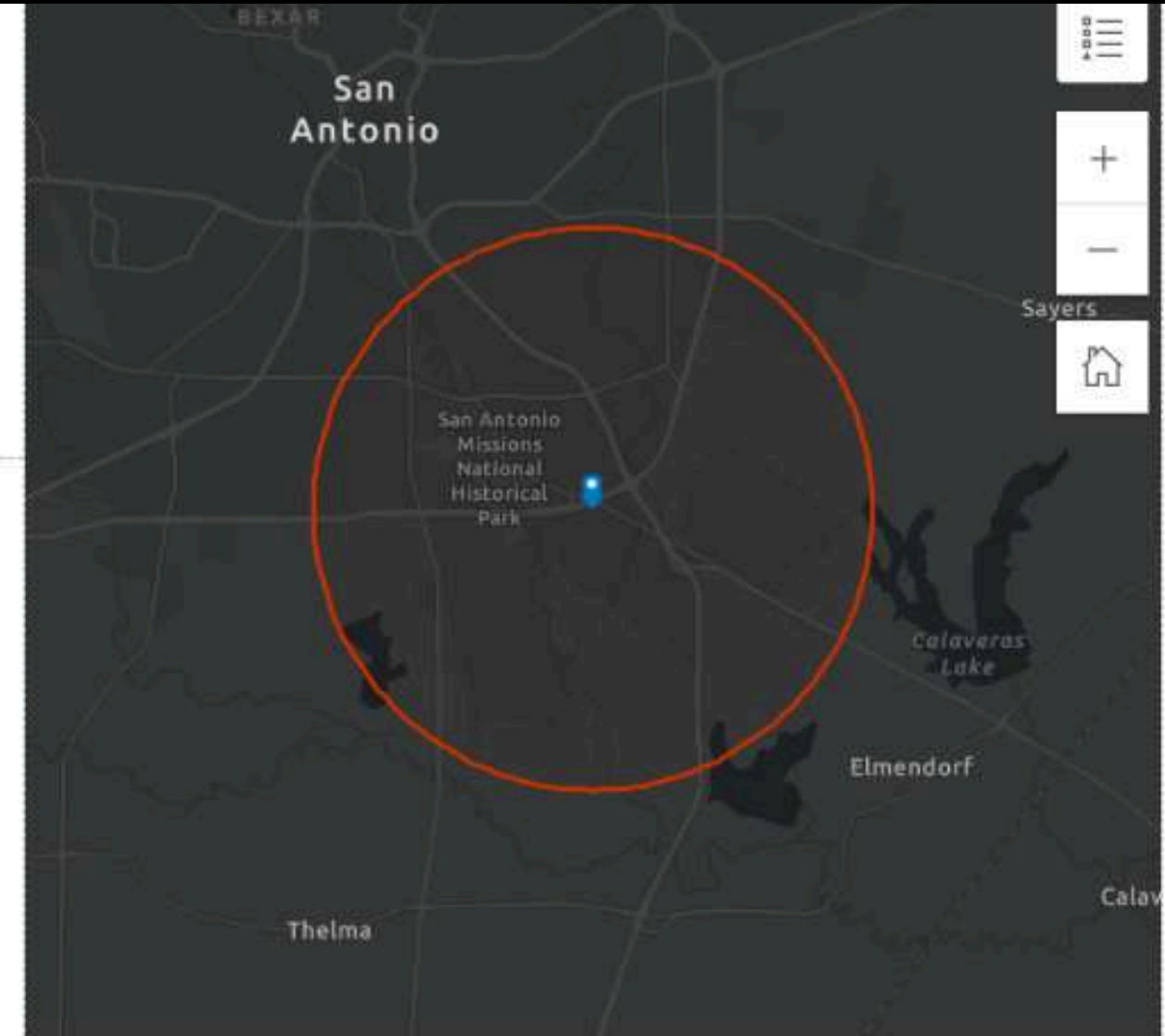
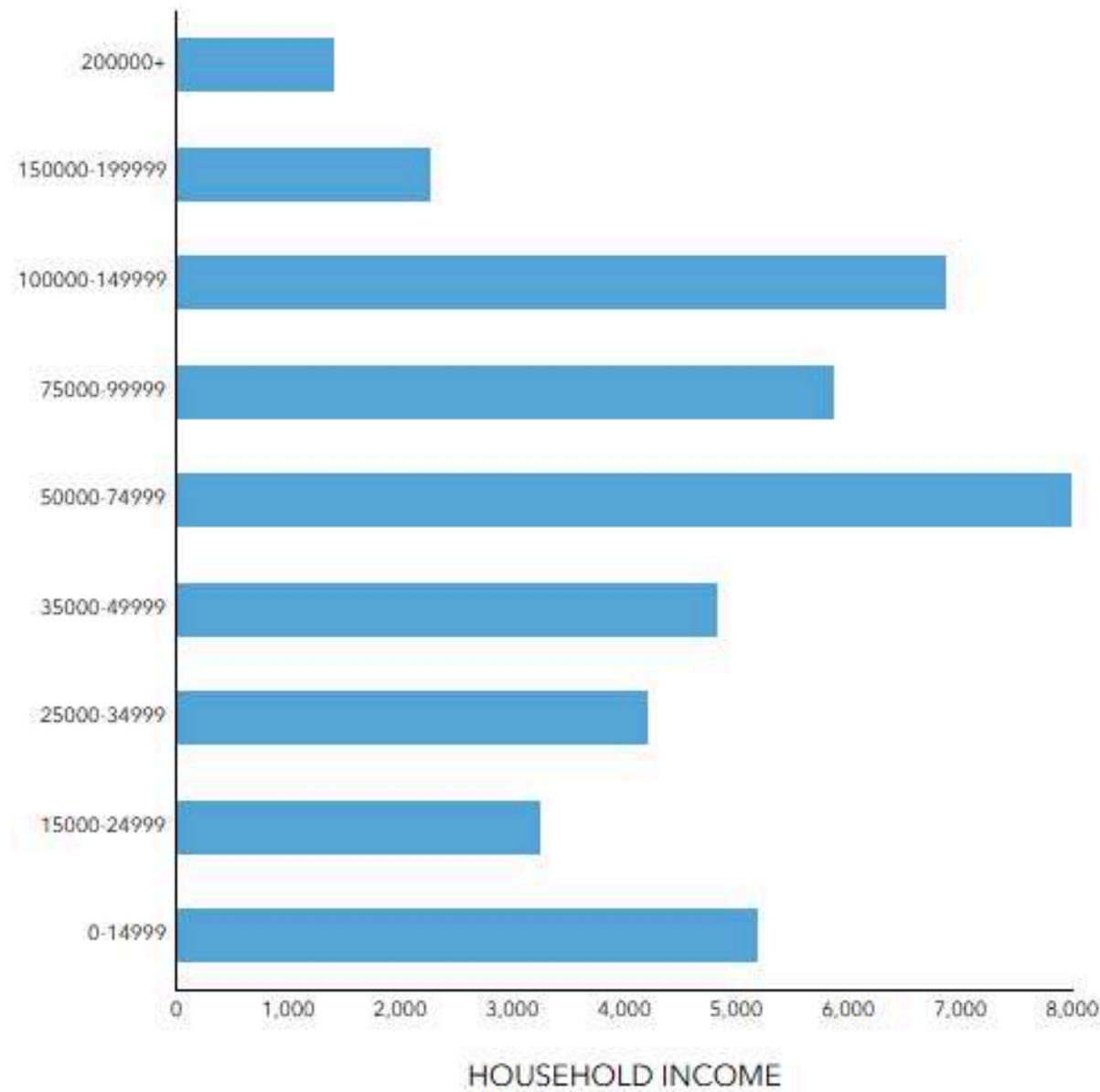
28.8%

Some College/ Associate's Degree



14.8%

Bachelor's/Grad/ Prof Degree



### EMPLOYMENT

54.2%

White Collar

28.8%

Blue Collar

22.2%

Services

4.4%

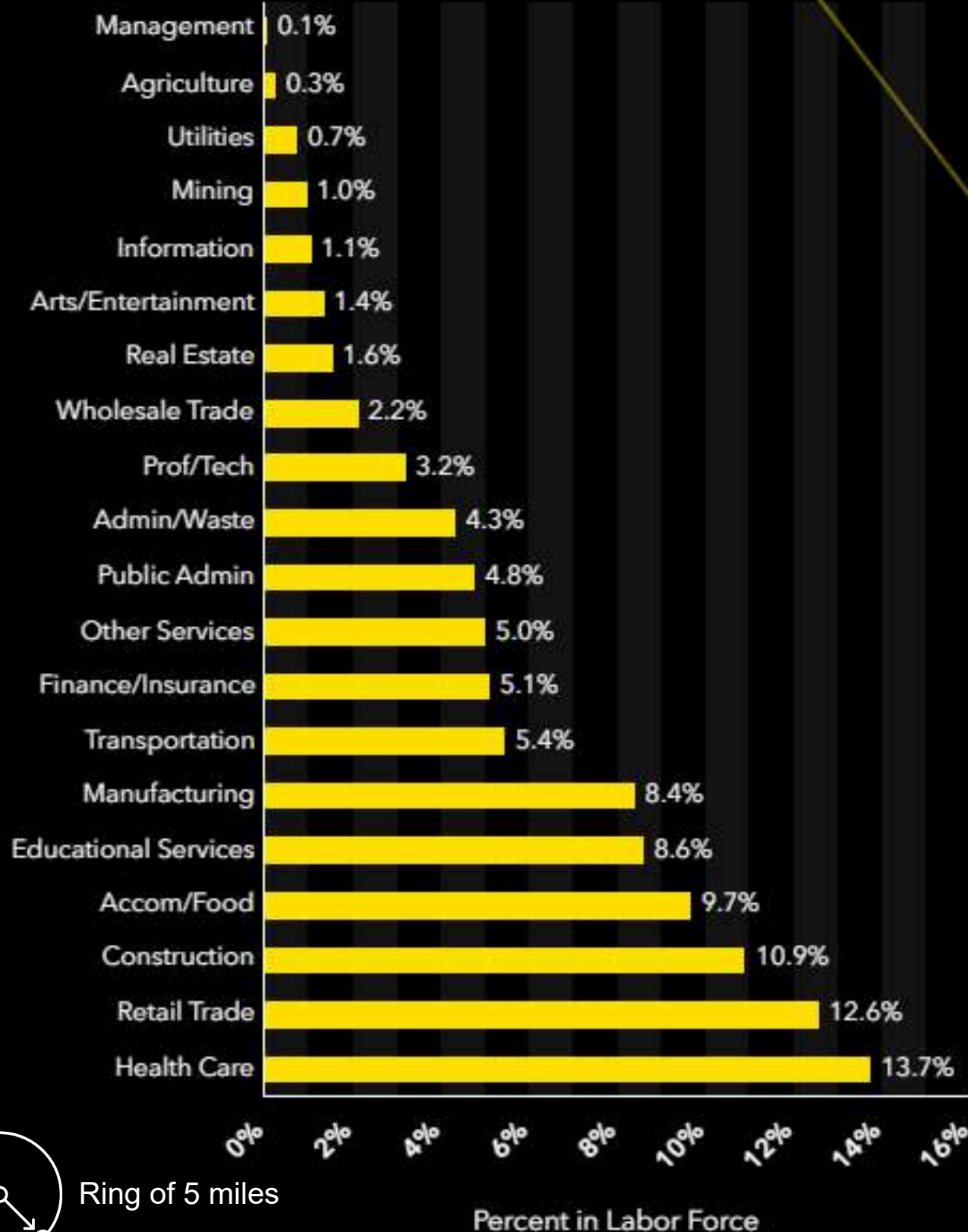
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHICS

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## Labor Force by Industry



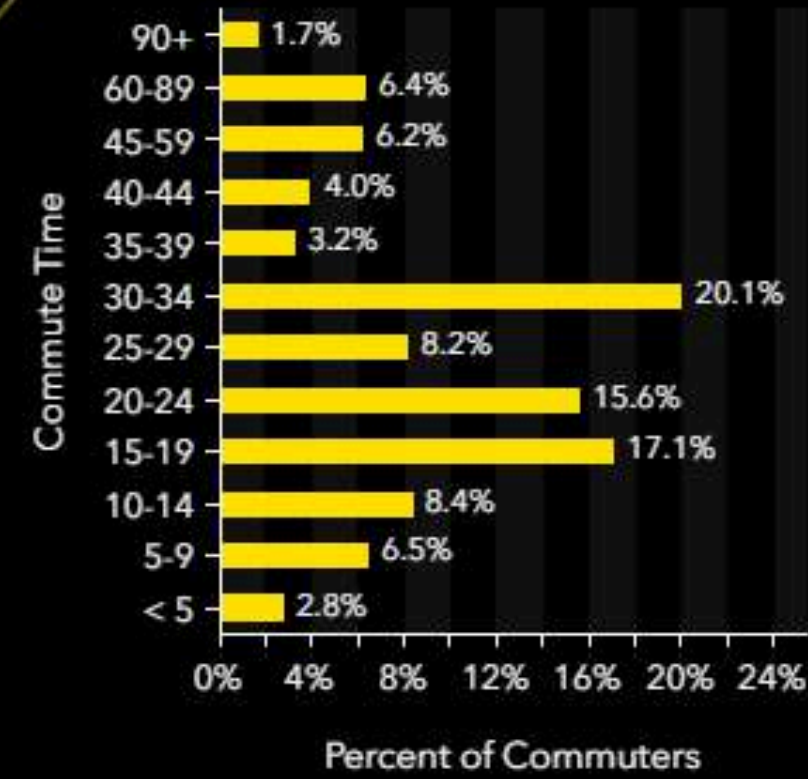
## Employment

# Workforce Overview

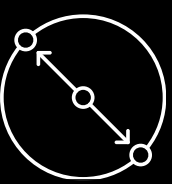
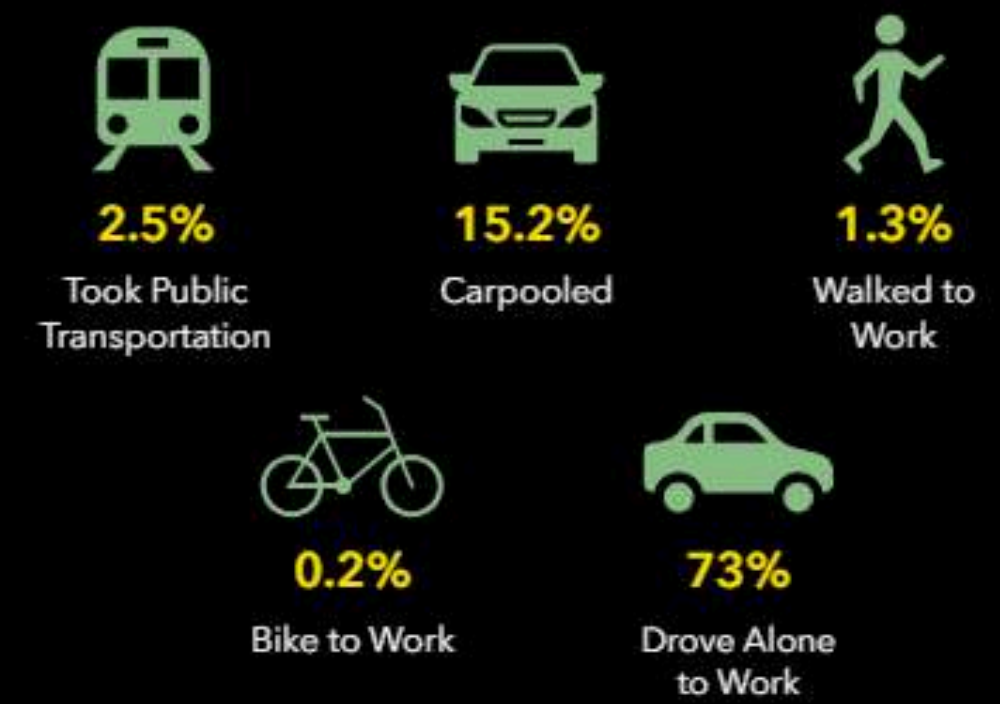
## Businesses



## Commute Time: Minutes



## Transportation to Work



Ring of 5 miles

# INDUSTRY PROFILE

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