

FOR LEASE

1141 GUADALUPE DR, CIBOLO, TX 78108



8,750 SF Free-Standing Warehouse

ABOUT THE PROPERTY:

1141 Guadalupe Drive is a freestanding 8,750 SF industrial warehouse on 0.67 acres in Cibolo, Texas. The facility features varying clear heights of 14.5' to 18', dock-high and grade-level loading, three-phase power, a small office build-out, and a fenced yard for secure outside storage. Zoned LT Industrial, this is an ideal owner-user acquisition for contractors, light manufacturers, and trade businesses seeking a functional, move-in-ready facility with convenient access to IH-35 and the greater San Antonio metro.

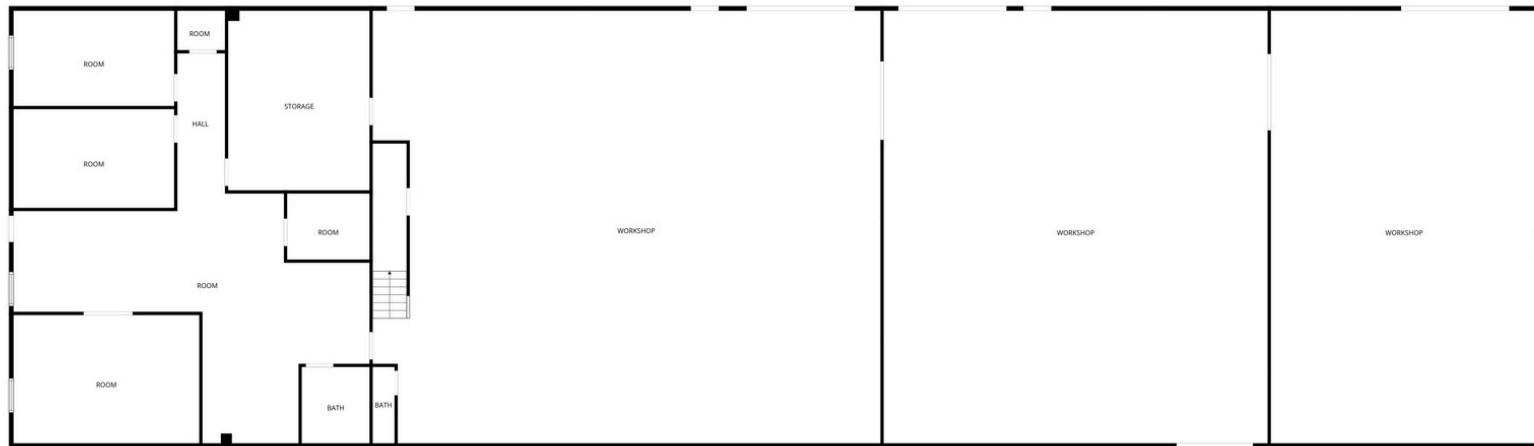
FEATURES:

- 8,750 SF warehouse on 0.67-acres
- 14.5'-18' clear height
- Dock well and grade-level loading
- 3-phase power (240V, 480 Amps)
- Zoned LT Industrial
- Quick access to IH-10 and IH-35

EXTERIOR PHOTOS



FLOOR PLAN

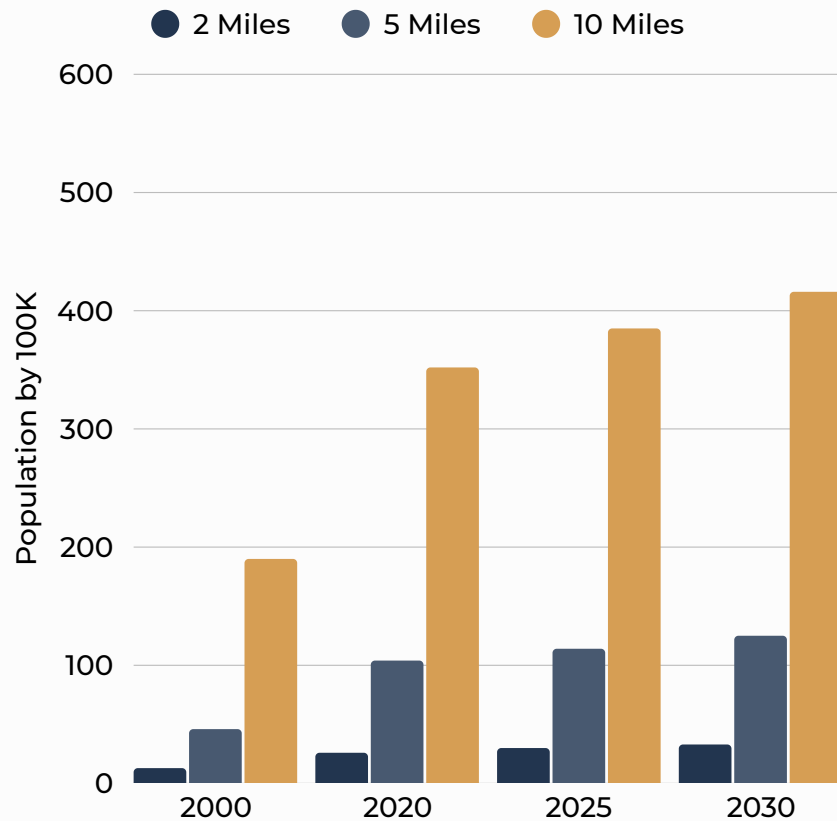


DEMOGRAPHICS

1141 GUADALUPE DR
CIBOLO, TX 78108

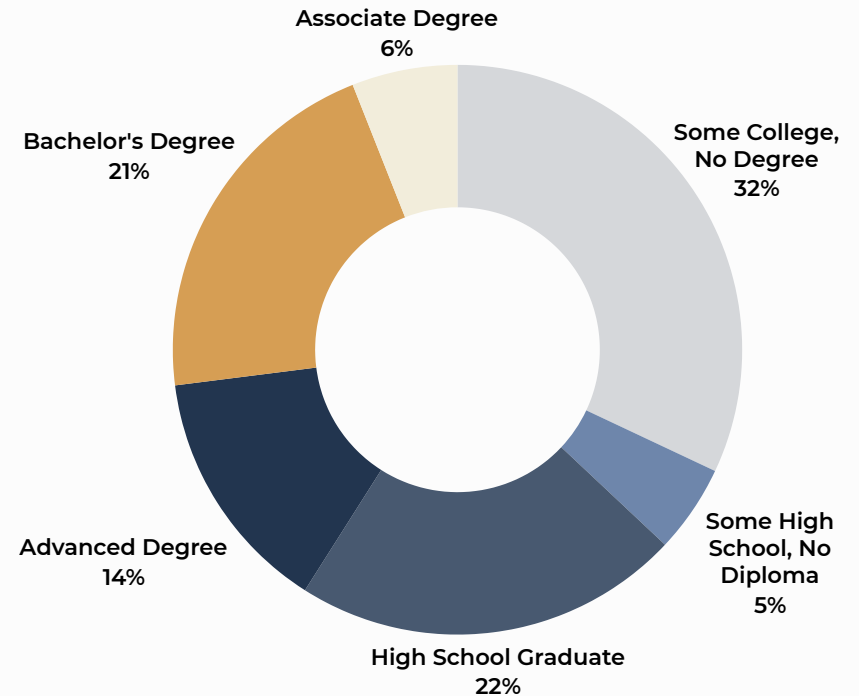
HOUSEHOLD INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$123,958	\$122,230	\$106,246
Median Household Income	\$102,766	\$102,172	\$87,381
< \$25,000	1,200	2,974	12,158
\$25,000 - 50,000	1,103	5,000	20,505
\$50,000 - 75,000	1,464	6,075	24,852
\$75,000 - 100,000	1,499	5,549	20,665
\$100,000 - 125,000	1,351	5,334	18,194
\$125,000 - 150,000	1,023	3,867	12,218
\$150,000 - 200,000	1,647	6,231	14,751
\$200,000+	1,544	5,093	12,156



@2026 CoStar Realty Information Inc.

EDUCATIONAL ATTAINMENT



@2026 CoStar Realty Information Inc.

This is an aerial map of the San Antonio area, specifically focusing on the regions of Selma, Schertz, and Cibolo. The map is overlaid with various labels and markers:

- Highways:** Major roads are highlighted in orange and blue. These include Evans Rd., Nacogdoches Rd., Loop 1604, Joppa Rd., and Lower Seguin Rd. Interstate 35 is also visible.
- Cities and Towns:** Labels for Selma, Schertz, Cibolo, Live Oak, and Universal City are present.
- Landmarks and Businesses:** Numerous locations are marked with icons and text, including:
 - Walmart** (multiple locations)
 - CVS**
 - H-E-B**
 - Amazon**
 - UPS**
 - Dutch Bros**
 - Chick-fil-A**
 - O'Reilly Auto Parts**
 - Ben E Keith Foods**
 - Chick-fil-A Supply DC**
 - Ace Mart Distribution Center**
 - Santikos Cibolo**
 - Retama Park**
 - Costco Wholesale**
 - The Forum Shopping Center**
 - IKEA**
 - North Point Industrial Park**
 - Rolling Oaks Mall**
 - Schertz Soccer Complex**
 - Samuel Clemens High School**
 - Lehnhoff Stadium**
 - Liberty Energy**
 - Cibolo Police Department**
 - Cibolo Sports Complex**
 - Lonestar Premier Outdoors**
 - Crescent Bend Nature Park**
 - Caliber Collision**
 - Lone Oak Plaza**
 - DQ**
 - Chevron**
 - Walmart**
 - H-E-B**
 - Northeast Lakeview College**
 - Alamo City All-Stars Sportsplex**
 - Randolph High School**
 - VALERO**
 - Converse North Park**
 - Rose Garden Elementary School**
 - Ray D. Corbett Junior High School**
- Other Features:** A red pin marks the location of 1141 Guadalupe Dr. in the Cibolo area. The Randolph Air Force Base is also labeled.
- Inset Map:** A small map of Texas in the top right corner shows the location of the main map area within the state, with a red pin indicating the specific location.



CONTACT OUR TEAM



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289



Jake Esparza
Senior Associate
jesparza@llanorealty.com
(210) 874-5314