

**±5,000 SF
SINGLE-TENANT
INDUSTRIAL
WAREHOUSE
FOR SALE OR
LEASE**



13106 LOOKOUT RIDGE, SAN ANTONIO, TEXAS



PROPERTY FEATURES

- ▶ ±5,000 SF Total with 50% Office
- ▶ ±0.46 Acres with Perimeter Wrought Iron Fencing
- ▶ Two (2) 10' X 12' Grade-Level Doors
- ▶ ±180 SF Storage Shed in Rear
- ▶ 15' Clear Height
- ▶ Shop Office and Restroom
- ▶ Capital Improvements Completed: Warehouse Mezzanine Removal and LED Lighting Installation
- ▶ Located in Northeast San Antonio with Exceptional Access to I-35, Loop 410, & Loop 1604
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Jack Gaffney, SIOR
jack.gaffney@finialgroup.com
(713) 814-4921

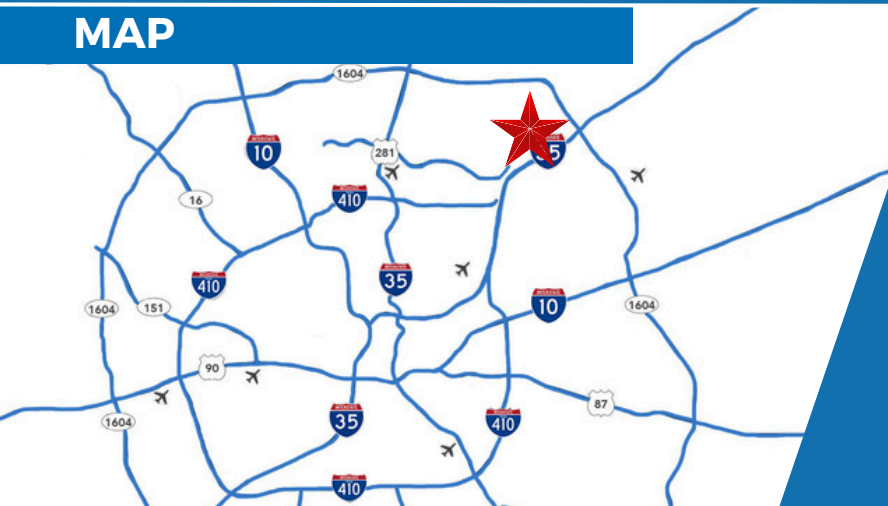
William Alcorn
william.alcorn@finialgroup.com
(713) 814-3798



13106 LOOKOUT RIDGE, SAN ANTONIO, TEXAS

Located in Northeast San Antonio, 13106 Lookout Ridge offers a prime location for various industrial needs. This single-tenant warehouse spans approximately 5,000 square feet, featuring a 50% office build-out and a spacious warehouse area. Situated on a 0.46-acre lot, the property includes perimeter wrought iron fencing, two 10' x 12' grade-level doors, and a 180 SF storage shed. With a 15-foot clear height and recent upgrades like LED lighting installation, it is well-equipped for diverse business operations. Its strategic position will provide a tenant with easy access to major highways such as I-35, I-10 Loop 410 and Loop 1604, along with many of San Antonio's fastest growing population centers.

MAP



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