

4311
Director Drive
San Antonio, Texas 78219

For Lease
40,050 SF

Highlights

- ±32,050 SF Warehouse
- ±3,000 SF Air-conditioned Warehouse
- ±5,000 SF Office
- ±0.5 Acre Fenced Yard
- I-2 Zoning
- 25' Clear Height
- Wet Sprinkler System
- 8 Dock-High Doors & 1 Forklift Ramp
- Ample Power Capacity to Support Industrial Users



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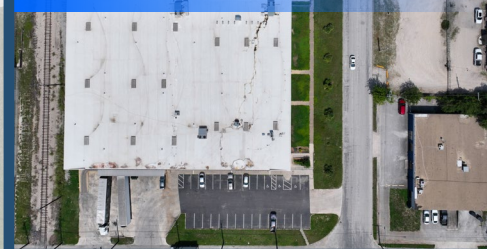
600 Amp, 480/277 Volt,
3-Phase Electrical Service



Additional Warehouse
HVAC Infrastructure



Cross-dock with
8 dock-high doors



Grubb Rd.

STREAM®

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Additional Highlights

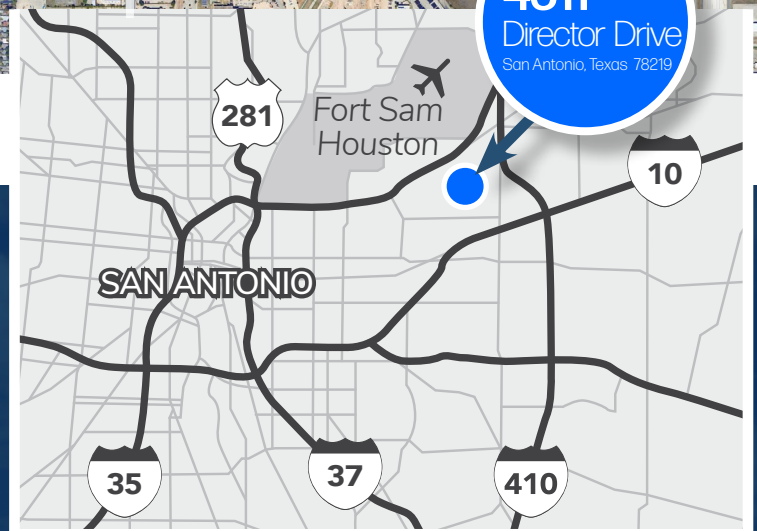
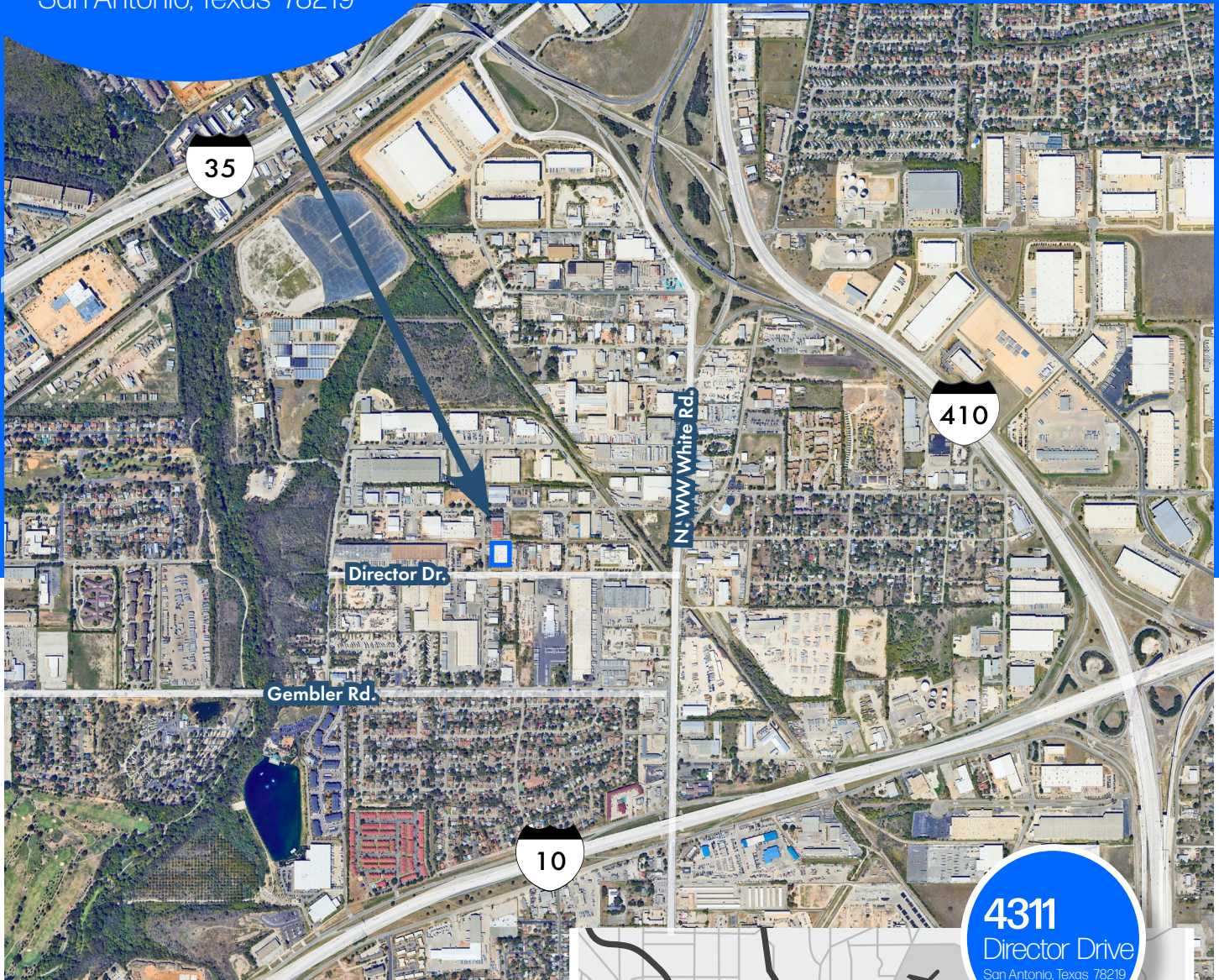
- ±0.5 Acre Fenced, Paved, & Secured Yard
- 30 Parking Spaces
- Additional Mezzanine Storage & Office
- 2.39 Acre Site
- TPO Roof
- Dual Access Points
- Concrete Truck Court & Yard

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Drive-Times

3 MINUTES
TO IH-35

3 MINUTES
TO IH-10

4 MINUTES
TO LOOP 410

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