

[Video](#)[360° Virtual Tour](#)[Website](#)

For Lease

4219 - 4227 Gatecrest San Antonio, TX 78217

Summary

Lease Rate: \$12 SF/yr (NNN)
Available SF: 1,600 SF

Property Description

Situated just north of Loop 410, this property on Gatecrest offers efficient warehouse and professional office space. It features multiple drive-in bays for operations, a 12-foot clear height for practical storage, and a built-out reception area for client interface. The location provides easy access to major highways, making it a functional and connected base for any small business.

Highlights

- Positioned just off Perrin Beitel Road and north of Loop 410 for optimal access.
- Professional reception and office areas for welcoming clients.
- Versatile space suitable for service, light industrial, or flex use.
- Convenient drive-in bays for efficient loading and unloading.
- 12-foot clear height maximizes storage and operational capacity.
- Excellent connections to I-35 for distribution and travel north and south.



Adam Lippstone
Vice President
adam@caissonre.com
210.552.4071

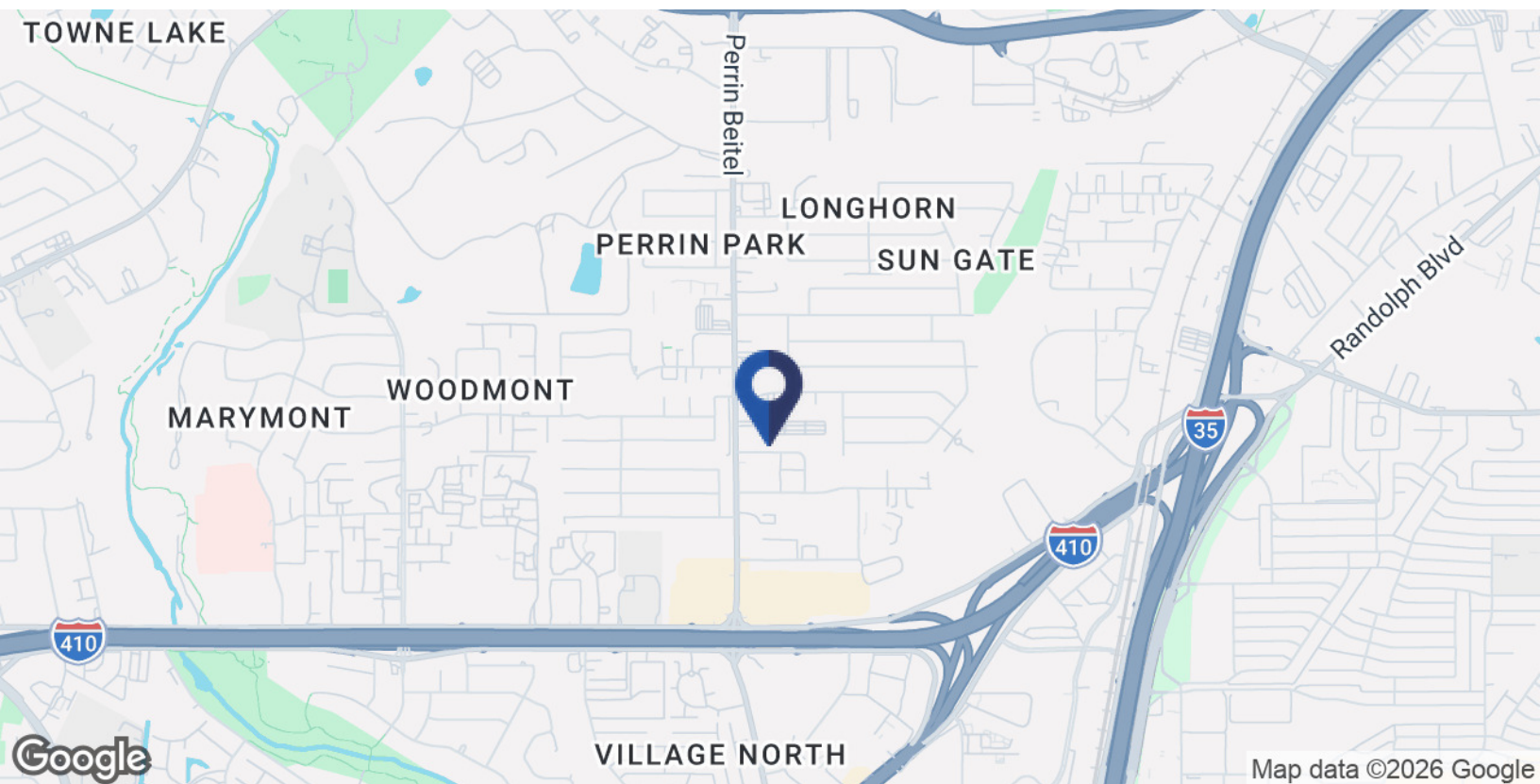
Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244



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4219 - 4227 Gatecrest

Location



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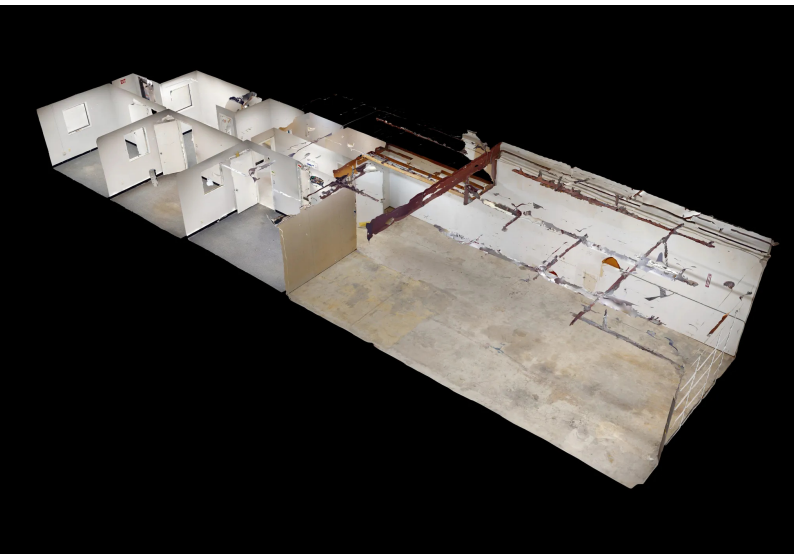
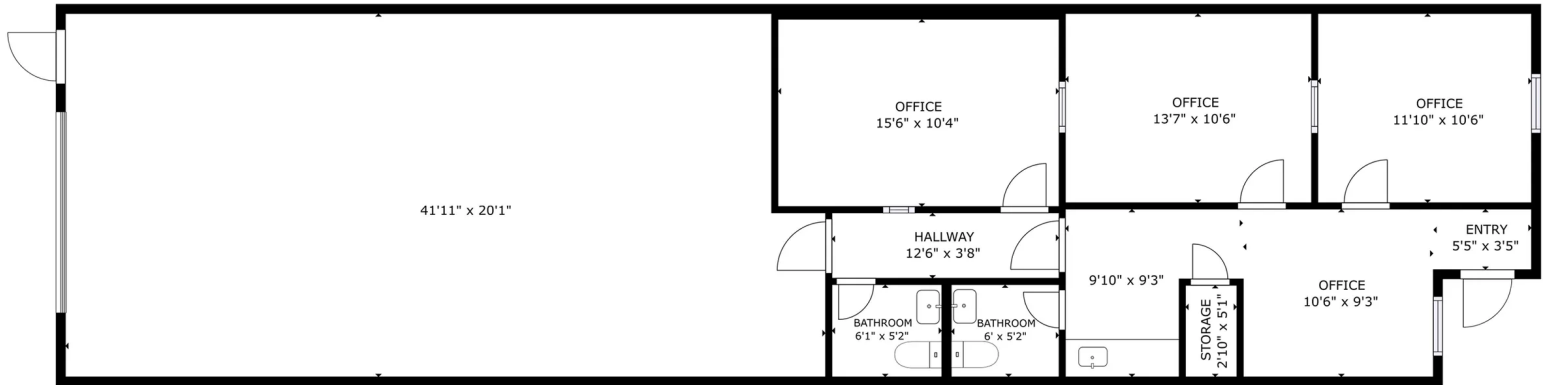
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CAISSON REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006624 License No.	INFO@CAISSONRE.COM Email	210.934.7368 Phone
JAMES COTTER Designated Broker of Firm	668717 License No.	JAMES@CAISSONRE.COM Email	210.787.0764 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
ADAM LIPPSTONE Sales Agent/Associate's Name	751039 License No.	ADAM@CAISSONRE.COM Email	210.552.4071 Phone

Buyer/Tenant/Seller/Landlord Initials

Date