



For Lease

partners

N WW White Rd | 20,617 VPD

16.818 ACRES HEAVY INDUSTRIAL OUTDOOR STORAGE

647 N WW White Rd, San Antonio, TX 78219

LEASING INFORMATION

Asking Rate Contact Brokers

Available Date Immediately

PROPERTY SPECS

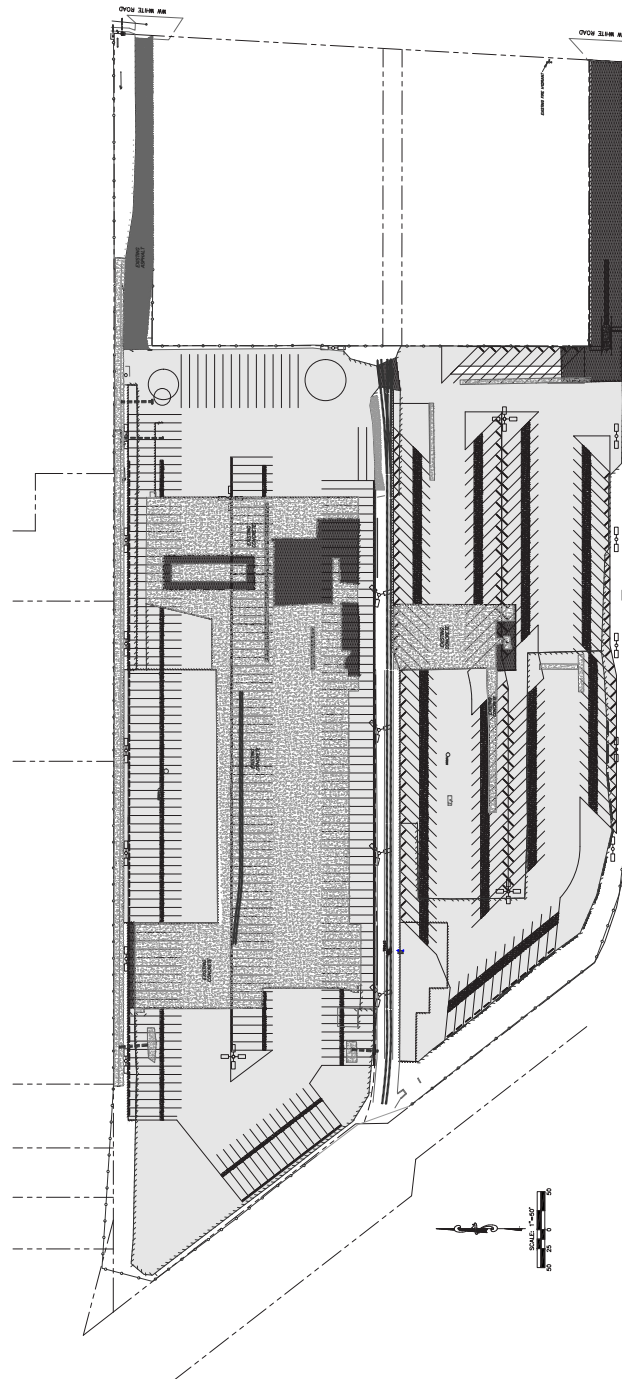
Storage Yard 4-16 Acres Available

Warehouse/Office To-Suit

Electrical Supply 1000 amp 277/480 volt 3-phase

HIGHLIGHTS

- » I-2 Heavy Industrial Zoning (City of San Antonio)
- » Direct Access to N WW White Road (2 Curb Cuts)
- » Close proximity to I-10 East, NE Loop 410, & Hwy 35
- » Fully Fenced & Gated



FUTURE PROPERTY SPECS

- All paving will be either concrete pavement or new flex base paving with geogrid for stabilization. The south entrance (main entrance) will include a new 7" concrete pavement from the street entrance through the guard booth and gates.
- Entrance will include new guard booth and Outpost GateKeeper technology for gate and barrier arm entry/exit. More Info: [Turnkey Gate Automation](#)
- New site lighting with (22) 40' tall poles with LED lights. To produce an average of 1 f.c. throughout the site.



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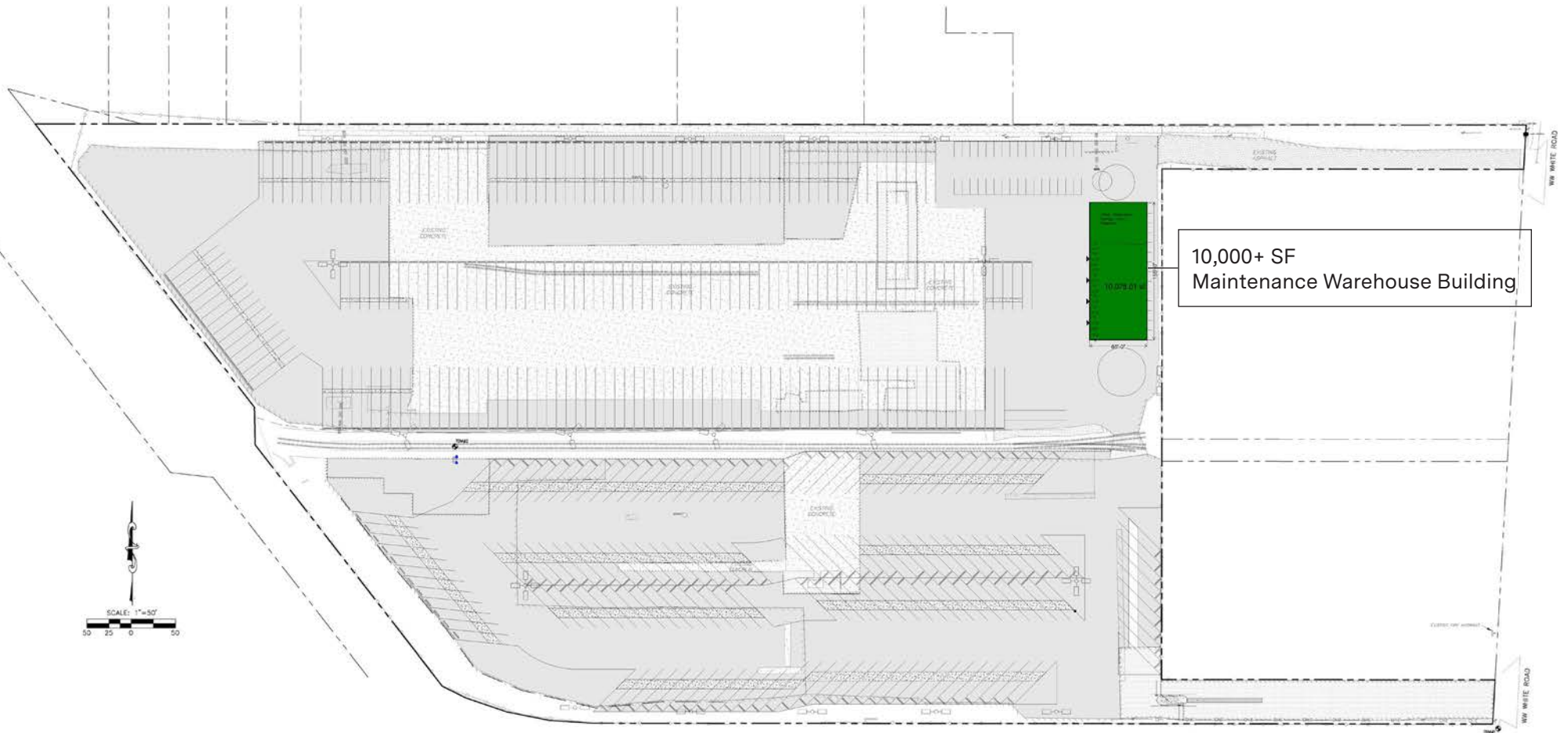


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BUILD-TO-SUIT OPTIONS

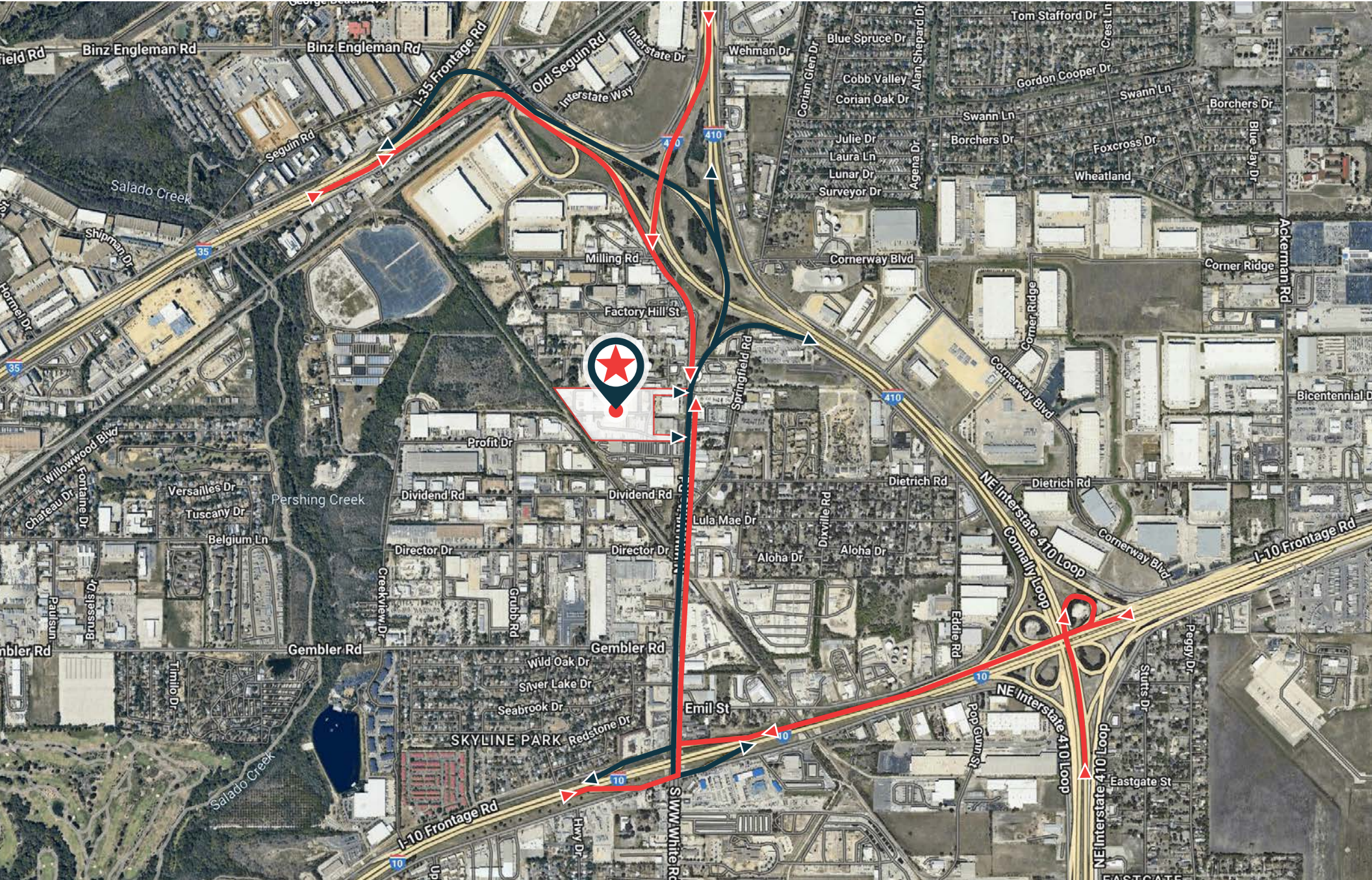


* Conceptual plan is for illustrative purposes only and remains subject to change

SITE PHOTOS



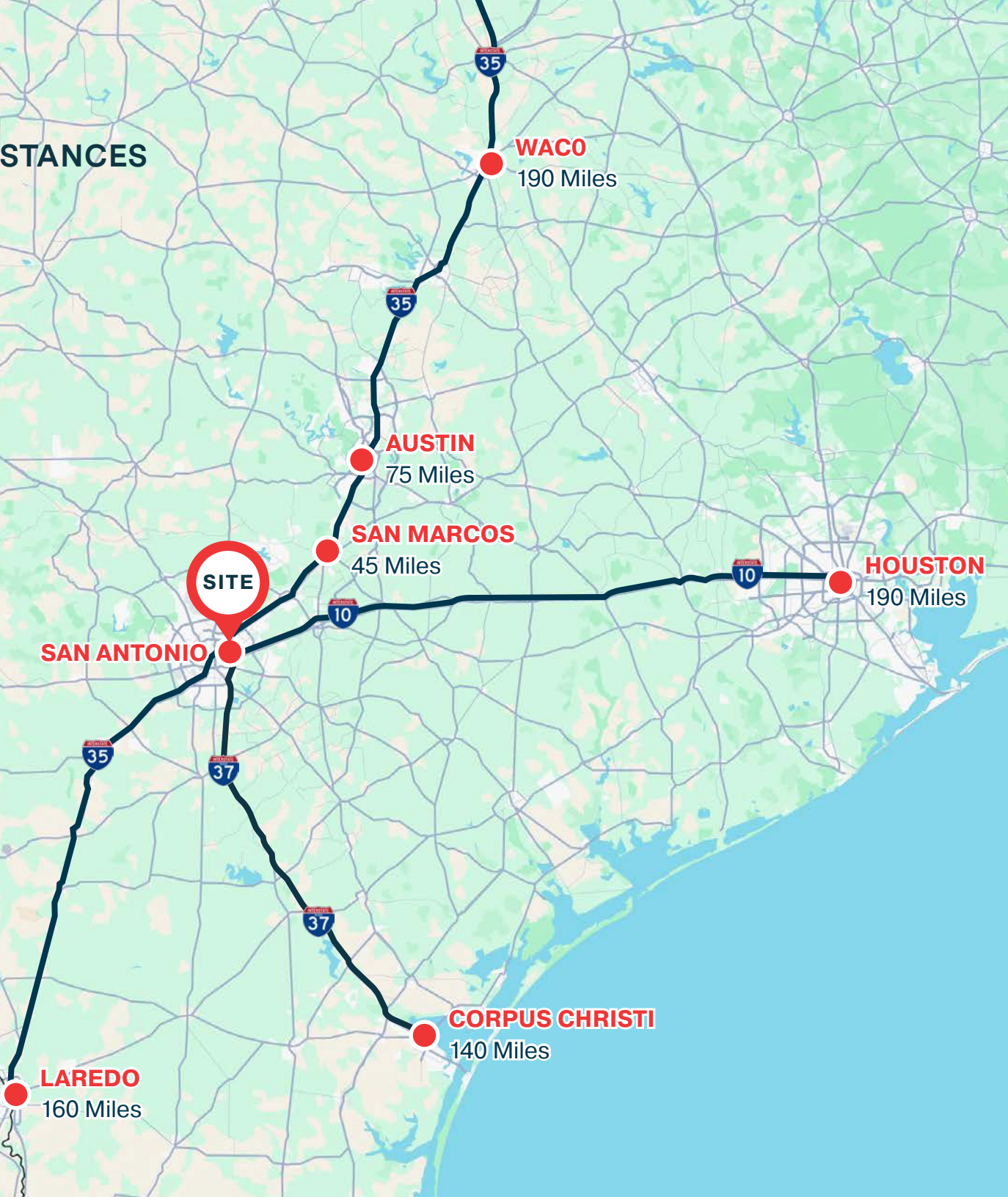
ACCESS



NEARBY INDUSTRIAL



DRIVING DISTANCES



SAN ANTONIO AT A GLANCE

San Antonio continues to experience steady growth, driven by a combination of domestic migration and a strong local economy. As the 7th largest city in the U.S., San Antonio benefits from a relatively low cost of living compared to other major metros, making it an attractive destination for businesses, families, and investors alike.

With a diverse economic base, San Antonio has expanded beyond its historical military and tourism roots to become a key player in healthcare, cybersecurity, and advanced manufacturing. The city is home to major employers like USAA, H-E-B, and the South Texas Medical Center, a leading healthcare and research hub. Additionally, San Antonio has positioned itself as a leader in the growing cybersecurity sector, with its proximity to Joint Base San Antonio and a strong network of tech firms driving innovation in the industry.

 **3rd**
LARGEST METRO
IN TEXAS

 **7**
FORTUNE 1000
HEADQUARTERS



Population

3M



Median Age (Years)

36.1

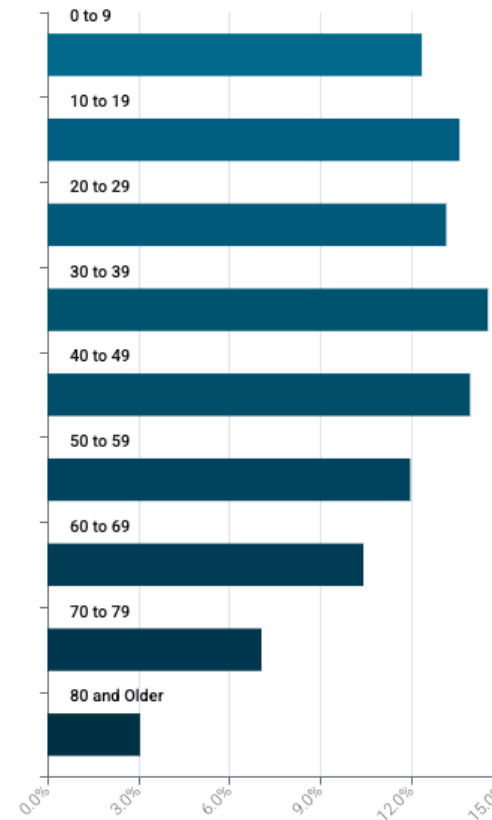


Per Capita Income

\$38K



Age Distribution



Top Employment Sectors



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**CONTACT
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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____