



# OFFERING MEMORANDUM

11550 N North Loop Rd | San Antonio, TX 78216

# Executive Summary

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**±14,664 SF**

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**1.995 Acres (±86,902 SF)**

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**I-1 (General Industrial)**

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**North Central / Airport**

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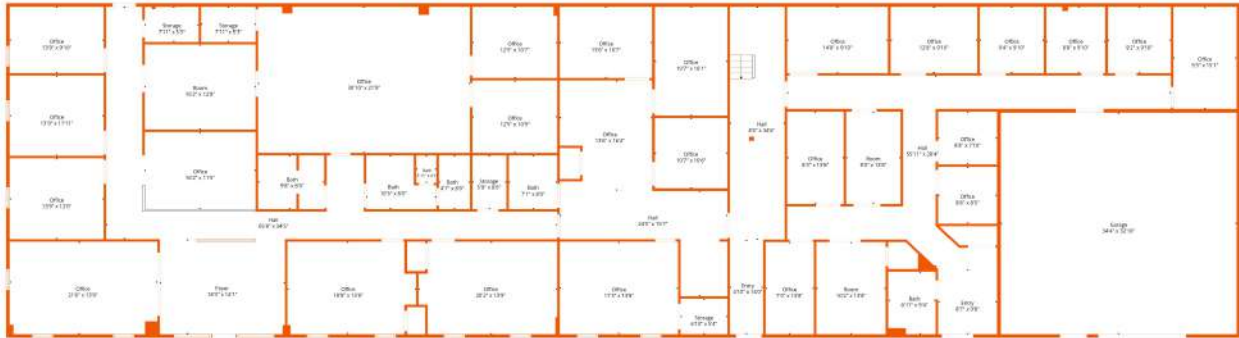
**NCB 13494 BLK 38 LOT 33**

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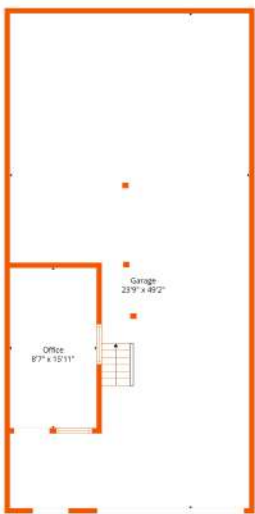
Rare investment and owner-user opportunity in San Antonio's highly desirable North Central submarket. Situated on nearly two acres, this single-story flex property features 12,000 SF of office space and 2,664 SF of warehouse space available for immediate occupancy.

Ideally located near Highway 281, Nakoma Drive, Wurzbach Parkway, and Loop 410, the property offers excellent access to San Antonio International Airport and major business hubs. With strong regional demand for quality flex space, this asset presents exceptional potential for investment, expansion, or owner-user occupancy in one of Texas' fastest-growing markets.

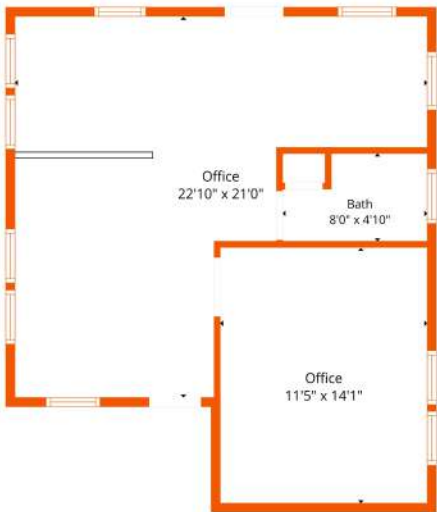
# Building Floorplan



Measurements Are Approximate. For Marketing Purposes Only.



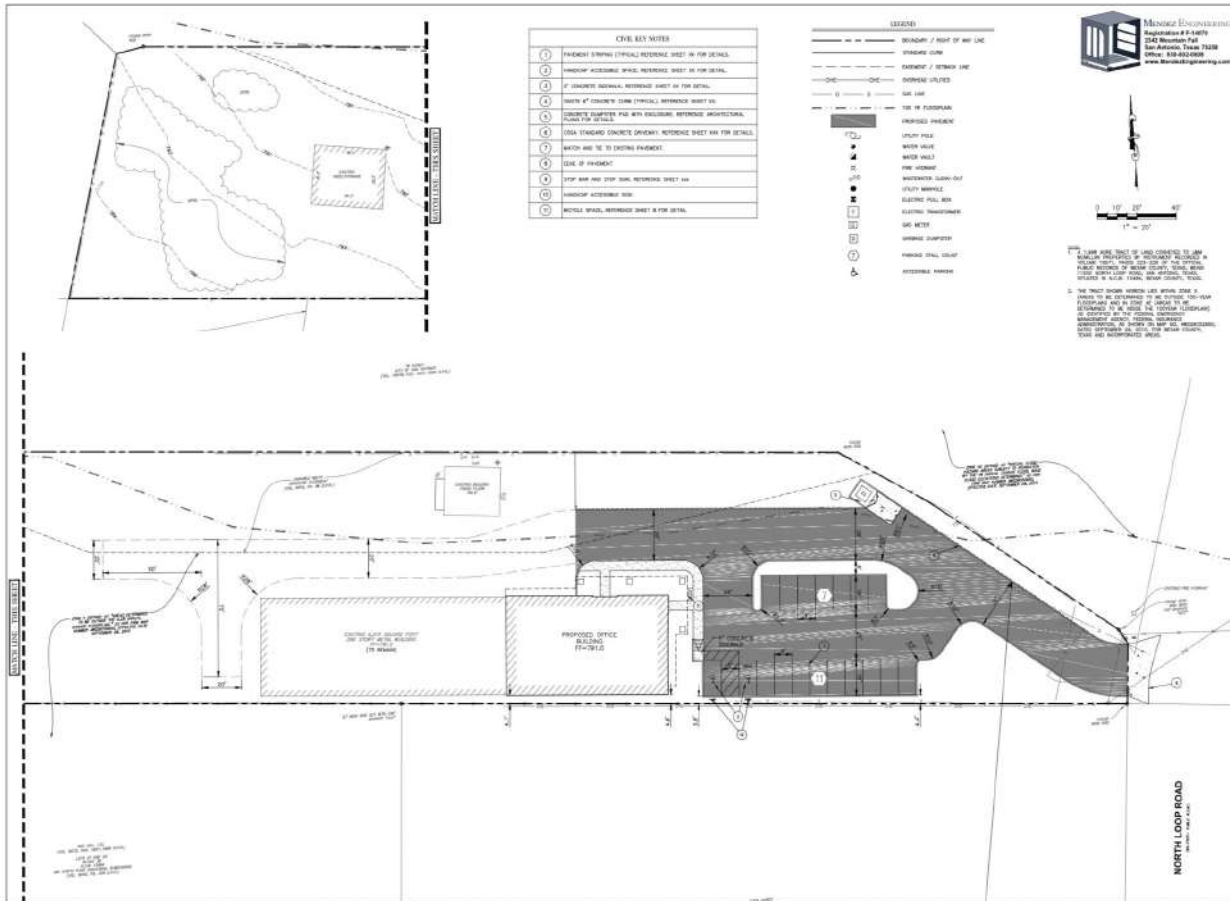
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# Site Plat Map



**Open studio architecture**  
 The Firefighter Building  
 818 Cameron, Suite 215  
 San Antonio, Texas 78212  
 Tel: 210.417.4317  
 www.openstudio-usa.com

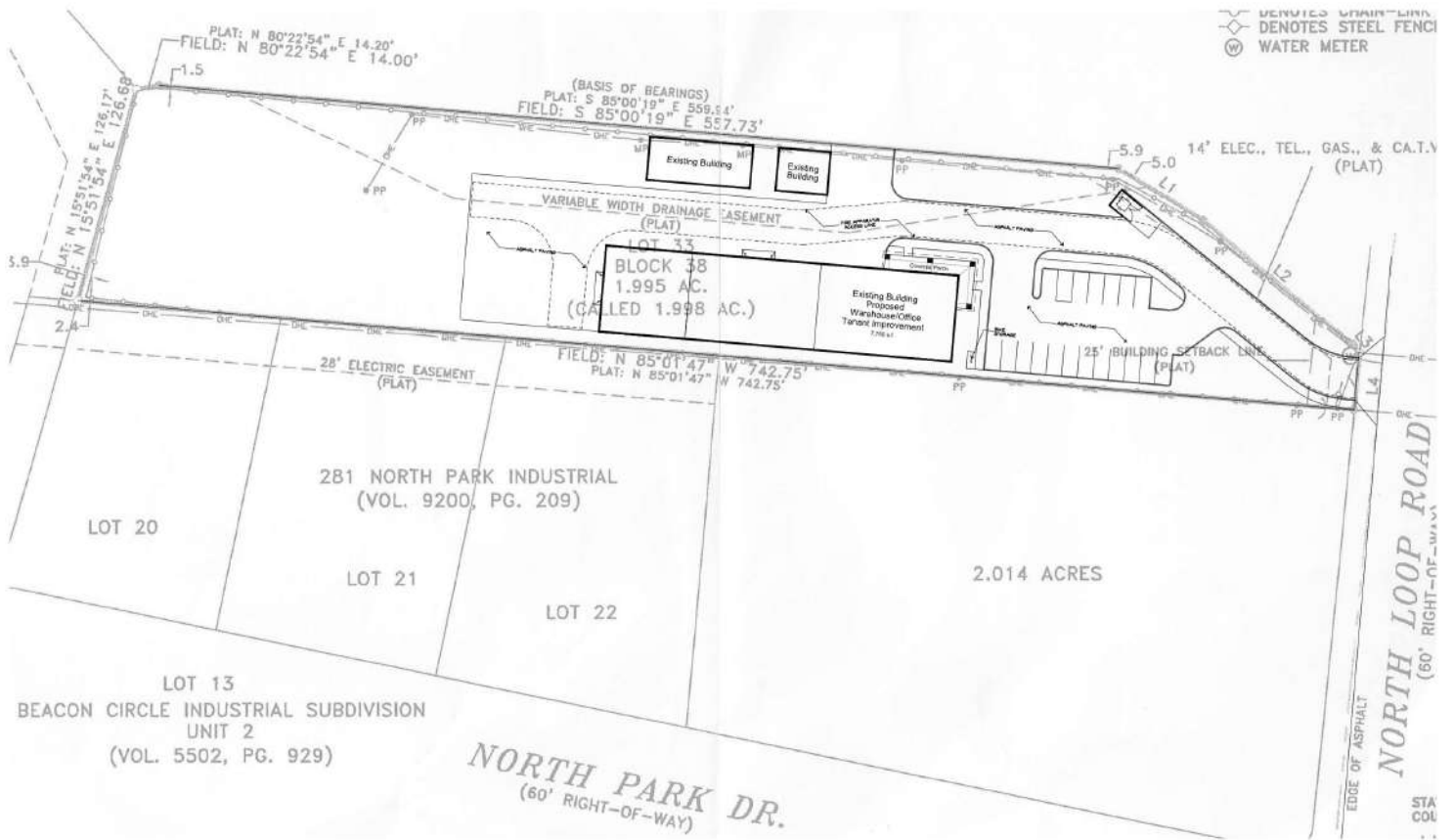
Remodel / Office Finish Out  
**1st FIRE PROTECTION SERVICES**  
 11550 NORTH LOOP ROAD  
 SAN ANTONIO, TX 78251

PROJECT # 11550  
 DATE 08/20/2024  
 DRAWN BY [Name]  
 CHECKED BY [Name]  
 APPROVED BY [Name]

**SITE PLAN**

Sheeting number: **C3**

# Boundary Survey





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