

For Sale

Rhapsody & Turbo Portfolio

199 W. Rhapsody | 212 W. Rhapsody | 219 - 223 W. Rhapsody | 258 W. Turbo Dr.
San Antonio, Texas 78216

Offering Memorandum

Stream Locations

Atlanta | Austin | Carolinas | Chicago | Dallas | Denver | Fort
Worth | Houston | Nashville | Northern Virginia | **San Antonio**
| South Florida | Washington, D.C.

Exclusively Listed By

STREAM

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For Sale

Rhapsody & Turbo Portfolio

The Asset : 01

The Asset

Stream Realty Partners is pleased to exclusively offer qualified purchasers the opportunity to acquire fee-simple interest in the **Rhapsody-Turbo Portfolio** ("Property"). The 63,370 SF, three-building, multi-tenant light industrial project located near the airport in the heart of San Antonio, Texas is majority leased to FSNS and serves as their global headquarters. The Property has been utilized as the FSNS headquarters since its inception in 1994 and includes office space, a climatized warehouse, and high-quality lab space for FSNS' operations.

Strategically positioned with immediate access to Loop 410 and 281 in North Central San Antonio, the Property has prime proximity to San Antonio's major thoroughfares and airport, offering an unmatched location in San Antonio's most desirable North Central industrial submarket.

FSNS has invested significant capital into the infrastructure of the Property for their operations, showing their commitment to continuing to use the facility as their center of operations for a long time.



Property Information



Property Address

199 W. Rhapsody, 212 W. Rhapsody,
219-223 W. Rhapsody, and
258 W. Turbo Drive, San Antonio



Total SF
63,370



Office Size
15,404 SF



Loading
Dock / Semi-Dock



Warehouse
Climatized



Year Built

1970 & 1980



Lot Size
2.7 Acres



Clear Height
Varies from 12' to 16'

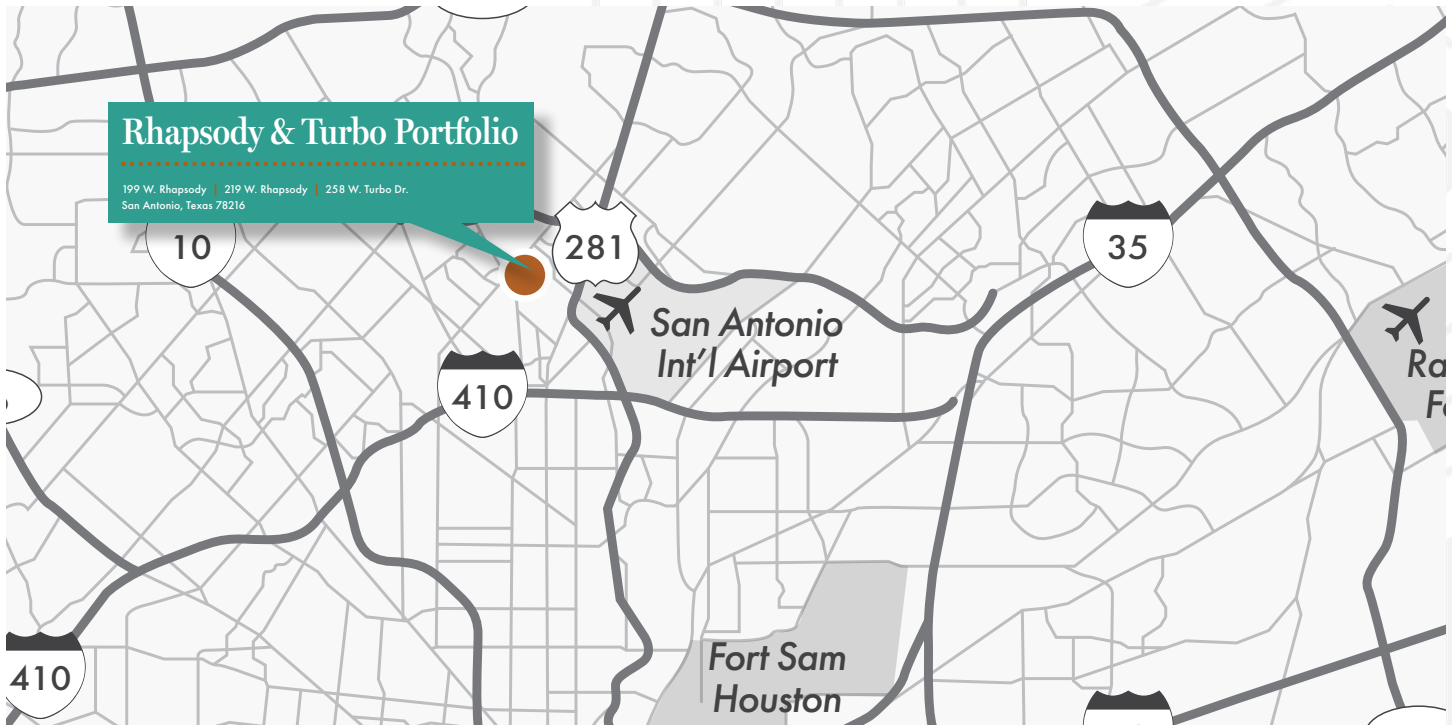
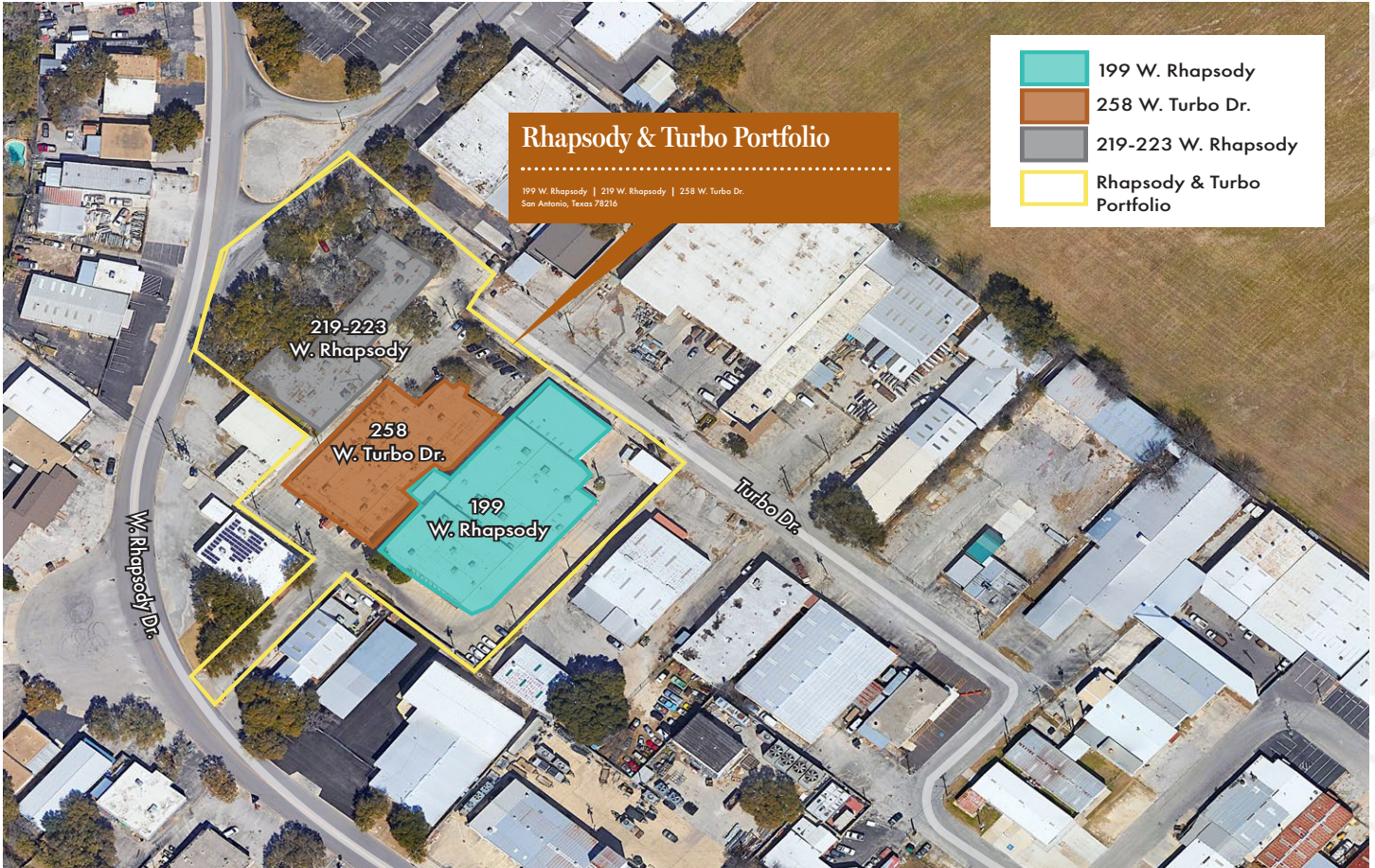


Power
1800A / 208V, 3-Phase (Tab Service)



Pricing
Contact Broker

Site & Location Map



Nearby Tenants

1 ZACHRY

2 COKER
Methodist Church

3 TRITON
STONE GROUP

4 MORSCO
YOUR LOCAL CONTRACTOR SUPPLY SOURCE

5 PrecisionGroup

6 LOCK AWAY
STORAGE

7 United
Rentals

8 NORTHSIDE
COLLISION
PAINT & BODY

9 The Tile Shop

10 IBC
BANK.

11 NORTHSIDE
Ford

12 DATAMARK
INCORPORATED

13 girlscouts
of southwest texas

14 JOERIS
General Contractors

15 ADT

16

17 MedInc
of Texas

18 NEWSOME
LANDSCAPE SUPPORT SYSTEMS

19 STERLING FOODS
CELEBRATE TASTE

20 Emser Tile

21 SCP

22 JOHNSON SUPPLY

23 TEAM
EXPRESS

24 daltile

25 TEXAS AIR PRODUCTS

26 metso

27 TEXAS CHILLER
SYSTEMS

28 PlumbSmart

29 TAS
TOTAL AVIATION SERVICES

30

31 6

32 FD

33 TEXAS
Interiors

34 Estrada's
Carglass

35 BIP
BILLERIE PRODUCTS

36

37 WHAT'S
BREWING?

38 AVANT DOORS

39 TARRANT
ROOFING
Construction and General Contractors

40 VELONEX
TECHNOLOGIES

21 DM

22 KGC
CONSTRUCTION

23 STEPHENS
ROOFING & REMODELING

24 GW





For Sale

Rhapsody & Turbo Portfolio

The Tenants | 02



About The Tenants



FSNS, LLC



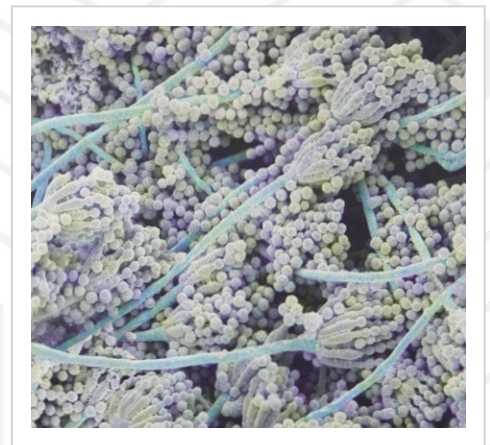
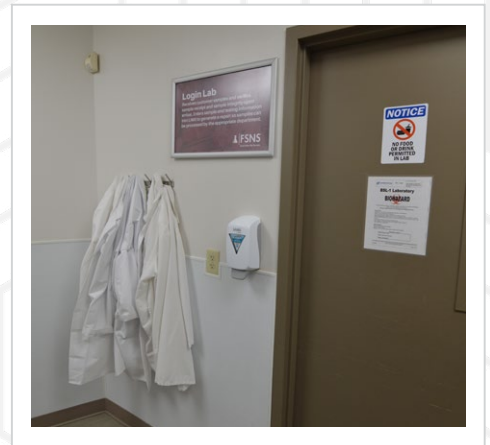
- Lease Expiration: 7/23/2026
- Leased Space: 42,195 SF
- Leased Premise(s):
199 / 219 W. Rhapsody and 258 W. Turbo
- US Headquarters: San Antonio
- Year Founded: 1994

Food Safety Net Services (FSNS), A Certified Group Company, provides microbiology and chemistry laboratory testing services in the food & beverage, dietary supplements, nicotine, cannabis, cosmetics, and similar industries in their network of 30+ accredited labs, open 24/7, 365 days a year, throughout North America. Founded in San Antonio in 1994, FSNS quickly became a leader in the food safety testing industry and quickly expanded into multiple markets throughout North America. On July 8, 2021, Warburg Pincus and Tilia Holdings, leaders in global private equity investment in food safety and food supply chain services, purchased FSNS from ownership as a part of a synergistic business strategy. As a part of the investment, FSNS merged with Certified Group, a leading North American Platform provider of testing and regulatory consulting services. Certified Group provides mission-critical and time-sensitive testing and regulatory consulting services to food & beverage, supplements & botanicals, cosmetics & personal care, nicotine & cannabis, and other regulated end markets. The merger created a leading national testing platform. Together, Certified Group and FSNS represent a highly differentiated, top-tier test service provider for the food regulatory industry. Today, FSNS continues to provide expert technical resources that assist companies with implementing food safety and quality programs that deliver critical information needed to improve process controls continually. San Antonio continues to serve as the headquarters for FSNS, receiving product for testing from all over the country as well as a critical role in the real-time food product safety tasting for food producers all over South Texas including markets as far as San Angelo, Houston, and the Rio Grande Valley.

FSNS Real-Time Food Testing Customer Base



North American Testing Sites



Other Tenants



Mr. Wilson Heating and Air Conditioning

- <https://www.mrwilsonair.com>
- Lease Expiration: 06/30/2025
- Leased Space: 7,450 SF
- Leased Premise(s): 199 & 219 W. Rhapsody



Nourish Healing

- <https://210nourish.com/>
- Lease Expiration: 7/31/2026
- Leased Space: 2,700 SF
- Leased Premise(s): 221 A. W. Rhapsody



Other Tenants



AGRI-WEST INTERNATIONAL, INC.

Agri-West

- <https://www.agri-west.com/>
- Lease Expiration: 12/31/2025
- Leased Space: 1,288 SF
- Leased Premise(s): 199 W. Rhapsody



ADA Consulting Group

- <https://www.adacg.com/>
- Lease Expiration: 9/30/2024
- Leased Space: 2,600 SF
- Leased Premise(s): 221 B. W. Rhapsody



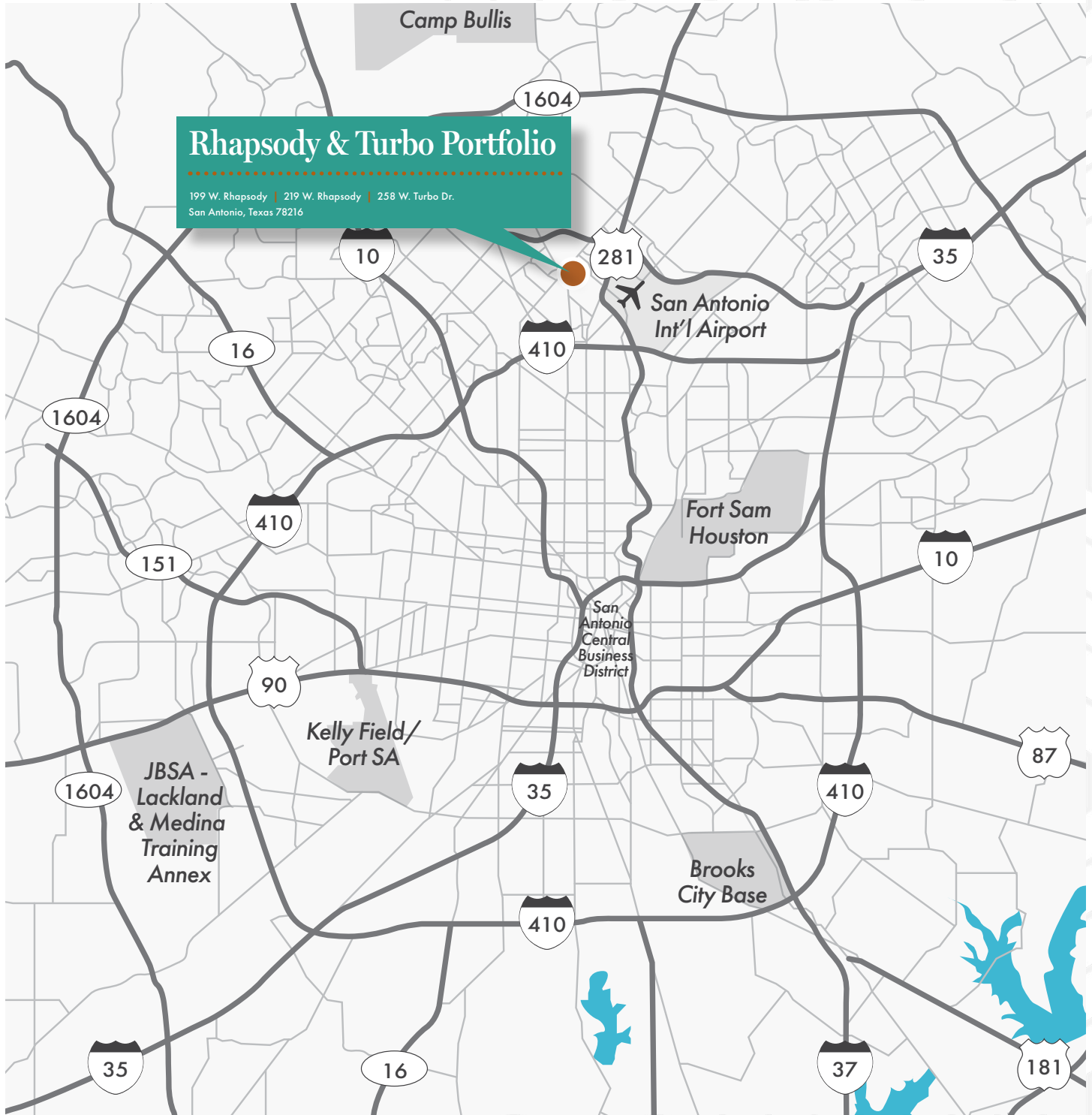


For Sale

Rhapsody & Turbo Portfolio

The Market | 03

Location Map



Why San Antonio?

The Place to Live



7TH

Largest City
In U.S.



2.67MM

2022
MSA Population



8.7%

Projected Population
Growth Rate, Next 5 Years



130

New Residents
Daily



73.5%

Diversity
Index



15K

Acres of
Public Parks



\$60K

Median HH
Income



150

Miles of
Trails

The Place to Work



3.8%

Job Growth
From 2017 to 2022



45K

New Jobs in the
Last 5 Years



0%

State and Local
Income Tax



Low Cost

Of Doing
Business



3.7%

Average
Unemployment Rate

Where We Stand

San Antonio

62.54MM SF

Investment Grade
Inventory

3MM SF

New Leases
Signed Q3 2023

6.08MM SF

San Antonio
Market Availability

2.5MM SF

Q3 2023
New Deliveries

9.72%

San Antonio
Q3 2023 Vacancy

666K SF

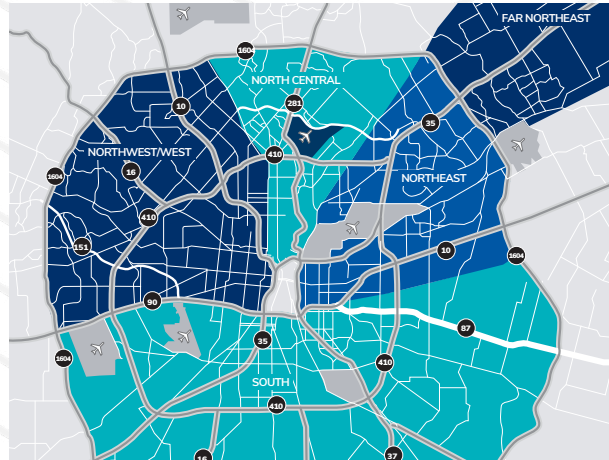
New Leases
Signed Q3 2023

5.22MM SF

New Deliveries
Q3 2023

1.9MM SF

Expected Deliveries
Q4 2023



San Antonio

North Central

7.02MM SF

Industrial Grade
Inventory

162

Total Buildings

210K SF

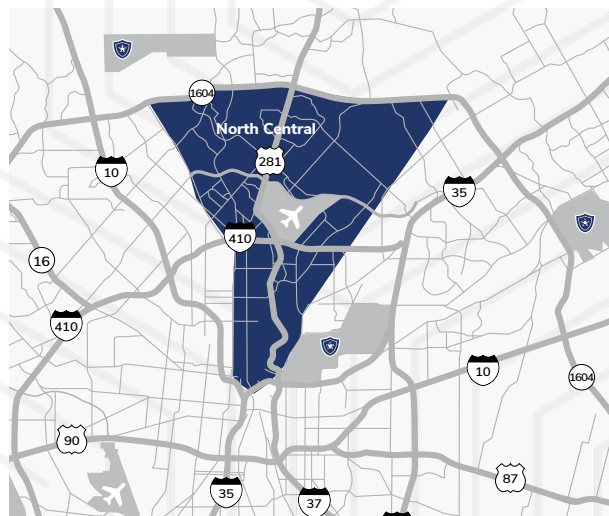
Available
Inventory

3.0%

Current
Vacancy

689K SF

Under
Construction



North San Antonio

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