

FOR LEASE

**4728 GOLDFIELD ST
SAN ANTONIO, TX 78219**



Rittiman Trade Center

Two (2) 8,730 SF Freestanding Industrial Bldgs Available Now

PROPERTY FEATURES

- 77,722 SF Total on 5.28 Acres
- Bldg 3: 8,730 SF Available Now (Includes +/-10,000 SF of gated & secured yard)
- Bldg 7: 8,730 SF Available Now (Includes +/-10,000 SF of gated & secured yard)
- Tiltwall Construction with TPO Roofing
- 18' Clear Height
- Power: 3-Phase, 480V, 400 Amps
- Grade-Level Loading
- Built in 1970
- Easy access to IH-35 & Rittiman Rd
- I-1 Zoning
- Substantial renovations planned for 2026

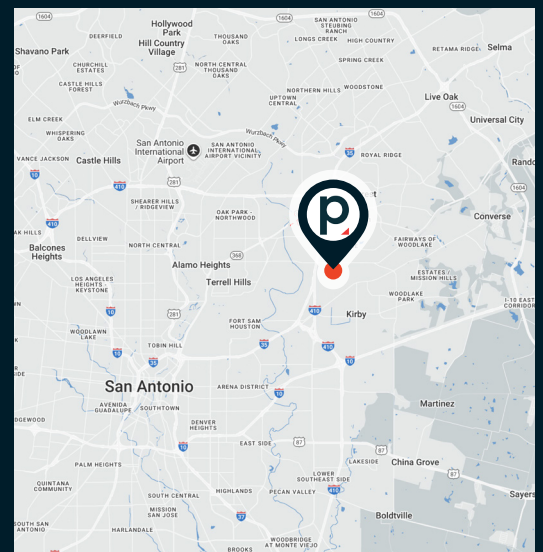
BROKER CONTACT

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partners

Property Aerial

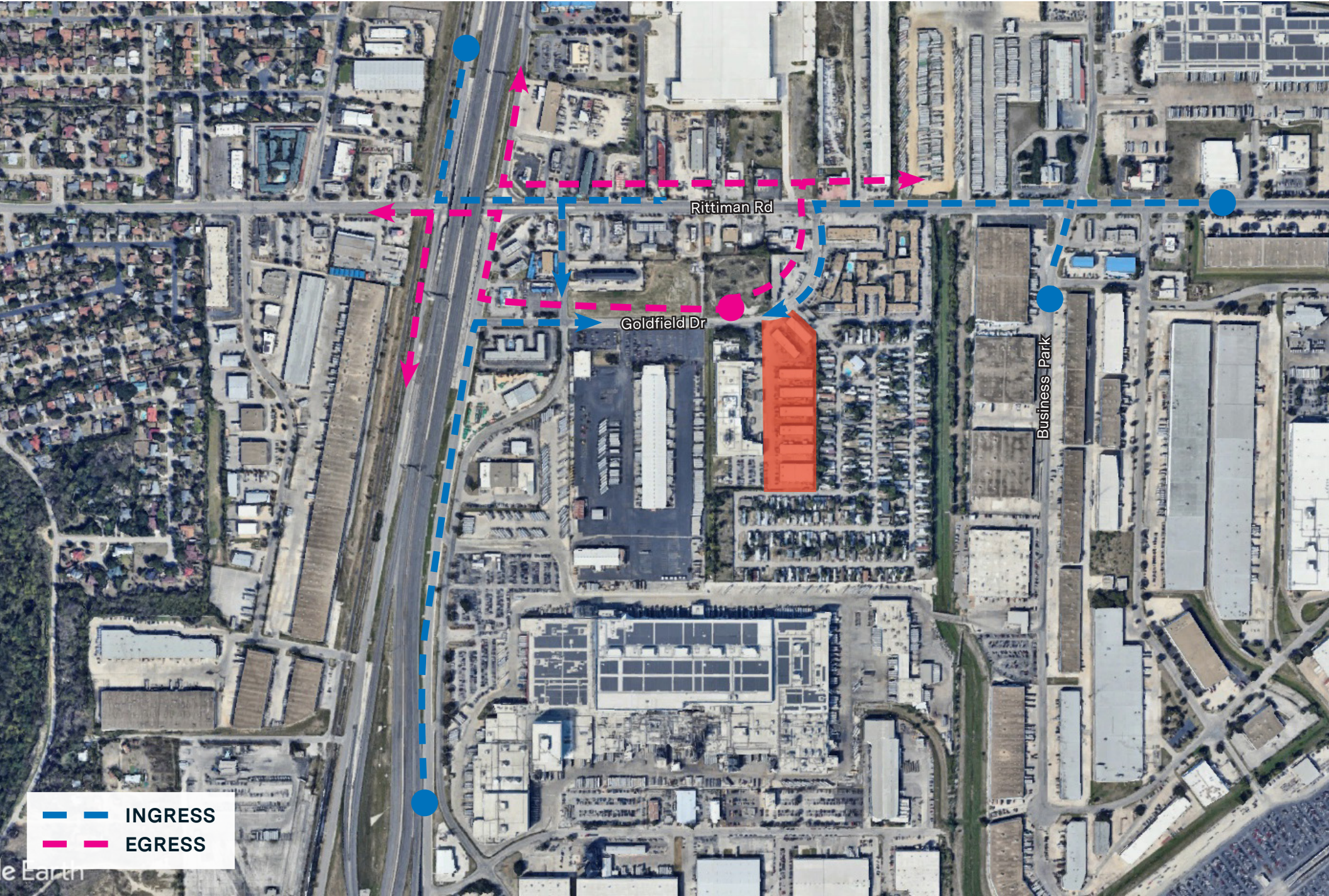
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DOWNTOWN
SAN ANTONIO



Property Access

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- INGRESS
- EGRESS

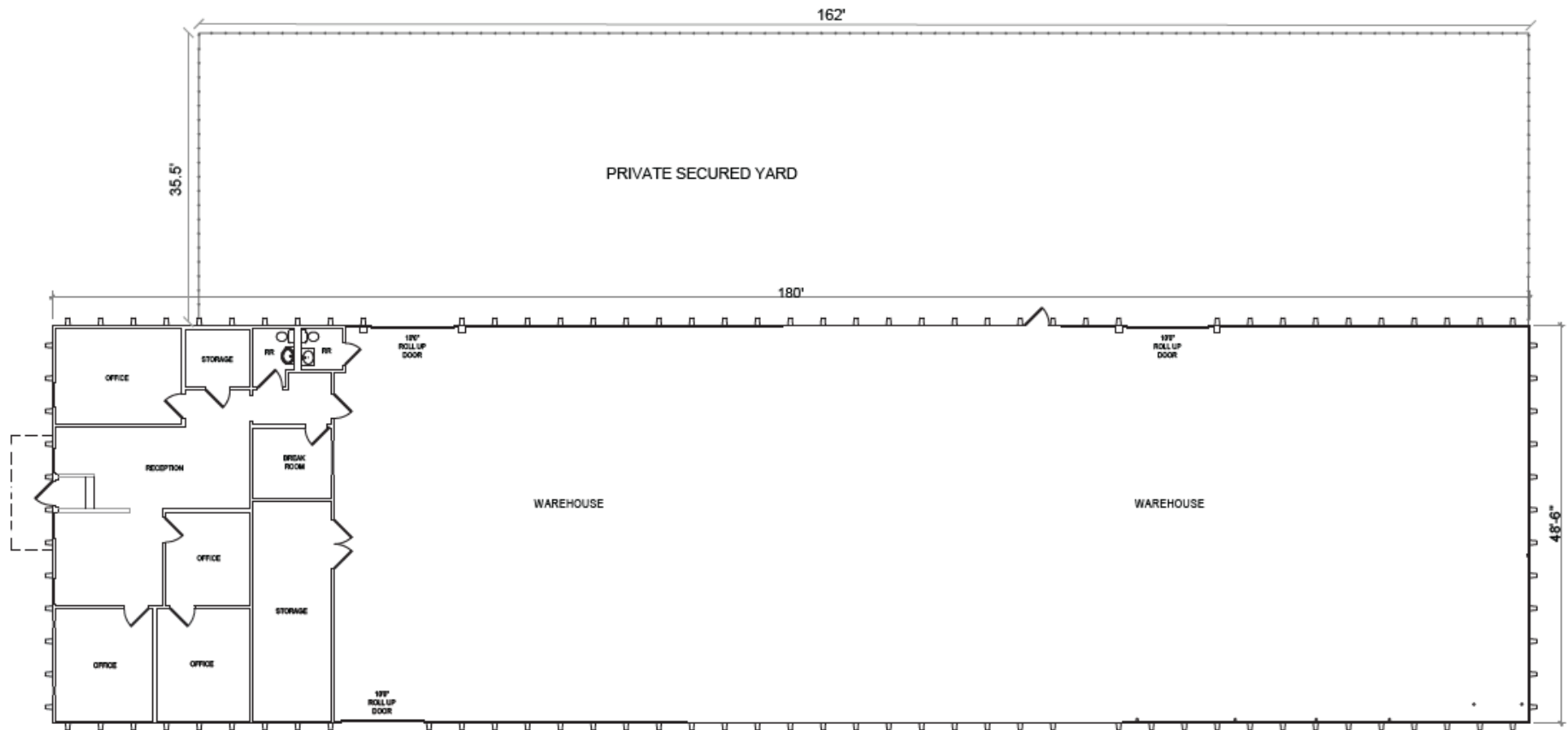
Property Location

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Floor Plan - Building 3

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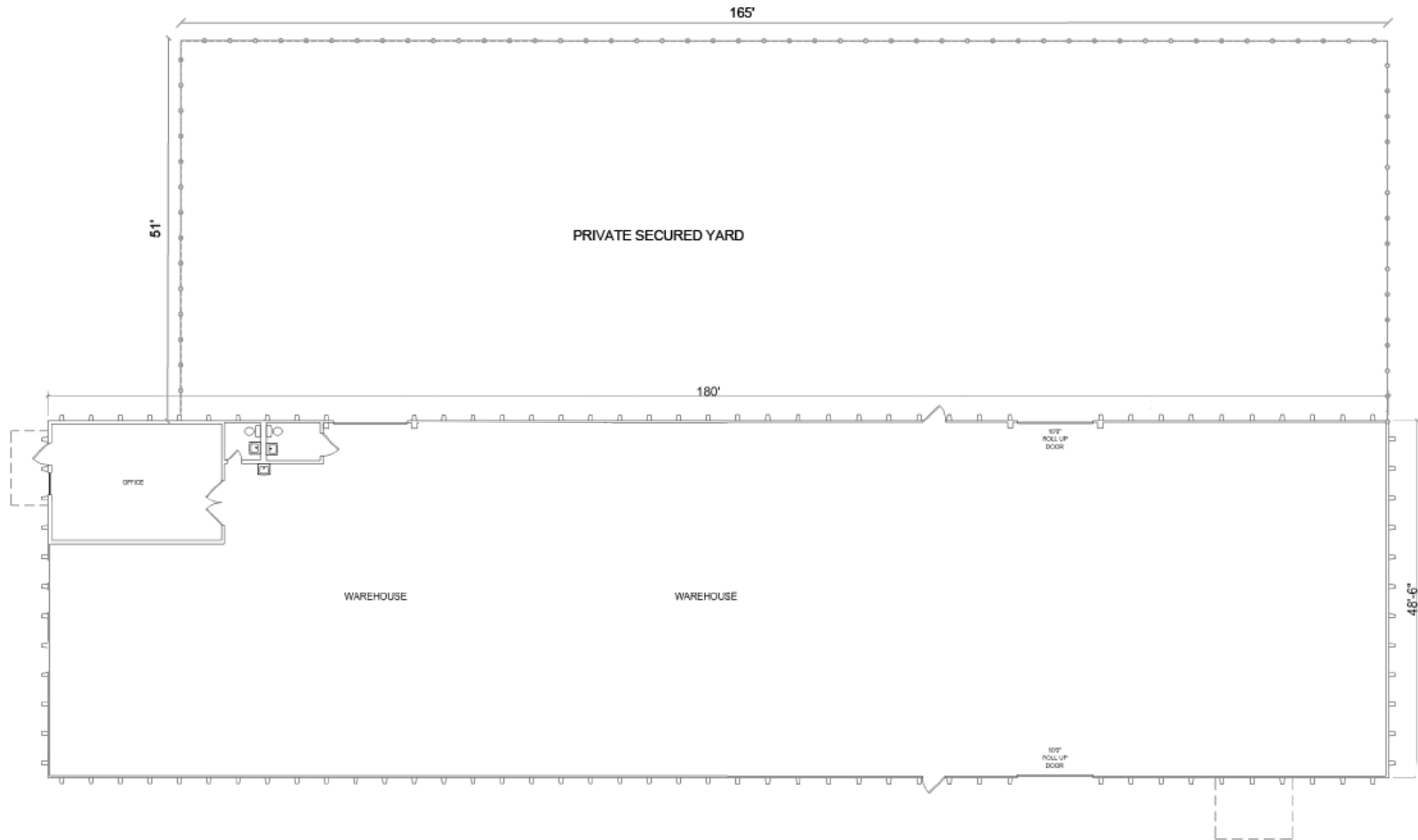


BUILDING 3 SPECS

- 8,730 SF Total
- Three (3) Grade Level Doors
- 18' Clear Height
- Dedicated fenced yard
- TPO Roofing
- 480v, 3-Phase Power, 400 Amps
- Monument & Fascia Signage Available
- New Office Buildout
- Site-Wide Lighting
- Upgraded Security

Floor Plan - Building 7

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BUILDING 7 SPECS

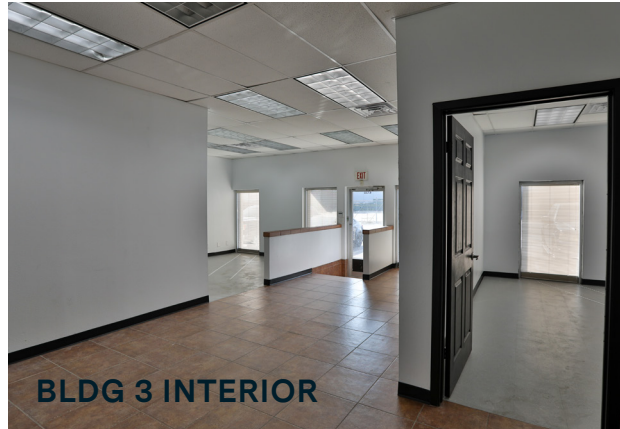
- 8,730 SF Total
- Two (2) Grade Level Doors
- 18' Clear Height
- Dedicated fenced yard
- TPO Roofing
- 480v, 3-Phase Power, 400 Amps
- Monument & Fascia Signage Available
- Singular Built-Out Office

Property Images

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BLDG 3 INTERIOR



BLDG 3 INTERIOR



BLDG 3 INTERIOR



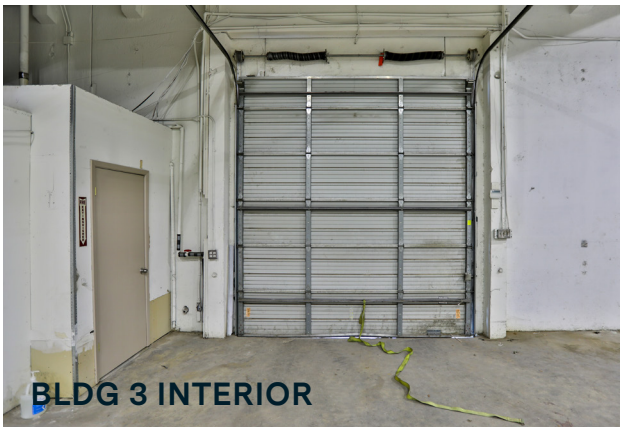
BLDG 3 INTERIOR



BLDG 3 INTERIOR



BLDG 3 INTERIOR



BLDG 3 INTERIOR



BLDG 7 EXTERIOR



SECURE YARD SPACE



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.

2-10-2025



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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Roger Hill III	530167	roger.hill@partnersrealestate.com	210-827-4343
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date