

RAIL DRIVE COMMERCE CENTER

11926 RAIL DRIVE

San Antonio, TX 78233

NEW CONSTRUCTION



PROPERTY OVERVIEW

11926 Rail Drive is a modern, tenant-focused three-building flex industrial park totaling 134,500 SF in Northeast San Antonio. The project offers move-in-ready suites with dock-high and drive-thru access, clear-span interiors, and 25' clear heights designed to accommodate a wide range of light industrial, service, and distribution users. Constructed with TPO roof, reinforced CMU block and carbon fiber rebar, the property features automatic 12x14 roll-up doors, stainless steel ventilation fans, sprinklered suites, motion-sensor LED lighting, and fully secured concrete ingress and egress. Located off Wurzbach Parkway and one mile from I-35, Rail Drive provides exceptional cross-city access and operational efficiency.



Each suite is ready for occupancy and includes office and restrooms in each availability.

SCALABLE FLEX INDUSTRIAL WITH DOCK & DRIVE-THRU ACCESS

Three-building, 134,500 SF flex industrial park offering dock-high and drive-thru configurations with 25' clear heights and immediate cross-city connectivity.

WHY RAIL DRIVE?



2,025 - 48,600 SF contiguous flexibility



Dock-high and drive-thru options



25' clear heights



Reinforced construction and secure, fenced site



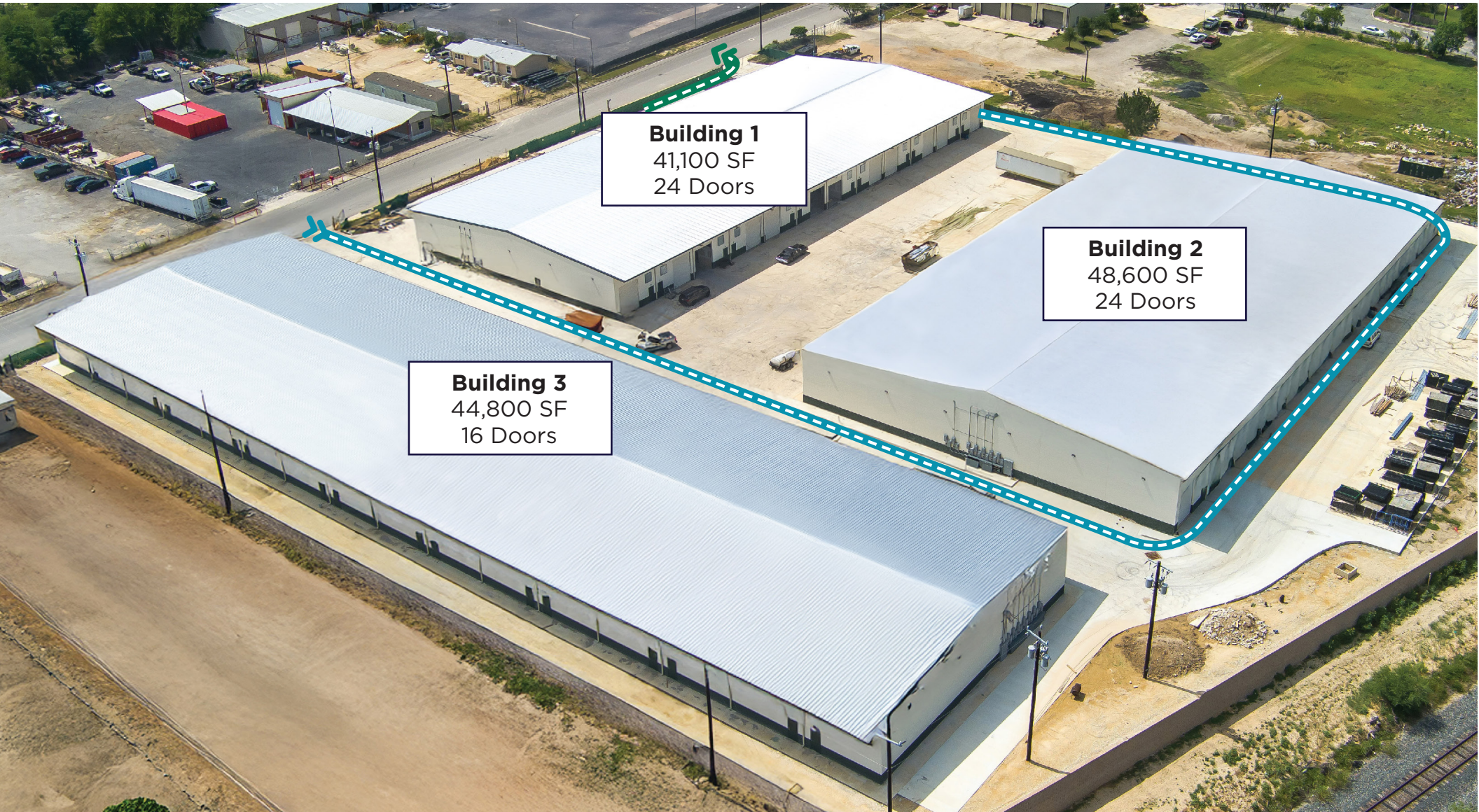
Immediate access to I-35, Loop 1604, and Northeast SA labor base



Security camera monitoring

SITE PLAN

Access

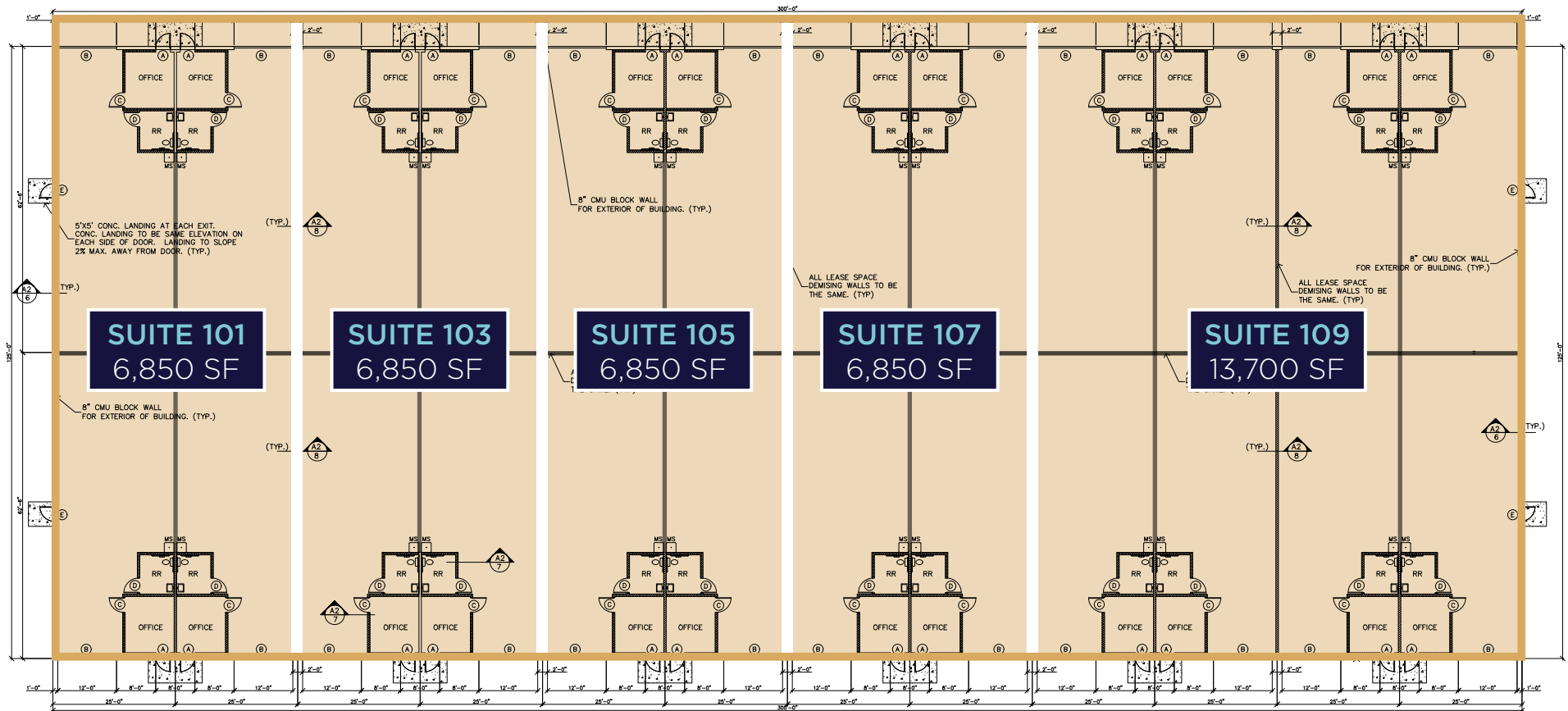


➤ INGRESS

◀ EGRESS

BUILDING 1

Floor Plan



125' BAY DEPTH

BUILDING SIZE
41,100 SF

CLEAR HEIGHT
25'

BAY SIZE
25' X 125'

CONSTRUCTION
8" CMU Block Wall

ROOF
TPO, Insulated Metal

DRIVE-IN
24 Overhead Doors (12' X 14')

FIRE PROTECTION
Wet Sprinkler System

POWER
1600 amps, 277/480v, 3-phase

FLOOR SLAB
5" thick, 3000 PSI Reinforced Concrete

LIGHTING
LED in Warehouse

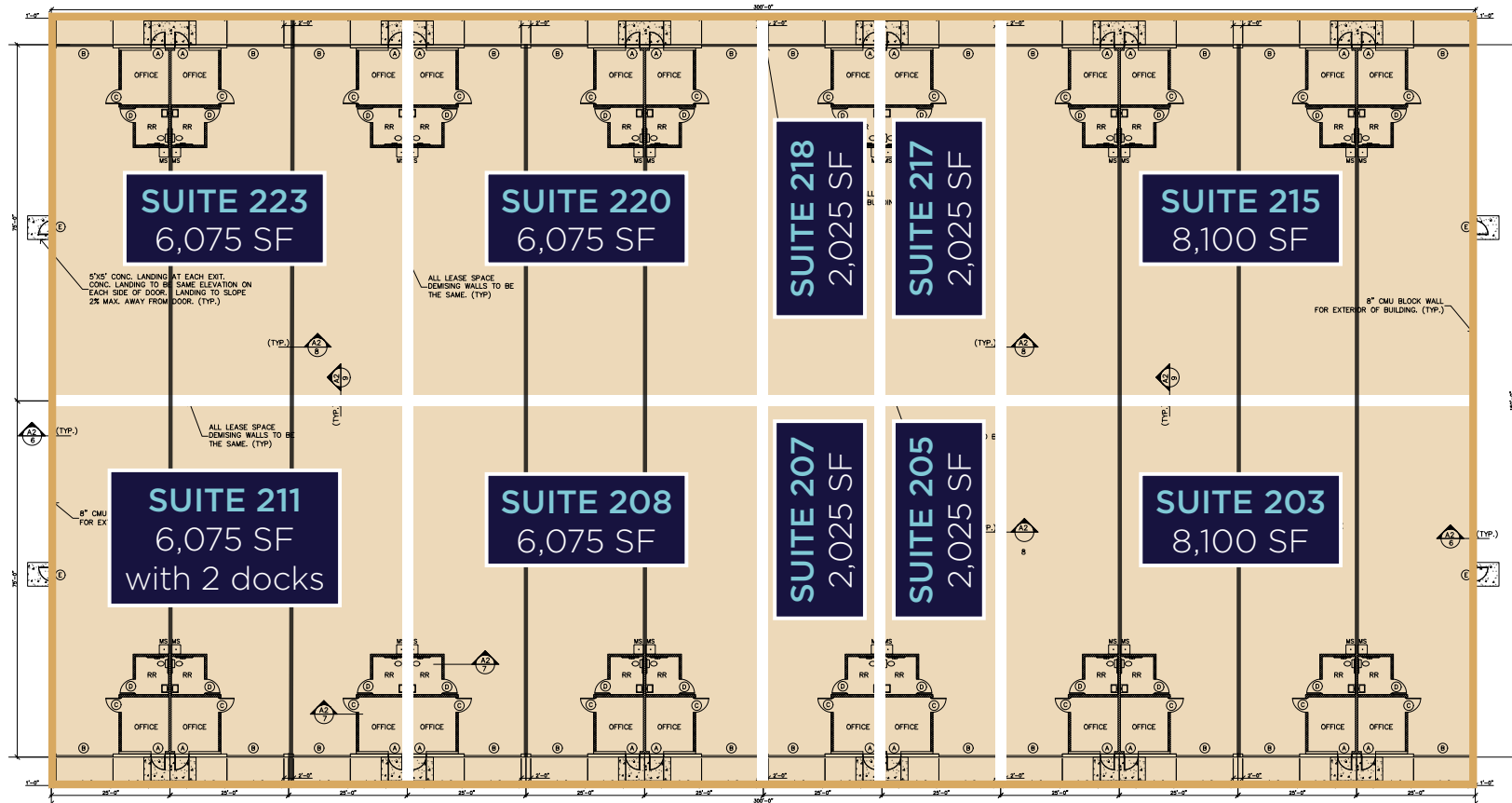
VENTILATION
Forced Ventilation system

SPEC OFFICE
One office and restroom per 1,712 SF

FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES

BUILDING 2

Floor Plan



150' BAY DEPTH

BUILDING SIZE
48,600 SF

CLEAR HEIGHT
25'

BAY SIZE
25' X 150'

CONSTRUCTION
8" CMU Block Wall

ROOF
TPO, Insulated Metal

DRIVE-IN
24 Overhead Doors (12' X 14')

FIRE PROTECTION
Wet Sprinkler System

POWER
1600 amps, 277/480v, 3-phase

FLOOR SLAB
5" thick, 3000 PSI Reinforced Concrete

LIGHTING
LED in Warehouse

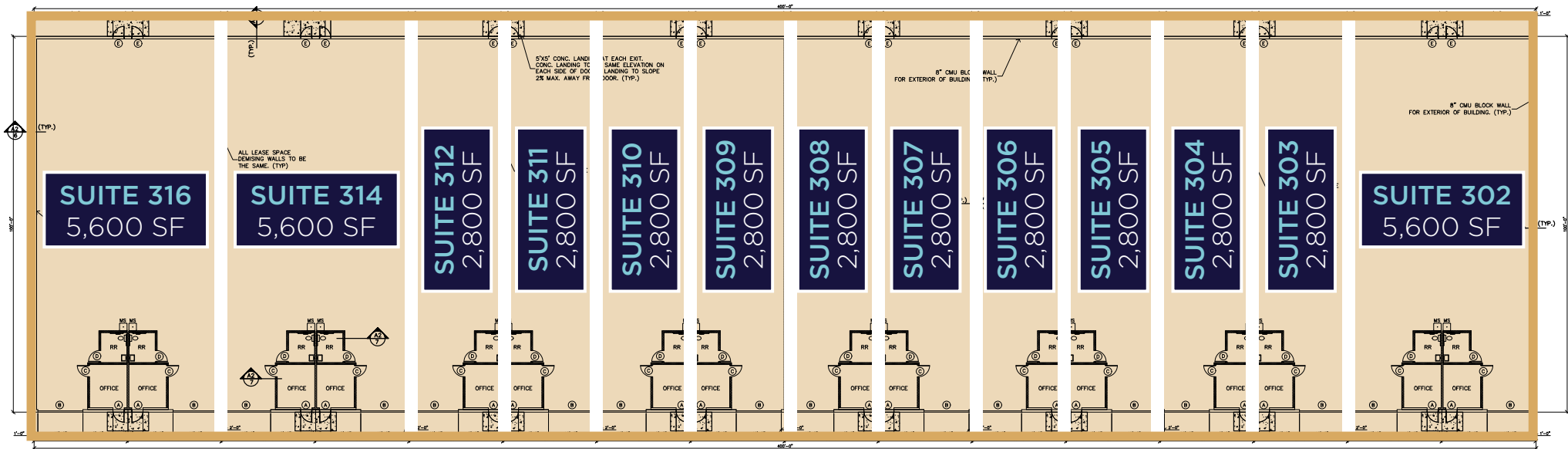
VENTILATION
Forced Ventilation system

SPEC OFFICE
One office and restroom per 2,025 SF

FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES

BUILDING 3

Floor Plan



100' BAY DEPTH

BUILDING SIZE
44,800 SF

CLEAR HEIGHT
25'

BAY SIZE
25' X 100'

CONSTRUCTION
8" CMU Block Wall

ROOF
TPO, Insulated Metal

DRIVE-IN
16 Overhead Doors (12' X 14')

FIRE PROTECTION
Wet Sprinkler System

POWER
1600 amps, 277/480v, 3-phase

FLOOR SLAB
5" thick, 3000 PSI Reinforced Concrete

LIGHTING
LED in Warehouse

VENTILATION
Forced Ventilation system

SPEC OFFICE
One office and restroom per 2,800 SF

FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES

PROPERTY PHOTOS



FLEXIBLE UNIT MIX DESIGNED FOR GROWING BUSINESSES

AERIAL MAP



11926
RAIL DRIVE

RAIL DR.

REGIONAL MAP



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