

EXCLUSIVE

WAREHOUSE LEASING OPPORTUNITY

1120 N. Mesquite St., San Antonio, TX 78202



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



Leased

8,390 SF Air Conditioned Warehouse



Gustavo Torres, CCIM
210.219.3680
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Lic. #681940

15510 VANCE JACKSON RD.
STE. 101
SAN ANTONIO, TX 78255

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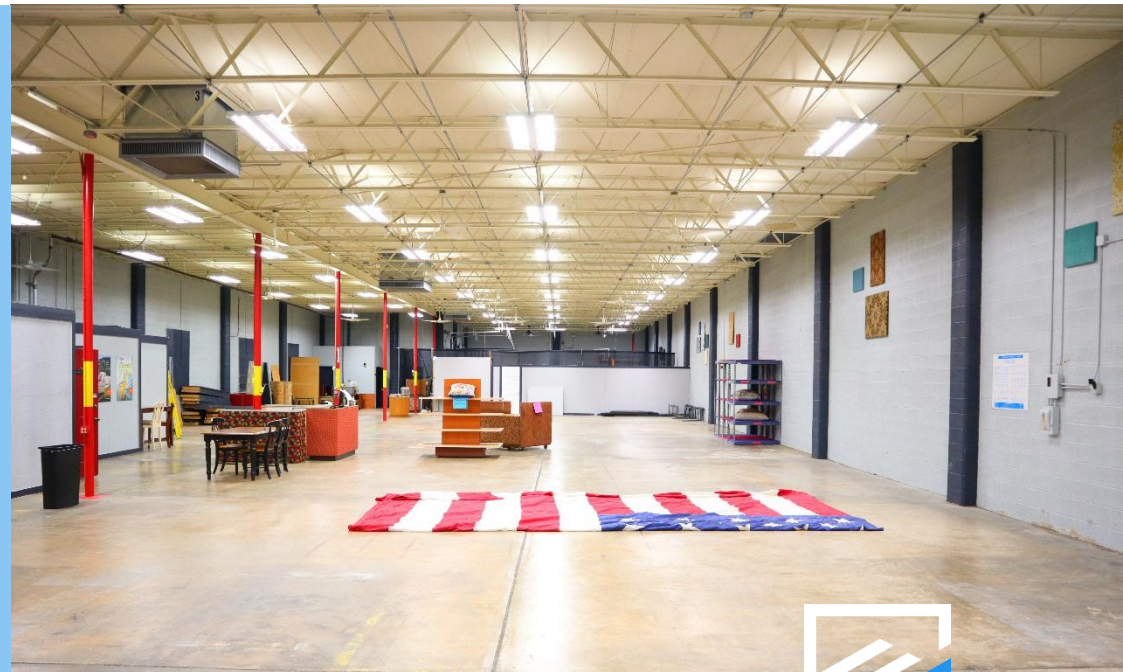
PROJECT OVERVIEW

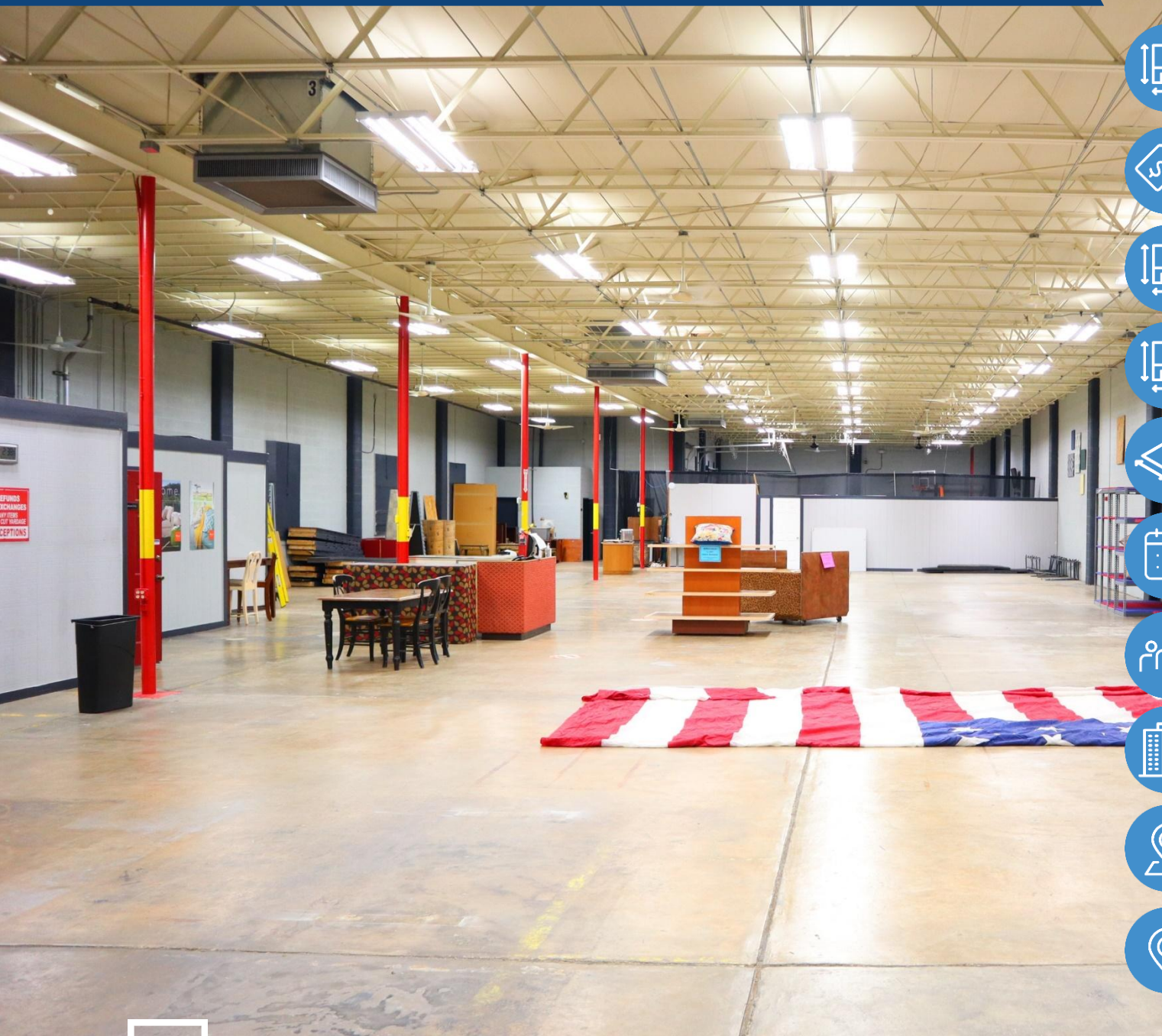
Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present an outstanding, well-maintained, warehouse available for lease in San Antonio's sought-after Northeast submarket. 1120 N. Mesquite Ave. is strategically positioned near major modes of transportation, including Interstate 37/ 281 N and Interstate 35 N. Available for lease is a secure, 8,390-square-foot, air-conditioned suite, featuring two (2) docks offering a wide array of potential uses.

For more information or to schedule a tour, please contact us at your convenience.

PROJECT HIGHLIGHTS

- Established Northeast Submarket
- Convenient Access to I-37/ Hwy 281 N. & I-35
- 8,390 Sq. Ft. | 14' 8" Clear Height
- CMU Block Construction
- Air-Conditioned Suite
- 24/7 Security Alarm System





RENTABLE BUILDING AREA

8,390 SF



LEASE RATE/ SQ. FT.

8.00 NNN



DOCK DOORS

(2) : 9' 8" X 10'



CLEAR HEIGHT

14' 8"



LOT SIZE (AC)

0.36



YEAR BUILT

1968



OCCUPANCY

26%



SPACE AMENITY

AIR CONDITIONED



ZONING

I-1



Type

INDUSTRIAL
WAREHOUSE





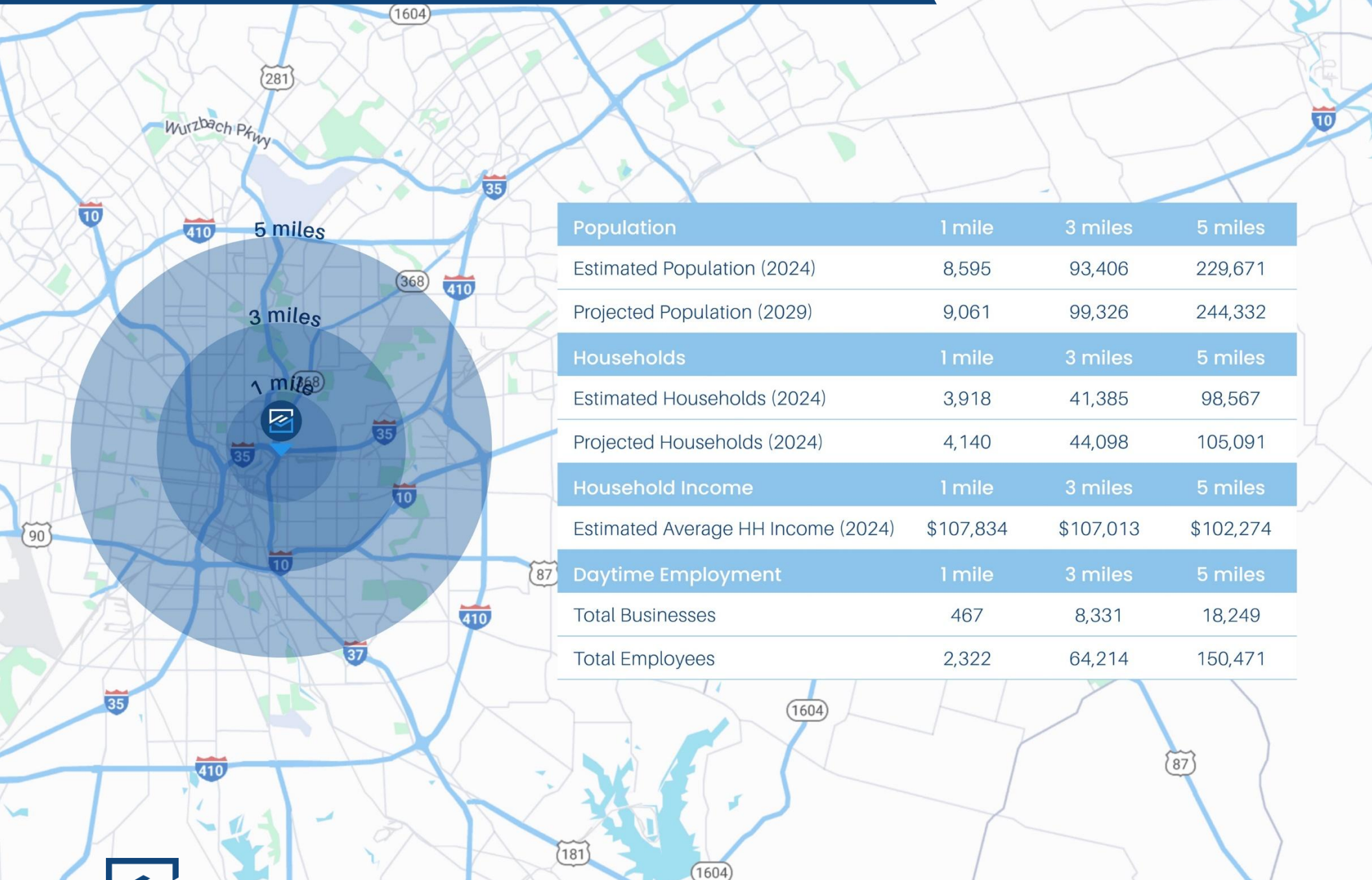
1120 N Mesquite St.





CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940





Population	1 mile	3 miles	5 miles
Estimated Population (2024)	8,595	93,406	229,671
Projected Population (2029)	9,061	99,326	244,332
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	3,918	41,385	98,567
Projected Households (2024)	4,140	44,098	105,091
Household Income	1 mile	3 miles	5 miles
Estimated Average HH Income (2024)	\$107,834	\$107,013	\$102,274
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	467	8,331	18,249
Total Employees	2,322	64,214	150,471



