



KW COMMERCIAL SA

OFFERING MEMORANDUM · FOR LEASE

4603 N. Stahl Park

Flex / Industrial Lease Opportunity

4603 North Stahl Park · San Antonio, TX 78217

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BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



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PROPERTY AT A GLANCE

ADDRESS

4603 N. Stahl Park

SUBMARKET

Northeast San Antonio

AVAILABLE

Units 106, 107 & 108

LEASE RATE

\$13.00 / SF · NNN

CLEAR HEIGHT

22'

ROLL-UP DOORS

12' × 12' grade-level

YEAR BUILT

2021

EXECUTIVE SUMMARY

A flex / industrial lease opportunity

4603 N. Stahl Park delivers efficient, small-bay flex space in Northeast San Antonio — pairing finished two-story office lofts with clear-span warehouse and grade-level loading. Individually metered suites are combinable to fit a wide range of users along the Loop 1604 / O'Connor corridor.

01 Versatile Flex Design

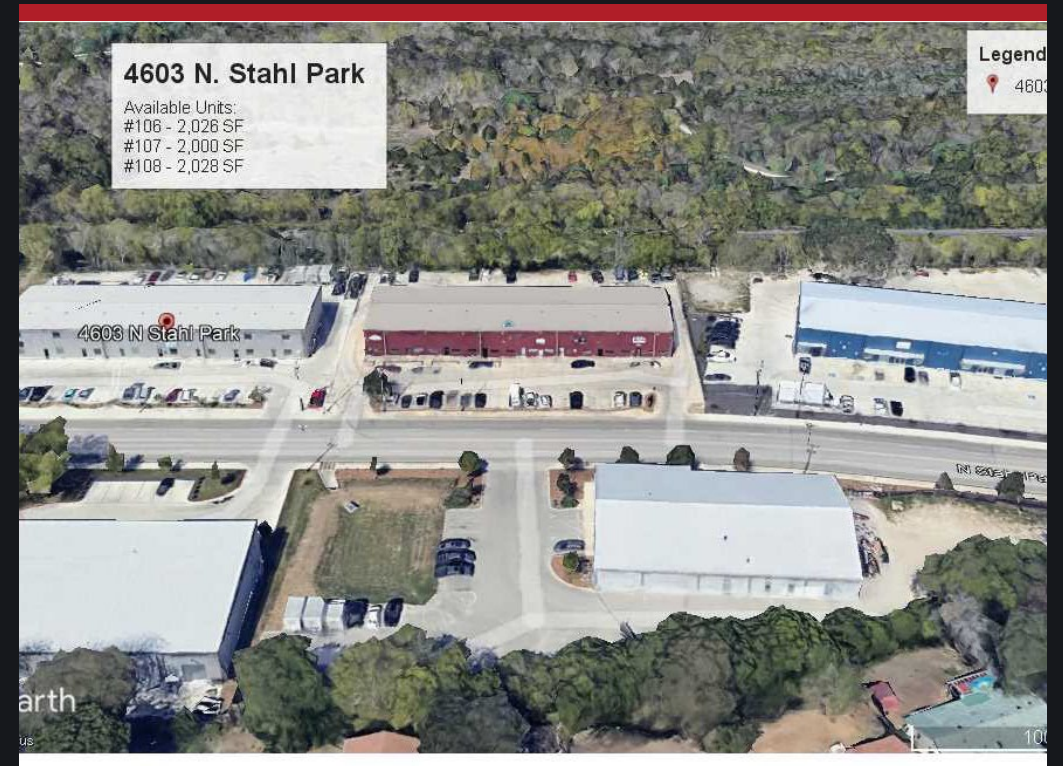
Roughly 900 SF clear-span warehouse plus a 1,100 SF office/showroom loft per unit suits contractors, distributors, and service users alike.

02 Prime Connectivity

Loop 1604 and I-35 sit about three miles away, linking tenants across San Antonio and the broader region.

03 Move-In Ready

HVAC, restroom, and utility sink per unit, plus 12' × 12' roll-up doors, mezzanine capacity, and individually metered 220V power.



Property highlights

\$13.00 / SF

Lease Rate

NNN lease structure

Units 106–108

Availability

Combinable flex suites

22'

Clear Height

Vertical storage capacity

12' × 12'

Roll-Up Doors

Grade-level loading

17,784 SF

Total Building

8 divisible units

1.23 AC

Lot Size

Fenced, secured site

2021

Year Built

Modern metal construction

220V

Power

Individually metered units

LEASE AVAILABILITY

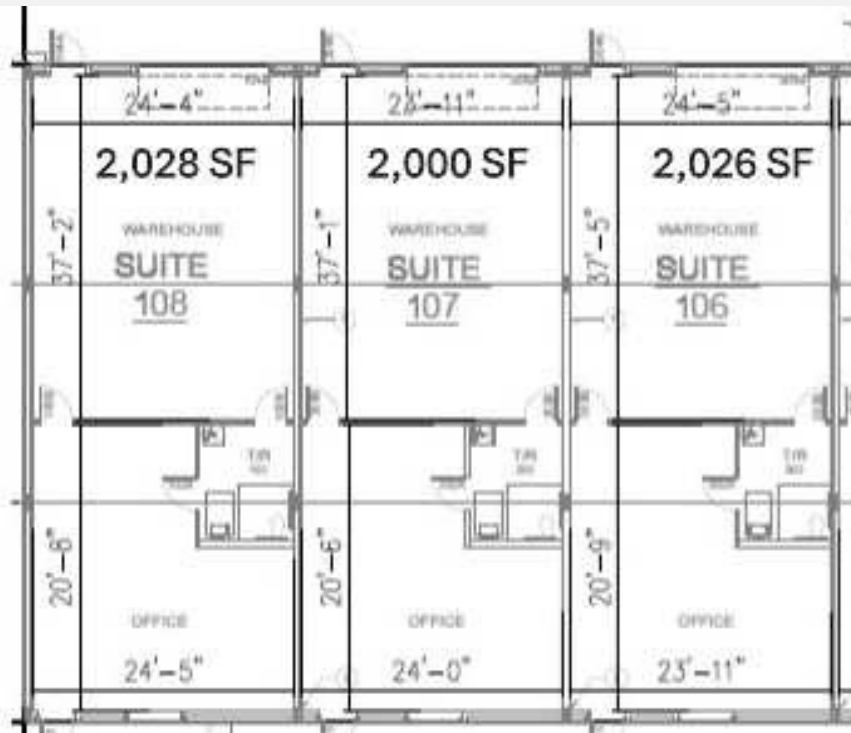
Available flex configurations

SUITE	SPACE TYPE	APPROX. SIZE	LEASE RATE	STATUS
Suite 106	Flex — office + warehouse	± 2,026 SF	\$13.00 / SF NNN	Available
Suite 107	Flex — office + warehouse	± 2,000 SF	\$13.00 / SF NNN	Available
Suite 108	Flex — office + warehouse	± 2,028 SF	\$13.00 / SF NNN	Available
Combined	Contiguous suites	± 6,054 SF	\$13.00 / SF NNN	Available

Suites are combinable to accommodate up to ± 6,054 SF of contiguous space. All rates are NNN; estimated triple-net operating expenses are additional. Sizes are approximate.

UNIT SPECIFICATIONS

Representative unit configuration



01

Office / Showroom Loft

± 1,100 SF finished two-story office/showroom with vinyl floors, rubber cove base, finished drywall and paint.

02

Warehouse Bay

± 900 SF clear-span warehouse served by a 12' x 12' grade-level roll-up door and 22' clear height.

03

Building Systems

HVAC, one restroom and one utility sink per unit, with individually metered 220V power and mezzanine capacity.

Building specifications

CLEAR HEIGHTS

22'

Ceiling heights accommodating diverse vertical storage and mezzanine build-out needs.

LOADING

12' × 12'

Grade-level metal roll-up doors, one per unit, for smooth shipping and receiving.

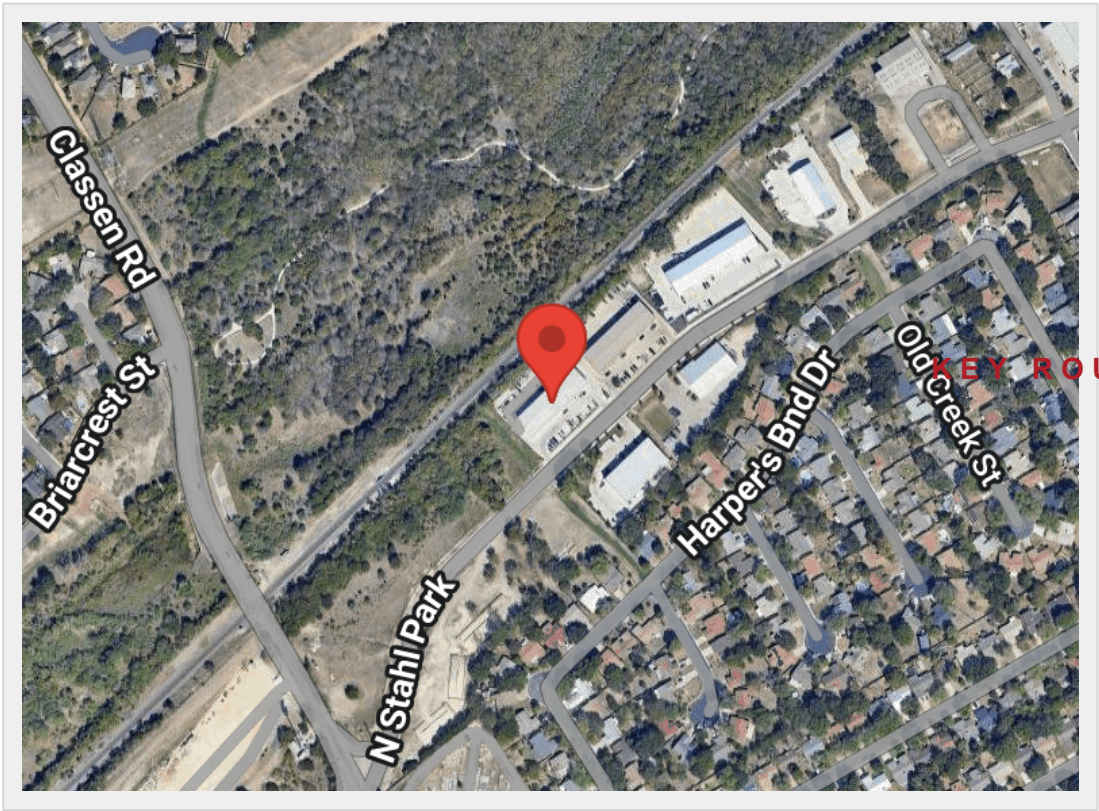
CONSTRUCTION

Metal

Modern 2021 metal building with a fenced lot and 4-per-1,000 SF parking ratio.

LOCATION & ACCESS

Strategic NE San Antonio position



Located in Northeast San Antonio near the Loop 1604 / O'Connor corridor in Bexar County (78217), the property sits within an established mix of retail, office, and industrial users, close to major employers, military installations, and healthcare facilities.

Loop 1604	~3 miles
I-35	~3 miles
O'Connor Road	Nearby corridor
San Antonio Int'l Airport	Northeast quadrant
I-10	Regional connection

REGIONAL OVERVIEW

At the center of the Northeast corridor

The Northeast quadrant anchors one of San Antonio's most active flex and light-industrial submarkets, drawing demand from contractors, distributors, and service businesses that value grade-level loading and quick highway access.

01 Highway-connected

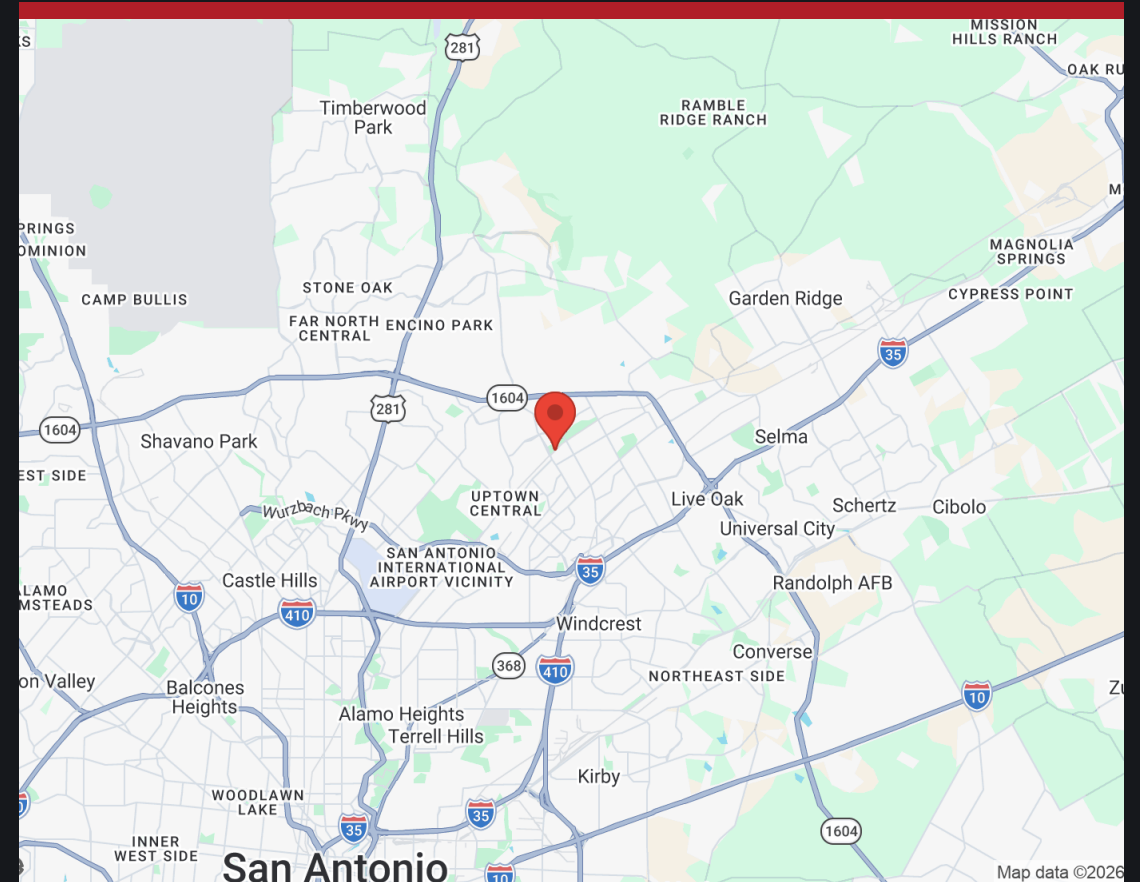
Loop 1604, I-35, and I-10 place the region within reach of the full metro.

02 Employment-rich

Adjacent to military bases, healthcare systems, and major retail employers.

03 Small-bay demand

Persistent demand for combinable, move-in-ready flex space along the corridor.



Northeast San Antonio market

The trade area surrounding 4603 N. Stahl Park is deep and established — a dense, growing population with healthy household incomes supports the service, distribution, and contractor users that flex space is built for.

01

Growing Population

222,544 residents within five miles and 97,061 within three miles of the property.

02

Healthy Incomes

Median household income of roughly \$82,000 across the three- to five-mile rings.

03

Established Trade Area

A vibrant mix of retail, office, and industrial users near major employers and healthcare.

222,544

POPULATION — 5-MILE RADIUS

\$82,002

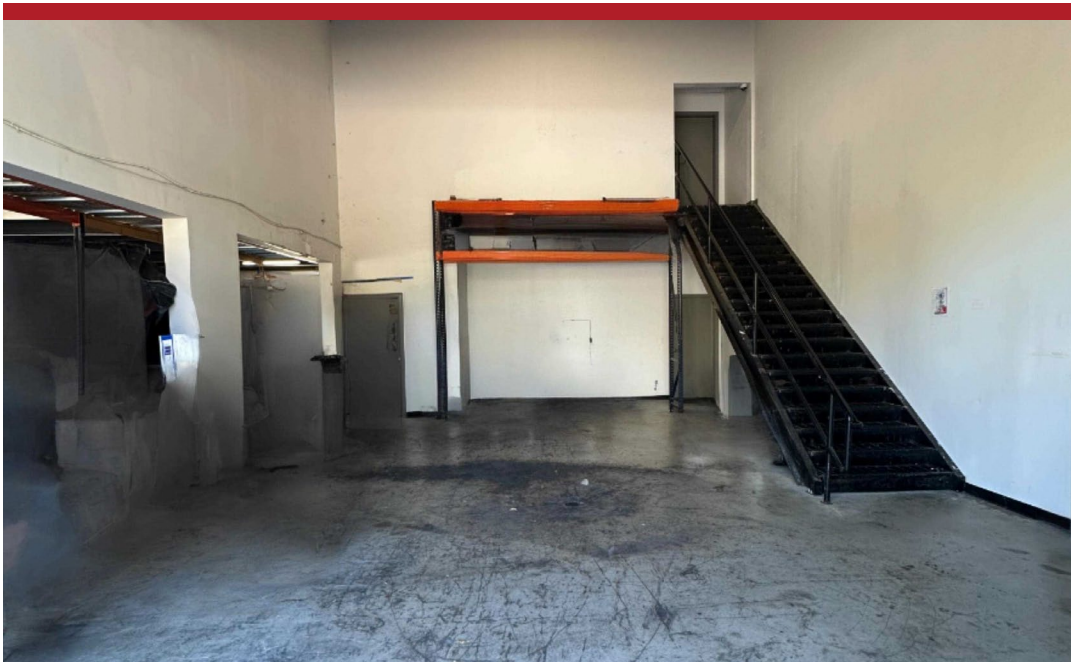
MEDIAN INCOME — 5-MILE RADIUS

89,968

OCCUPIED HOUSEHOLDS — 5-MILE RADIUS

THE OPPORTUNITY

Why tenants choose Stahl Park



SCHEDULE A TOUR Luke LeGrand · 210-843-5853

01

Combinable Flex Suites

Contiguous space up to $\pm$ 6,054 SF across Units 106–108 for right-sized occupancy.

02

Grade-Level Loading

12' $\times$ 12' roll-up doors with HVAC and 220V power metered per unit.

03

Turnkey Office Finish

Two-story office loft with vinyl floors, finished drywall and paint, restroom and utility sink per unit.

04

Connected NE Location

Loop 1604 / O'Connor corridor with I-35 and I-10 nearby.

The KW Commercial SA advantage

A full-service commercial team backed by the KW platform — combining local market depth with the reach and resources to move tenants and transactions forward.

01

Full-Service Brokerage

End-to-end leasing, marketing, and transaction management delivered by an experienced local team.

02

Strategic Tenant Representation

Space programming and negotiation aligned to each tenant's operations, growth, and budget.

03

Market & Valuation Insight

Data-driven pricing and positioning informed by real-time Northeast San Antonio market activity.



CONNECT WITH US

Let's discuss your space requirements

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4603 N. Stahl Park



BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT

Each Office Independently Owned and Operated