

OFFICE - WAREHOUSE

1648 NORTHLAKE PASS & 1608 UNIVERSAL CITY BLVD

UNIVERSAL CITY, TX 78148

FOR SALE



1648 Northlake Pass
50,450 SF



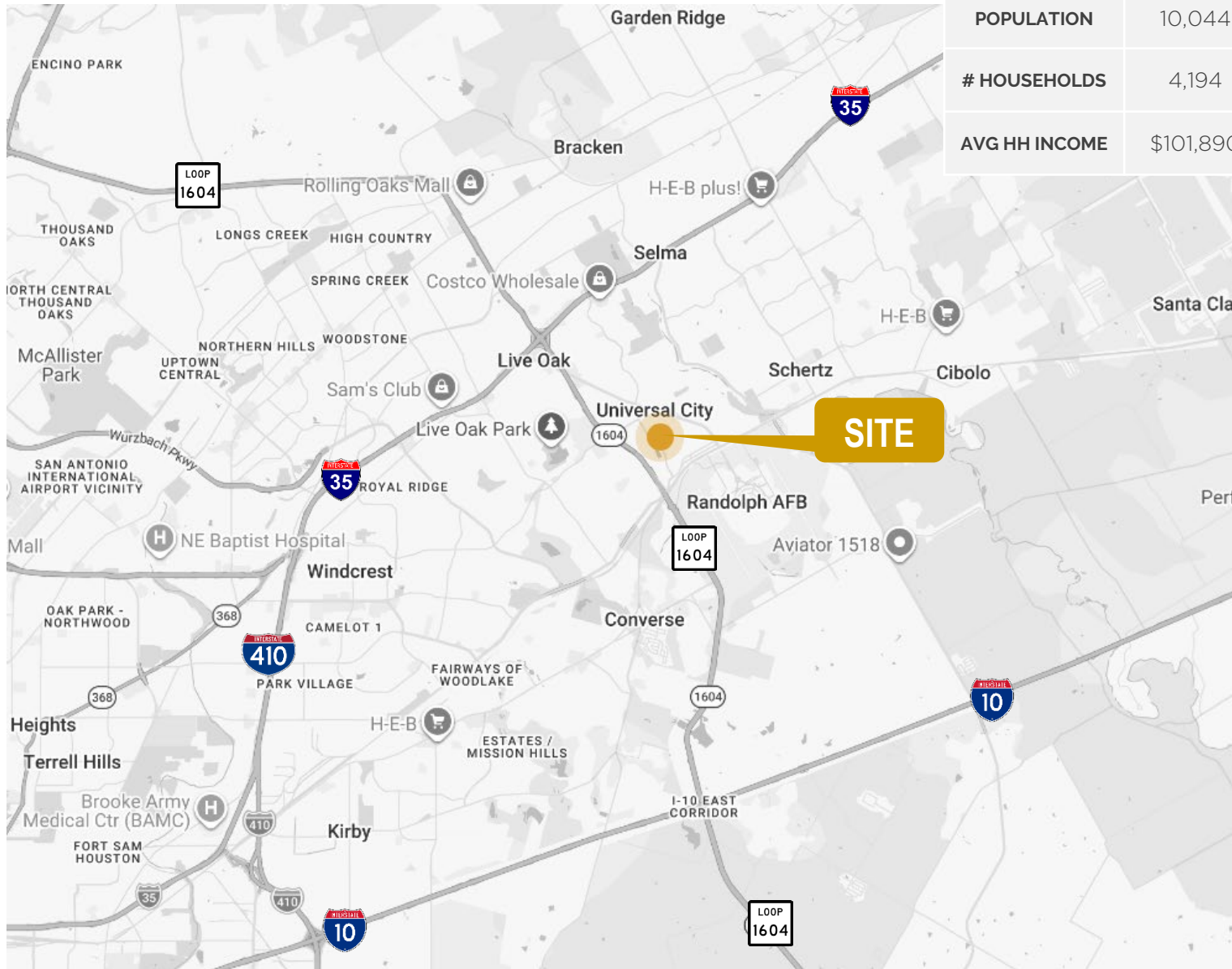
1608 Universal City Blvd
20,160 SF

**EXCELLENT OWNER-USER OPPORTUNITY
INDIVIDUAL PURCHASE OPTIONS AVAILABLE**

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1648 NORTHLAKE PASS & 1608 UNIVERSAL CITY BLVD
UNIVERSAL CITY, TX 78148



LOCATION



2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,044	78,351	221,972
# HOUSEHOLDS	4,194	30,802	81,845
AVG HH INCOME	\$101,890	\$103,887	\$106,190



**Learn more about area
Freeway Construction
Projects:**



**I-35 Northeast
Expansion
(NEX)
Program**



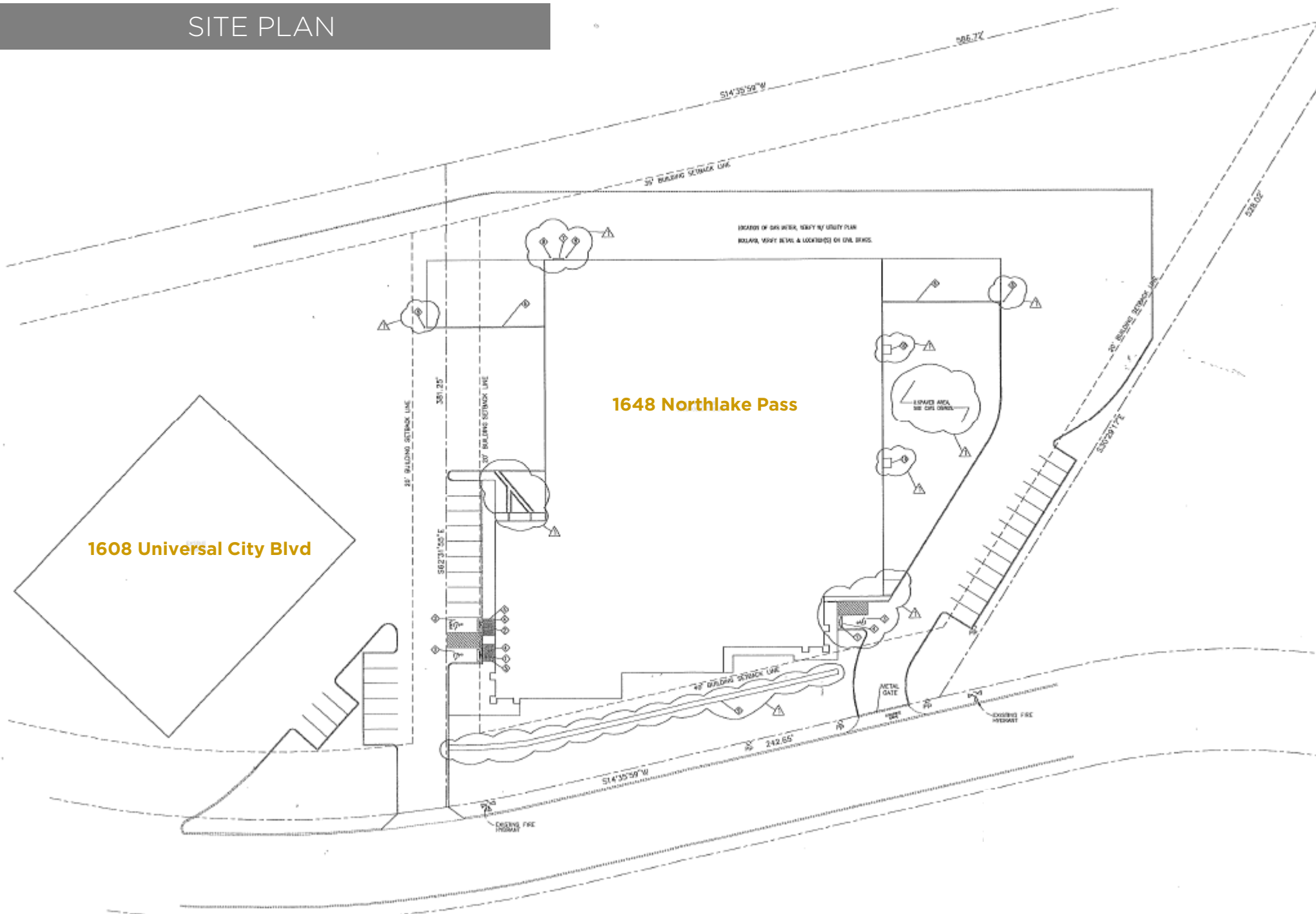
**San Antonio
Area Freeway
System
Construction
Projects**



Source:
**The Texas
Highway Man**

**POSITIONED BETWEEN I-35 & I-10
CONVENIENT ACCESS TO I-35, I-10 & LOOP 1604**

SITE PLAN



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COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

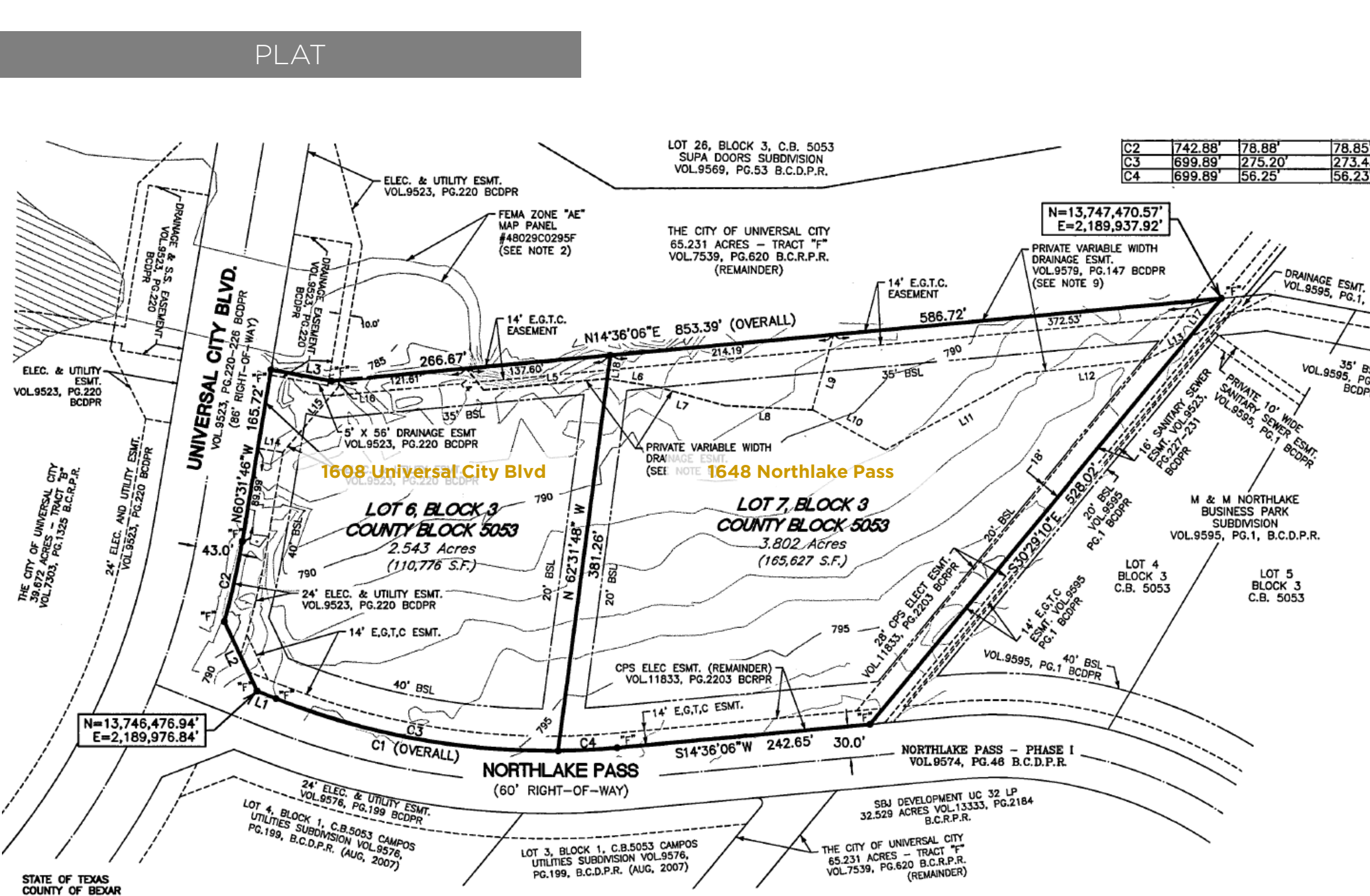
sullivansa.com

For additional information,
contact:

ZACH DAVIS
210 341 9292 x309
zdavis@sullivansa.com

CONNOR DZIUK
210 341 9292 x305
 cdziuk@sullivansa.com

PLAT



1648 Northlake Pass
50,450 SF



SITE TOUR

1648 NORTHLAKE PASS

EXCELLENT OWNER-USER OPPORTUNITY MOVE-IN READY

SALE PRICE

CONTACT BROKER



Class A office-warehouse with beautifully landscaped grounds and large parking area with multiple points of ingress / egress.

Convenient location near the corner of Northlake Pass and Universal City Blvd.



TOUR
OFFICE AREA



TOUR
WAREHOUSE

1648 Northlake Pass Universal City, TX 78148

Legal Description	CB 5053N BLK 3 LOT 7 (GLOBAL 2 SUBD)
Submarket	Northeast San Antonio
Year Built	2013
Zoning	OCL
Building Size	50,450 SF
Office Area	5,925 SF
Manufacturing	4,525 SF
Warehouse	40,000 SF
Lot Size	3.802 ACS
Parking	24
Clear Height	26' Low Eave
Dock High	5 BAYS
Grade Level	3 DOORS
Current Occupancy In-Place	0%
Construction	Concrete Tilt Wall

FULLY CONDITIONED SPACE:	10,450 SF
Office portion	5,925 SF
Manufacturing WH portion	4,525 SF
UNCONDITIONED SPACE:	40,000 SF

1648 NORTHLAKE PASS



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1648 NORTHLAKE PASS

OFFICE

5,925 SF

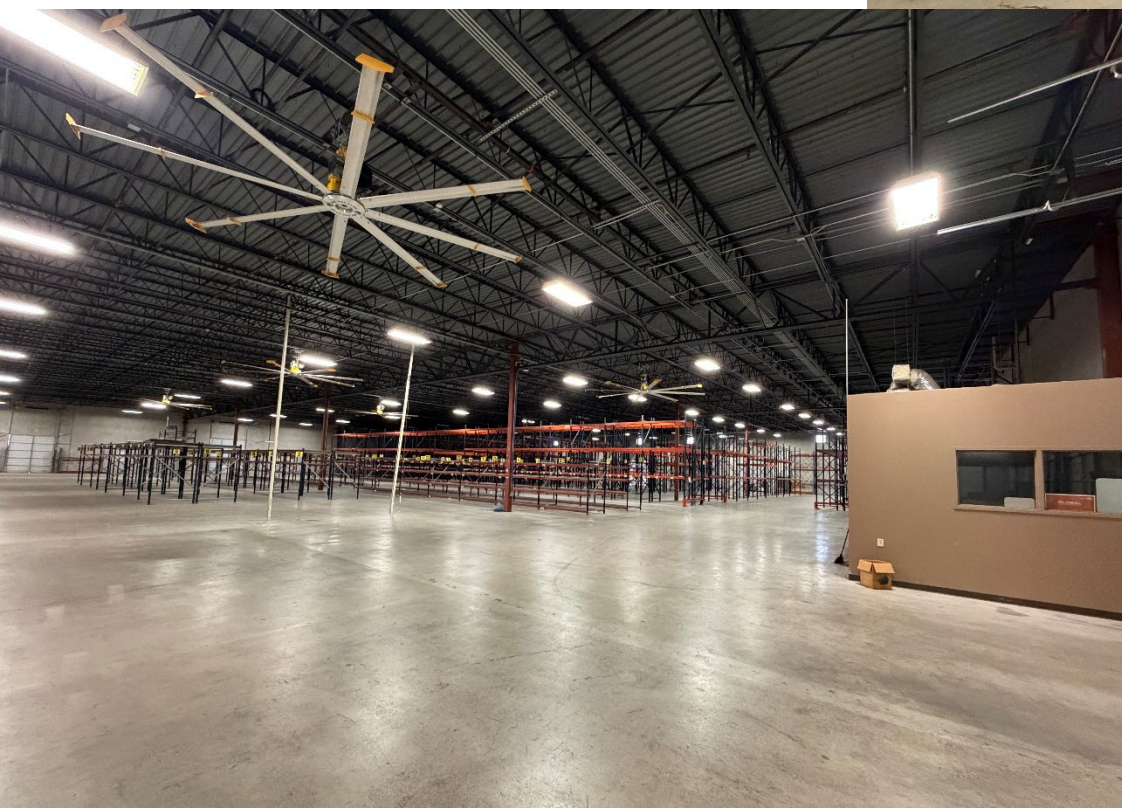


1648 NORTHLAKE PASS

WAREHOUSE

40,000 SF

- **WAREHOUSE IS EQUIPPED** with extensive racking, Big Ass Fans, heaters, motion-sensor lighting, and in-plant office area.



1648 NORTHLAKE PASS

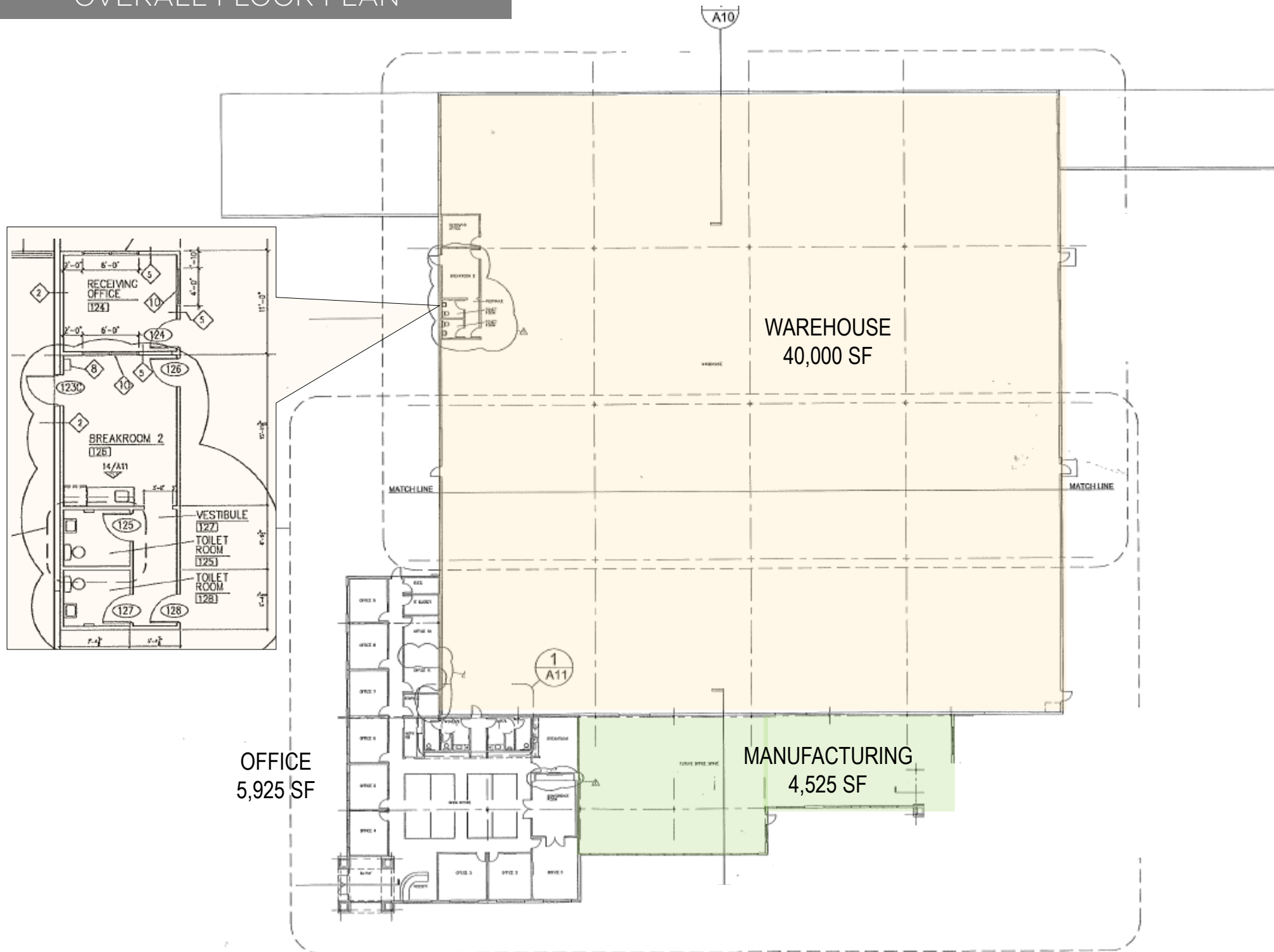
MANUFACTURING AREA

4,525 SF



1648 NORTHLAKE PASS

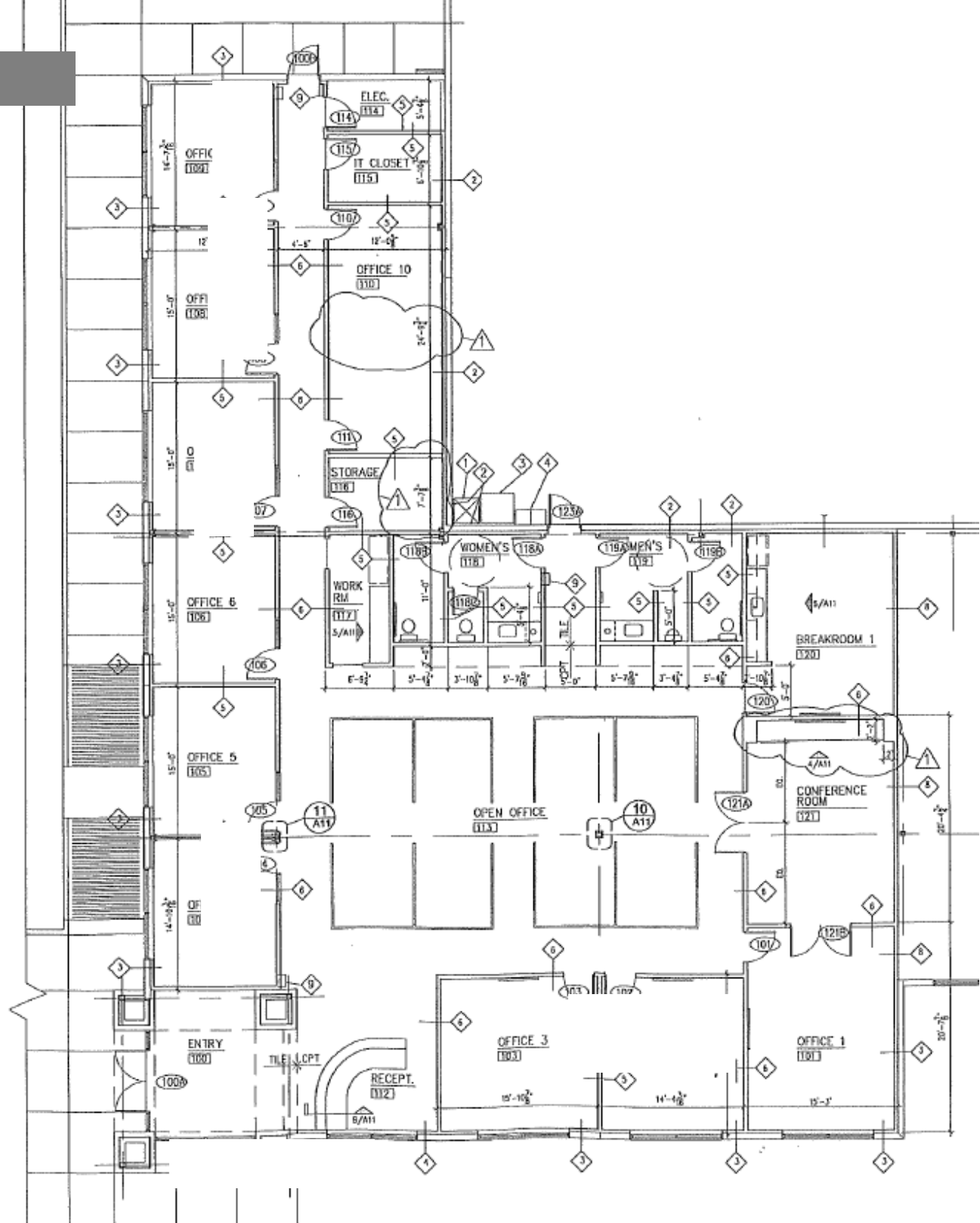
OVERALL FLOOR PLAN



1648 NORTHLAKE PASS

OFFICE FLOOR PLAN

5,925 SF



1608 Universal City Blvd
20,160 SF



SITE TOUR



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EXCELLENT OWNER-USER OPPORTUNITY

SALE PRICE

CONTACT BROKER



20,000+ SF tilt wall office warehouse with 5,760 SF of office, sprinklered with dock high and grade loading.

Convenient corner lot of Northlake Pass and Universal City Blvd with multiple points of ingress / egress.

1608 Universal City Blvd
Universal City, TX 78148

Legal Description	CB 5053N BLK 3 LOT 6 (GLOBAL 2 SUBD)
Submarket	Northeast San Antonio
Year Built	2004
Zoning	OCL
Building Size	20,160 SF
Office Area	5,760 SF
Warehouse	14,400 SF
Lot Size	2.5422 ACS
Parking	35
Grade Level	3 DOORS
Dock High	1 BAY & 2 WITH FORKLIFT RAMPS

	Leased Premises
Tenant	CFR Operating, LLC
Leased Premises	10,000 SF office/warehouse
Expiration	July 6, 2027
Lease Type	NNN

	Leased Premises
Tenant	JHCP Partners, LLC
Leased Premises	10,000 SF office/warehouse
Expiration	December 31, 2026
Lease Type	Full Service



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200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

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210 341 9292 x309
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1608 UNIVERSAL CITY BLVD



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1608 UNIVERSAL CITY BLVD

WAREHOUSE

14,400 SF



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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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	jsullivan@sullivansa.com	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	ptassos@sullivansa.com	210-910-4233
Zach Davis, Broker	555684	zdavis@sullivansa.com	210-910-4239
Connor Dziuk, Sales Agent	779545	cdziuk@sullivansa.com	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date