



AVAILABLE Q4 2026 · ENTIRE BUILDING

6400 N Loop 1604 E

Green Mountain Business Park · San Antonio, Texas 78247

38,972 SF Class A building · Air-conditioned flex space · Direct Loop 1604 frontage

38,972

SF AVAILABLE

25' +

CLEAR HEIGHT

400A / 480V

3-PHASE SERVICE

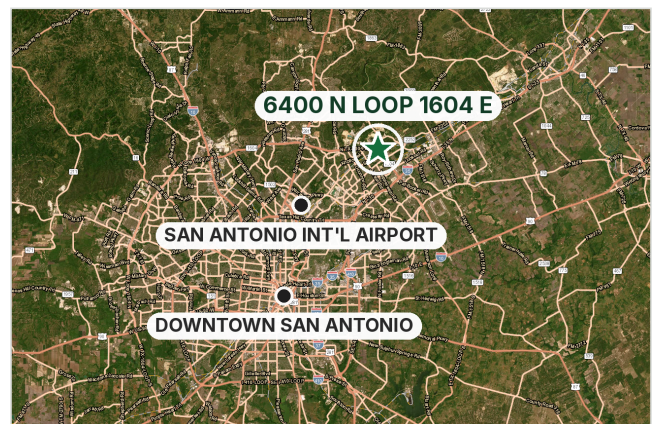
13 + 1

DOCK + DRIVE-IN

BUILDING SPECIFICATIONS

Available space	38,972 SF · entire building
Existing office	10,200 SF
Building footprint	321.21' × 121.21'
Clear height	25' +
Column spacing	40' × 60'
Dock doors	(13) dock positions
Drive-in door	(1) large drive-in
Electrical service	400 amp, 480V, 3-phase
Warehouse HVAC	Yes
Fire protection	ESFR sprinklers
Parking	127 total spaces
Construction	Class A tilt-wall flex

Open office area features 14' ceilings.



Regional aerial — site starred. Imagery: Esri World Imagery.

APPROXIMATE DRIVE DISTANCES

Loop 1604	Frontage	IH-35	4 mi
SA Int'l Airport	10 mi	Downtown	19 mi

FOR MORE INFORMATION

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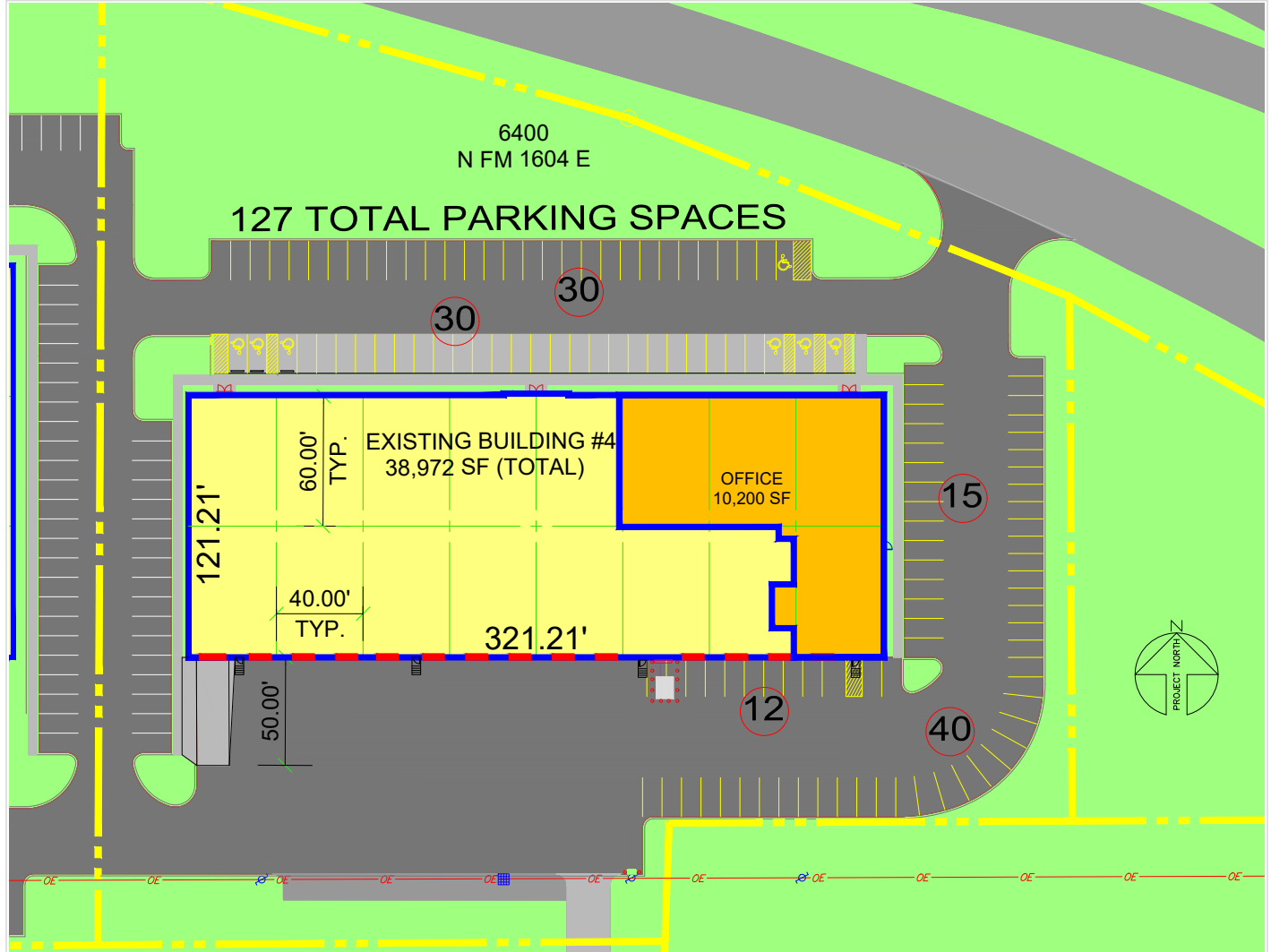
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Site Plan

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Scale 1" = 40' · Sheet SK1, dated 1-28-26 · Preliminary and for marketing purposes only — not for construction.

SITE HIGHLIGHTS

- Entire 38,972 SF building available for single-tenant occupancy, including 10,200 SF of existing office.
- Building footprint measures 321.21' x 121.21' on a 40' x 60' column grid with 25' + clear height.
- 127 total parking spaces wrap the building — 30 and 30 north, 15 east, 12 south and 40 at the southeast corner.
- (13) dock positions plus (1) large drive-in door along the south elevation, served by a 50' truck court.

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