



6214 Krempen Ave

6214 Krempen Ave, San Antonio, TX 78233

Steven Armstrong

Steven Armstrong, Broker
21903 Pelican Crk, San Antonio, TX 78258
StevenASellsSA@gmail.com
(210) 365-7859



6214 Krempen Ave

\$1,865,000

Prime 6,500 SF Office Opportunity in Judson Business Park

Elevate your business at 6214 Krempen Ave. This 6,500 SF office building offers a strategic Northeast San Antonio location with immediate access to the I-35 corridor. Situated on a generous 0.84-acre lot within a professional business park setting, this property provides the space and visibility your enterprise needs to thrive.

Strategic Access: Minutes from major highways for easy commuting and logistics.

Ample Space: 6,500 SF of versatile open office/warehouse space on a large lot.

Secure Parking: Securely fenced and gated yard with concrete...

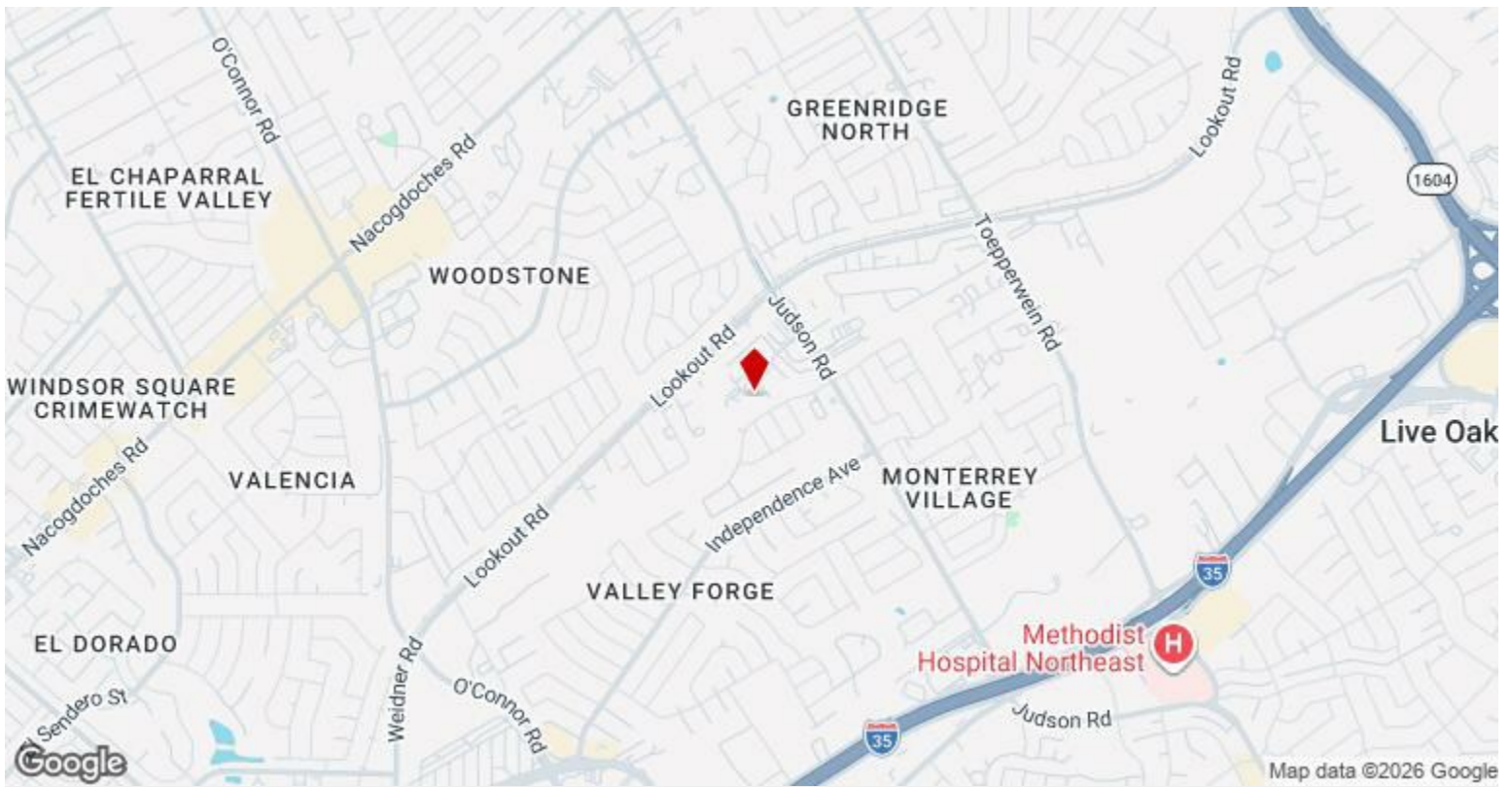
- 6,500 SF building with 1600 SF office space
- Three 10' x 10' grade-level overhead doors
- Open plan for both warehouse and office space
- Fenced and gated yard with concrete parking
- Three-phase power and HVAC equipped office
- Located in Judson Business Park, 1 mile from I-35



Price:	\$1,865,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.84 AC
Gross Building Area:	7,355 SF
Rentable Building Area:	6,500 SF
No. Stories:	1
Year Built:	2005
Tenancy:	Single
Parking Ratio:	2.31/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	3
Zoning Description:	I-1

Major Tenant Information

Tenant	SF Occupied	Lease Expired
KLC Distribution	-	
Murillo Motor Sports	-	



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Property Photos

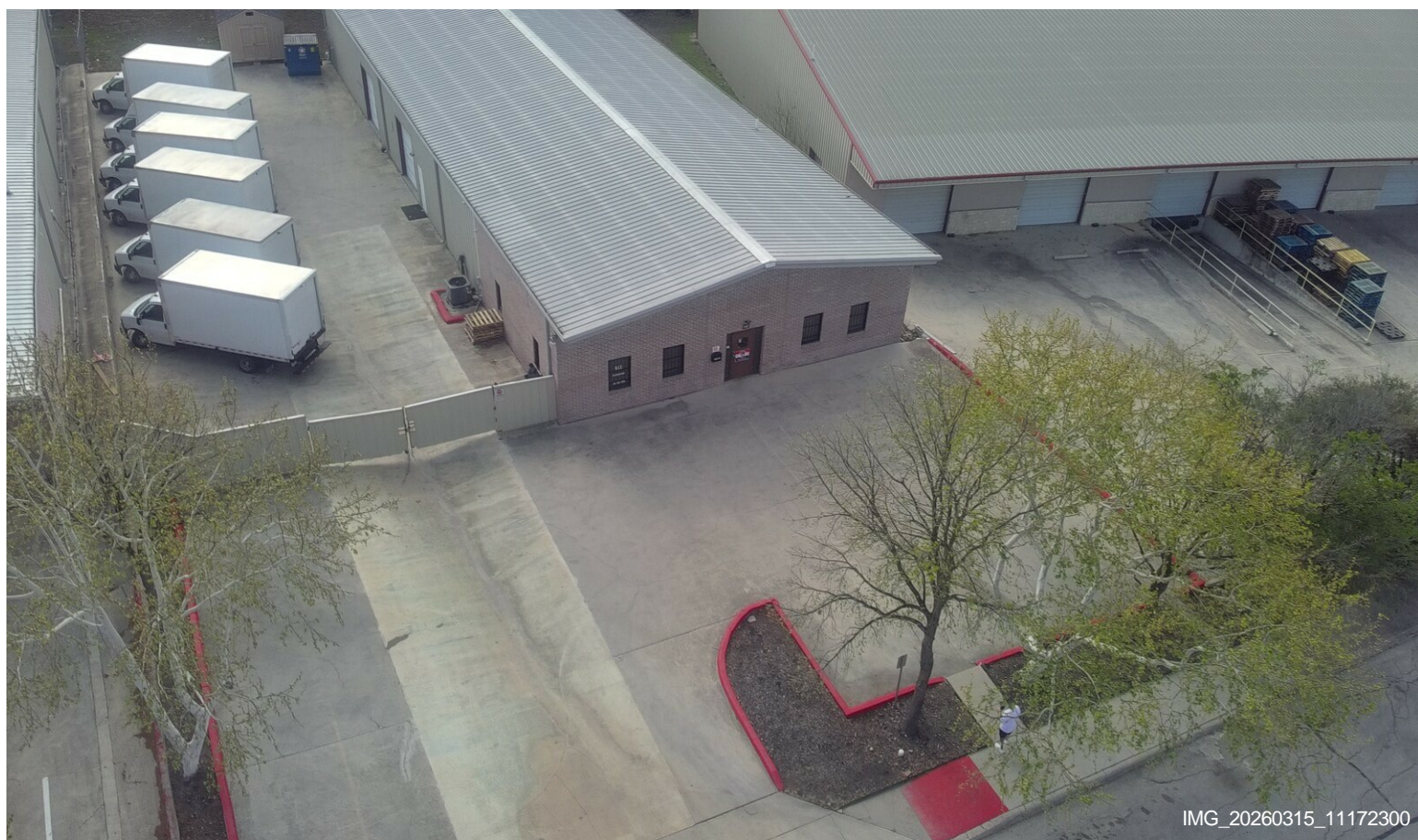


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Primary Photo

Property Photos



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Property Photos



Property Photos



Property Photos



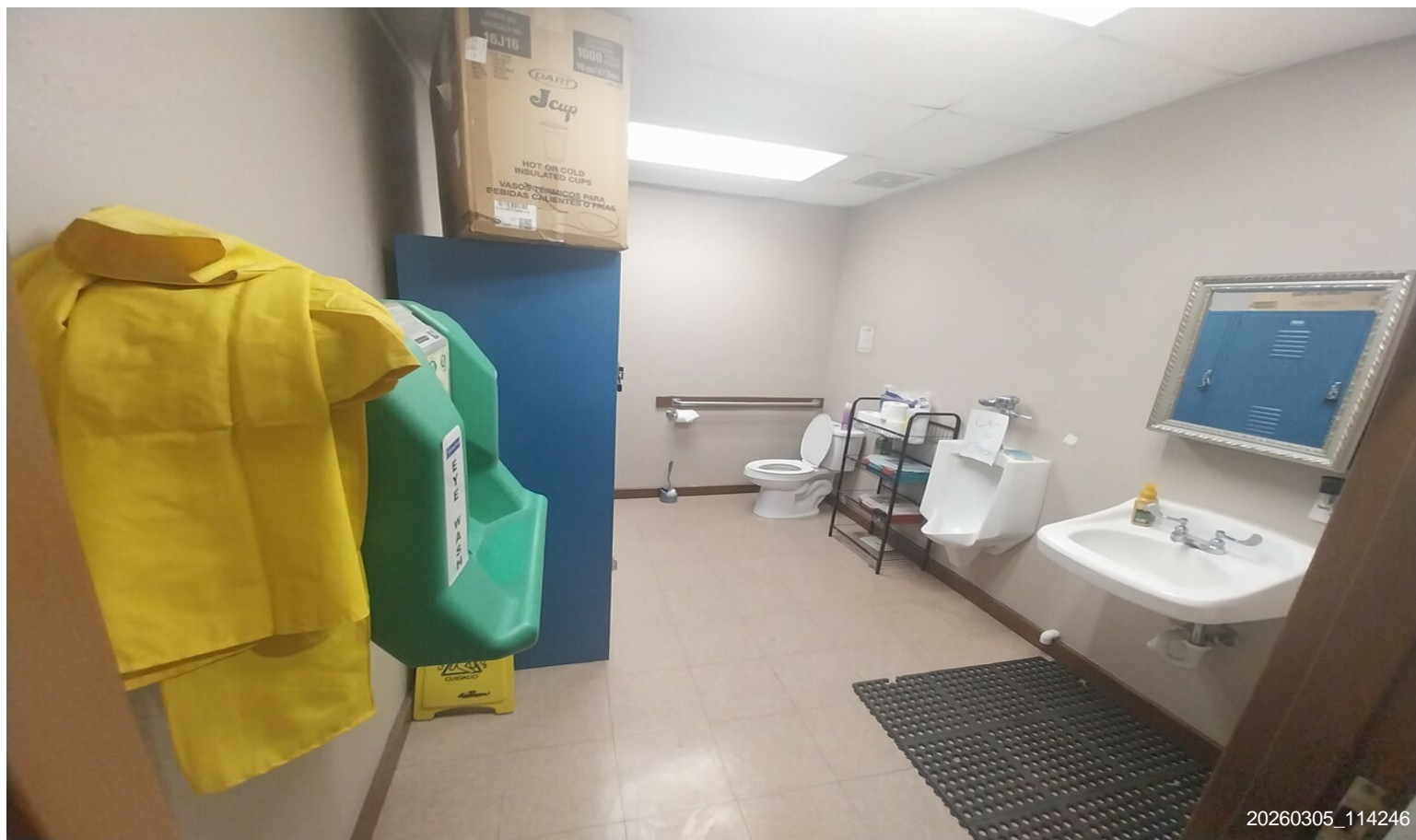
Property Photos



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