

FOR SALE OR LEASE

610 Pop Gunn Street

Rail-Served Industrial Warehouse with Outside Storage

San Antonio, Texas 78219 · East San Antonio Industrial

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EXECUTIVE SUMMARY

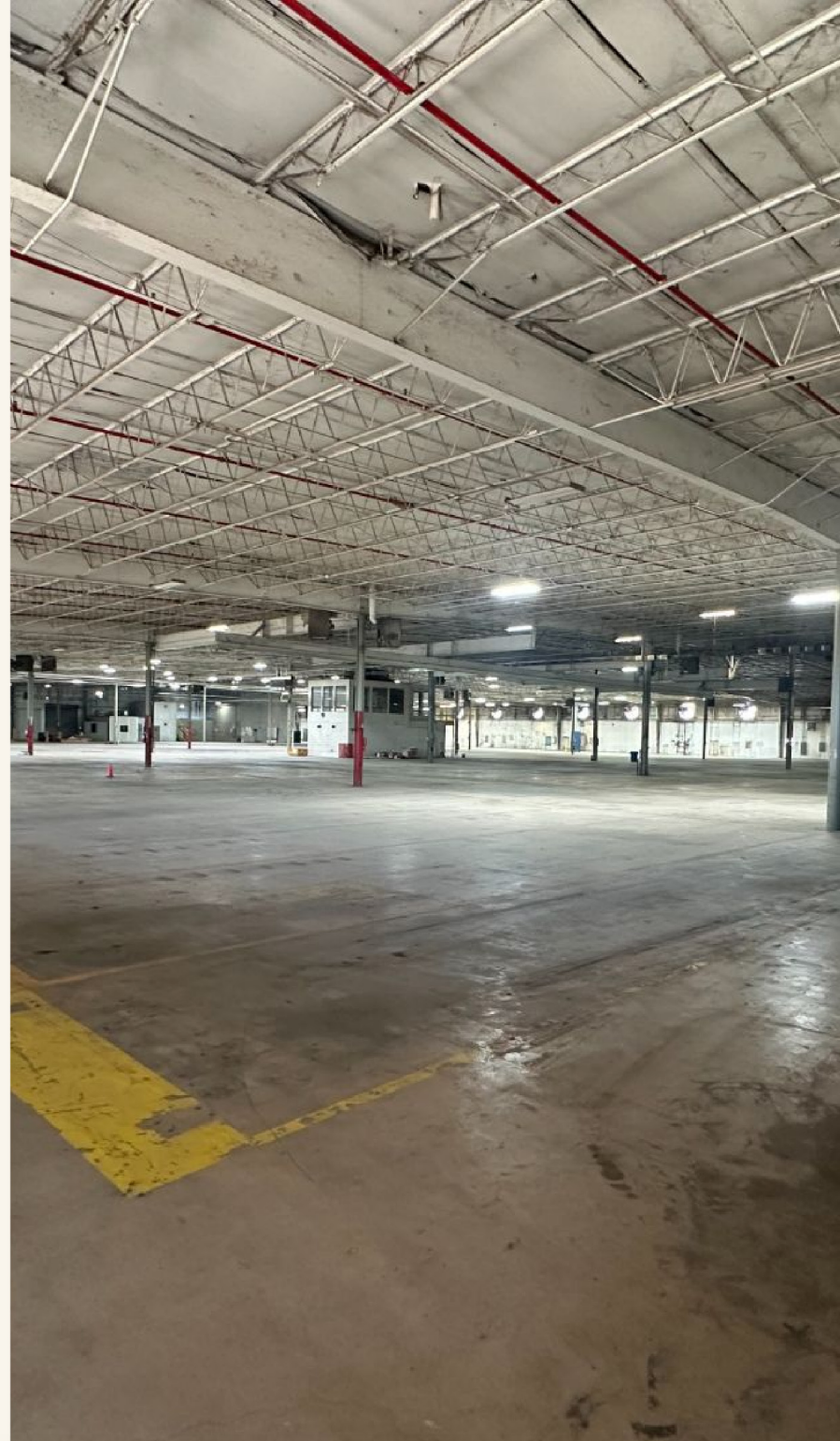
A Rare Rail-Served Infill Opportunity

Partners Real Estate is pleased to present the opportunity to acquire or lease **610 Pop Gunn Street**, a $\pm 148,312$ -square-foot rail-served industrial warehouse on a fully fenced ± 9.17 -acre site in East San Antonio. Positioned directly adjacent to the Loop 410 & IH-10 interchange, the property offers immediate access to San Antonio's primary freight corridors.

The building combines an active on-site rail spur with four rail doors, heavy power (two 2,000-amp, 3-phase services), 13 dock-high positions, and a deep 190' truck court — an increasingly scarce combination in the infill submarket. A 2017 TPO roof replacement and the potential to add an additional ± 3.5 acres — providing low site coverage — give an owner-user room to grow while minimizing near-term capital exposure.

Currently vacant and offered for sale or lease, 610 Pop Gunn suits warehouse, distribution, and manufacturing users seeking scale, secured outdoor storage, and rail service in a supply-constrained market.

TOTAL SF $\pm 148,312$	SITE ± 9.17 AC	CLEAR HT 18'-30'	ZONING I-1
DOCKS 13 DH	RAIL 4 Doors	POWER 4,000 Amps	OCCUPANCY Vacant



$\pm 138,584$ SF clear-span warehouse

PROPERTY SPECIFICATIONS

Building & Site Detail

BUILDING

Total SF	±148,312 SF
Warehouse / Office	±138,584 / ±9,728 SF
Office Finish	±9,728 SF / 6.6%
Year Built	1979
Configuration	Rear-Load
Clear Height	18' – 30'
Typical Bay	±48' spacing
Column Spacing	±48' × ±60'
Roof	TPO Membrane · 2017
Slab	Slab-on-Grade
Zoning	I-1 · City of San Antonio

Construction: Structural steel frame; double-tee concrete wall panels, corrugated metal & CMU exterior; open-web steel joists w/ steel deck roof; concrete slab-on-grade foundation.

SITE & LOADING

Total Land	±9.17 Acres · Expandable to ±12.67 AC
Dock-High Doors	9 + 4 Rail Dock
Dock Equipment	Levelers · Seals · Bumpers
Grade-Level	2 Drive-In Ramps
Truck Court Depth	190'
Rail	Spur · 4 Rail Doors
Trailer Parking	±35 · Expandable
Car Parking	±67 · Expandable
Power	2 × 2,000A 277/480V
HVAC	Office Split-System
Lighting	Building & Pole-Mounted
Utilities	CPS · SAWS · CenterPoint

Fire Protection: Wet-pipe sprinkler system; 2,500-gpm diesel fire pump; fire alarm control panel.

INVESTMENT HIGHLIGHTS

Why 610 Pop Gunn

01

Active Rail Service

On-site rail spur serving four rail doors on the north side — a scarce attribute in the infill San Antonio market that broadens the user pool.

02

Heavy Power

Two (2) 2,000-amp, 3-phase, 4-wire, 277/480-volt services deliver capacity for modern manufacturing and high-throughput distribution.

03

Freeway-Adjacent

Adjacent to the Loop 410 & IH-10 interchange, providing immediate access to San Antonio's primary freight corridors and the South Texas market.

04

Fenced ±9.17-AC Site · Expandable

Fully fenced site with trailer storage and outside storage capability — potential to add an additional ±3.5 acres for a total of ±12.67 acres leaves room for yard, laydown, and expansion.

ADDITIONAL ADVANTAGES

- Deep 190' truck court with 13 dock-high doors, levelers, seals & bumpers
- ±35 trailer parking positions plus on-site outside storage
- Owner-user opportunity of scale — supports SBA financing at ≥51% occupancy
- 2017 TPO roof replacement limits near-term capital exposure

Warehouse Interior



Loading & Yard



LOCATION & ACCESS

At the Center of San Antonio Freight

610 Pop Gunn sits in the established East San Antonio industrial submarket, immediately adjacent to the Loop 410 & IH-10 interchange — within minutes of downtown, the airport, and the region's primary freight routes.

LOOP 410 / IH-10
Adjacent

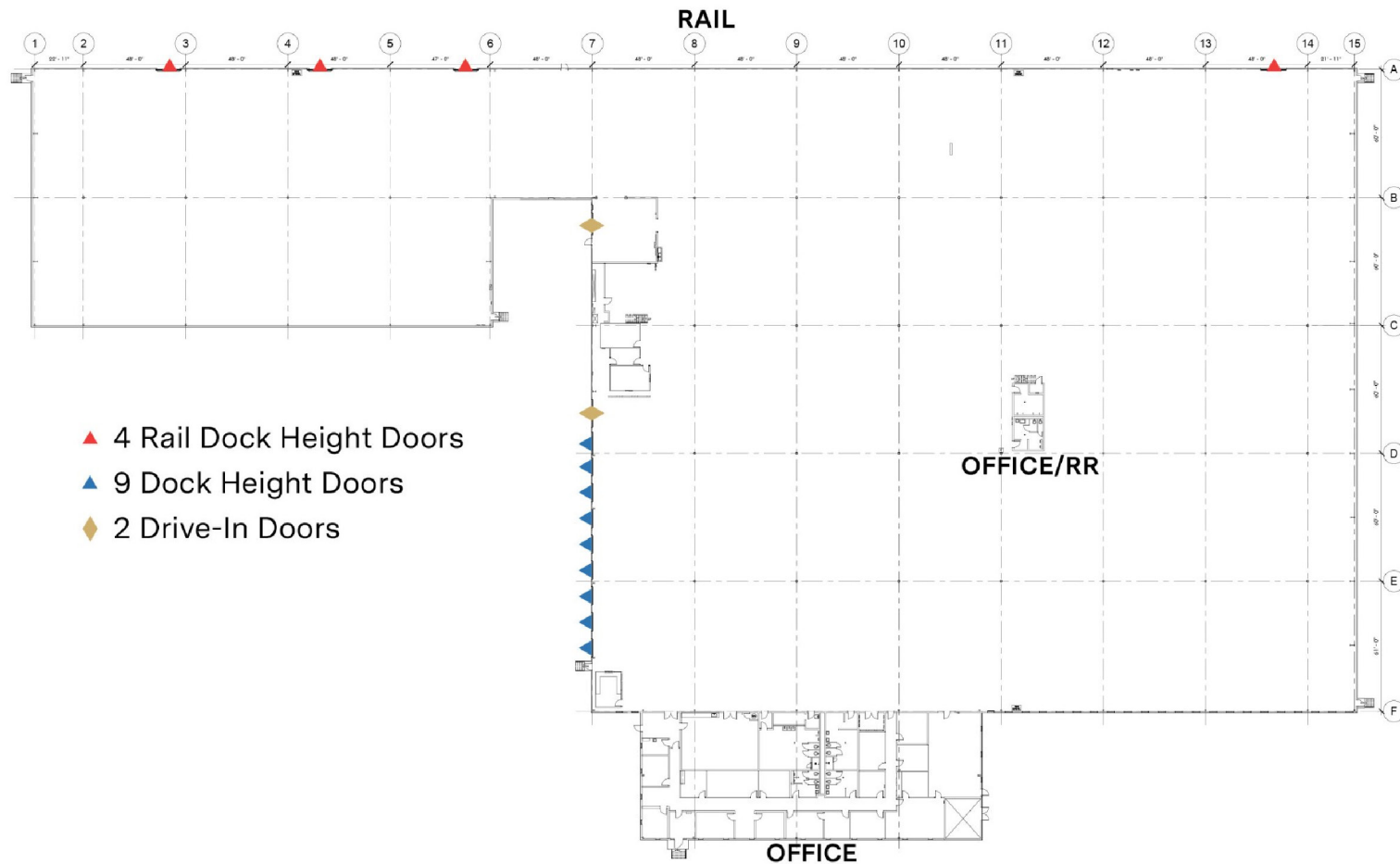
DOWNTOWN
±6 mi

AIRPORT
±9 mi

IH-35
±3 mi



Warehouse Layout & Loading

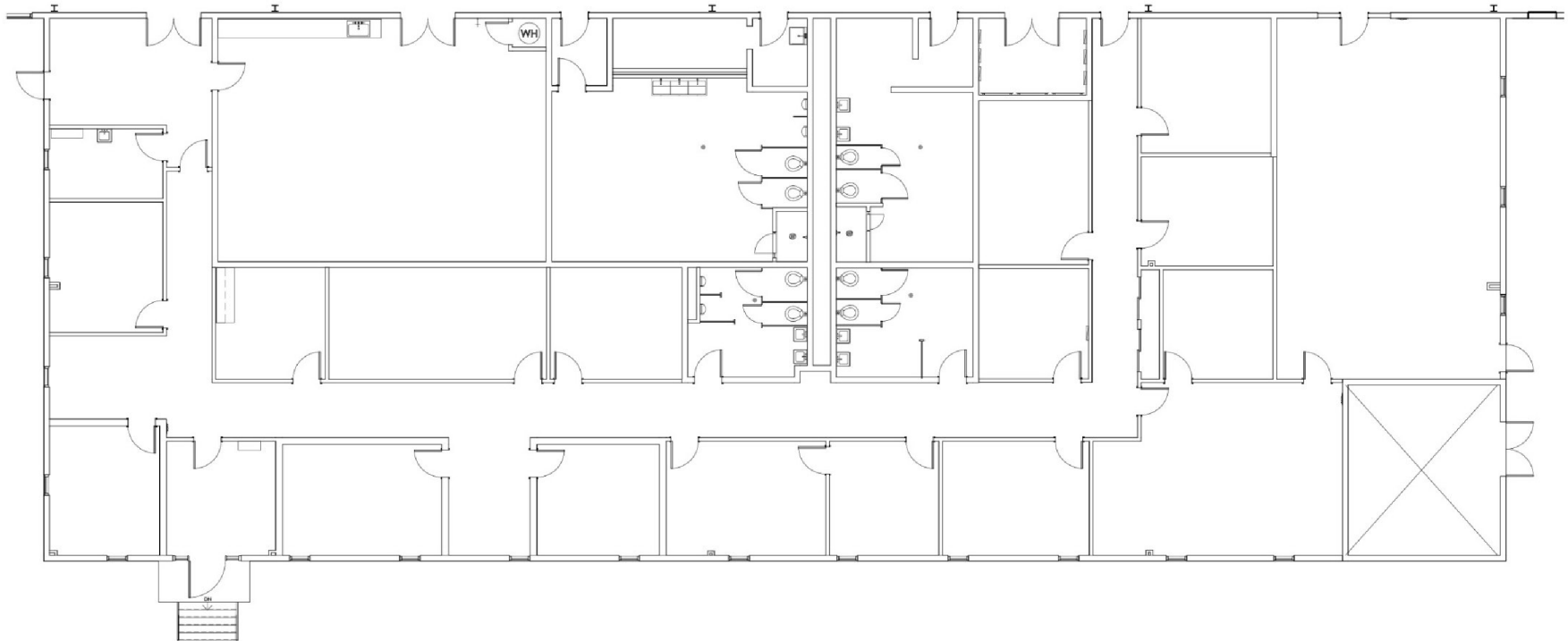
WAREHOUSE
±138,584 SFDOCK DOORS
13 + 2 DIRAIL
Served

FLOOR PLAN

Office Layout

OFFICE
±9,728 SF

TOTAL BUILDING
±148,312 SF



FOR MORE INFORMATION

Contact the Partners Team

To schedule a tour or request the due-diligence package, please contact the exclusive listing team at Partners Real Estate.



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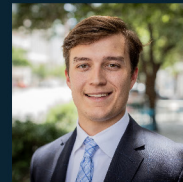


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