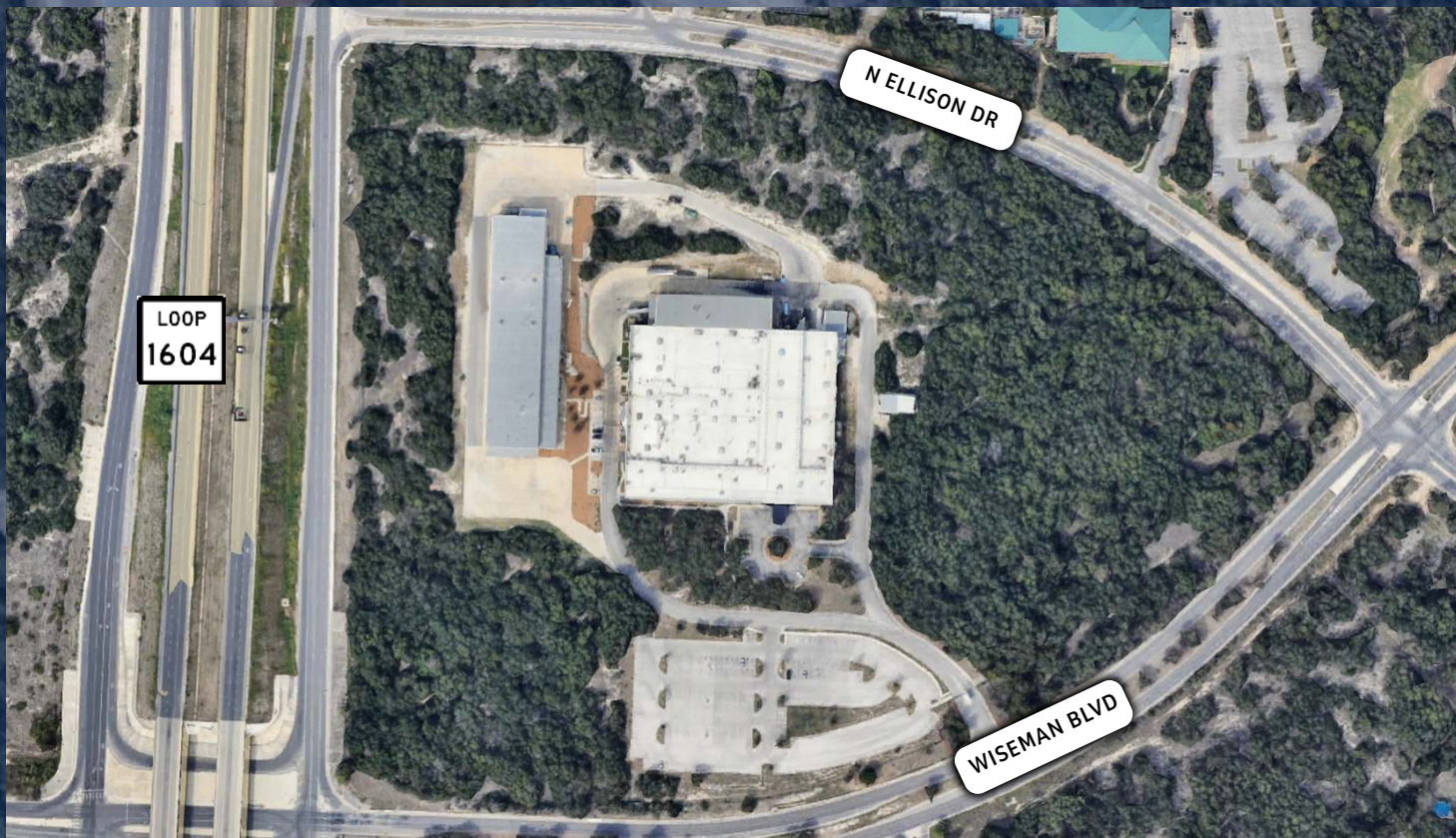


4611 WISEMAN BLVD
SAN ANTONIO, TX 78251
INDUSTRIAL CAMPUS FOR SALE



**CONTACT
US** —————→

Amanda Concha

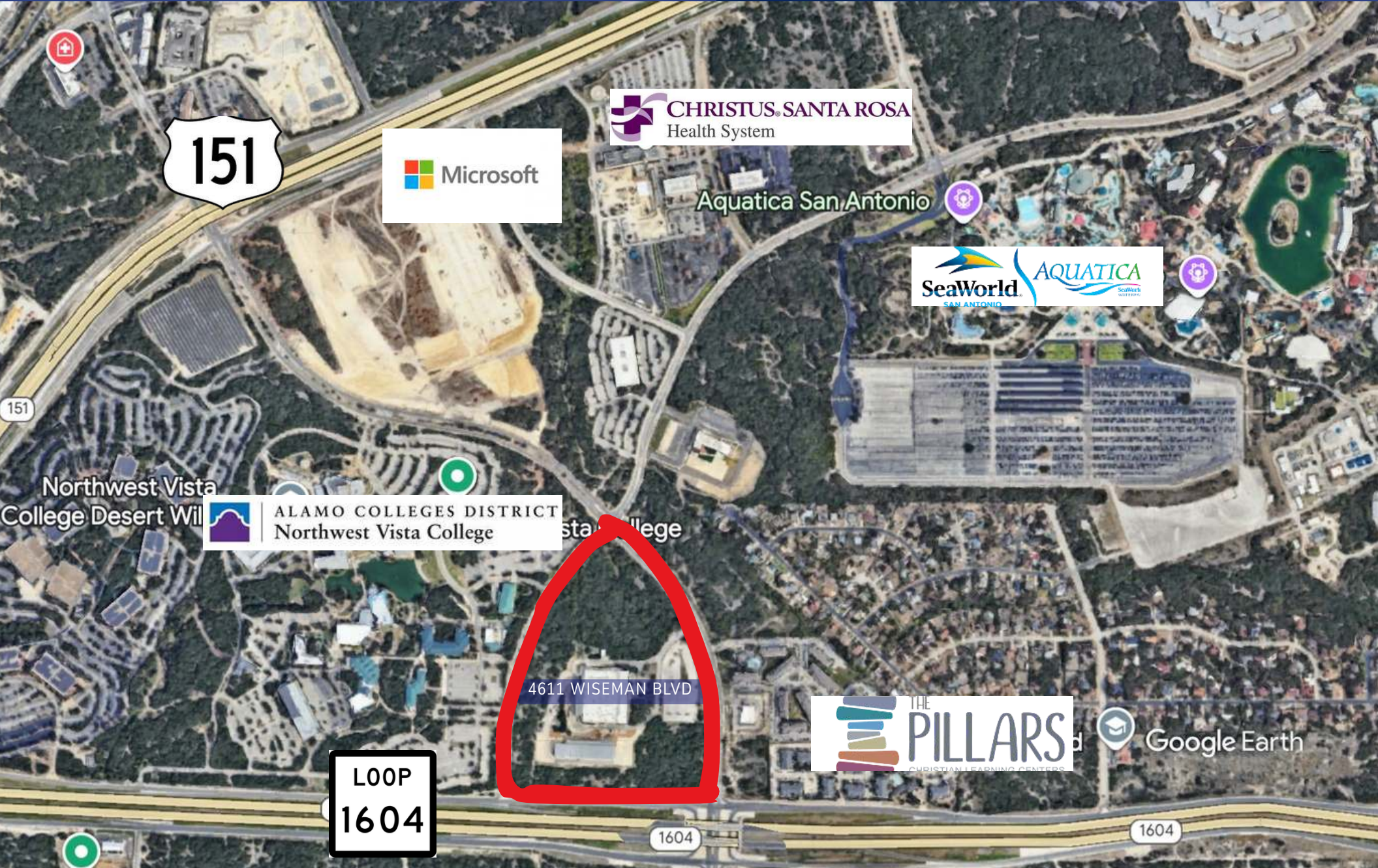
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AERIAL VIEW OF SURROUNDING LOCATION

4611 WISEMAN BLVD
SAN ANTONIO, TX
78251





4611 WISEMAN BLVD
SAN ANTONIO, TX, 78251

The facility features:

- *Four loading docks and one ramp*
- *Trench available - ideal for manufacturing or specialized industrial use*
- *Expansive interior layout with ample open space*
- *Additional storage room*
- *Two dedicated lab rooms*
- *Excellent onsite parking*
- *Walking trail surrounding the building*
- *Fire suppression System in one designated room*

About 4611 Wiseman Boulevard:

This location presents a unique opportunity in one of San Antonio's most dynamic growth corridors. Positioned along Loop 1604 on the city's northwest side, this ±42 acre property of well designed and functional space. The site is optimized for productivity and long term operational savings, featuring large scale manufacturing areas, contemporary office suites, extensive storage options, and much more. Its prime location offers immediate access to major business hubs, health care institutions, and lifestyle conveniences, while being surrounded by a strong cluster of leading tech companies. This facility is ideal for organizations seeking a high performance space in a highly connected and innovative environment.



AERIAL VIEW OF CITY

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**

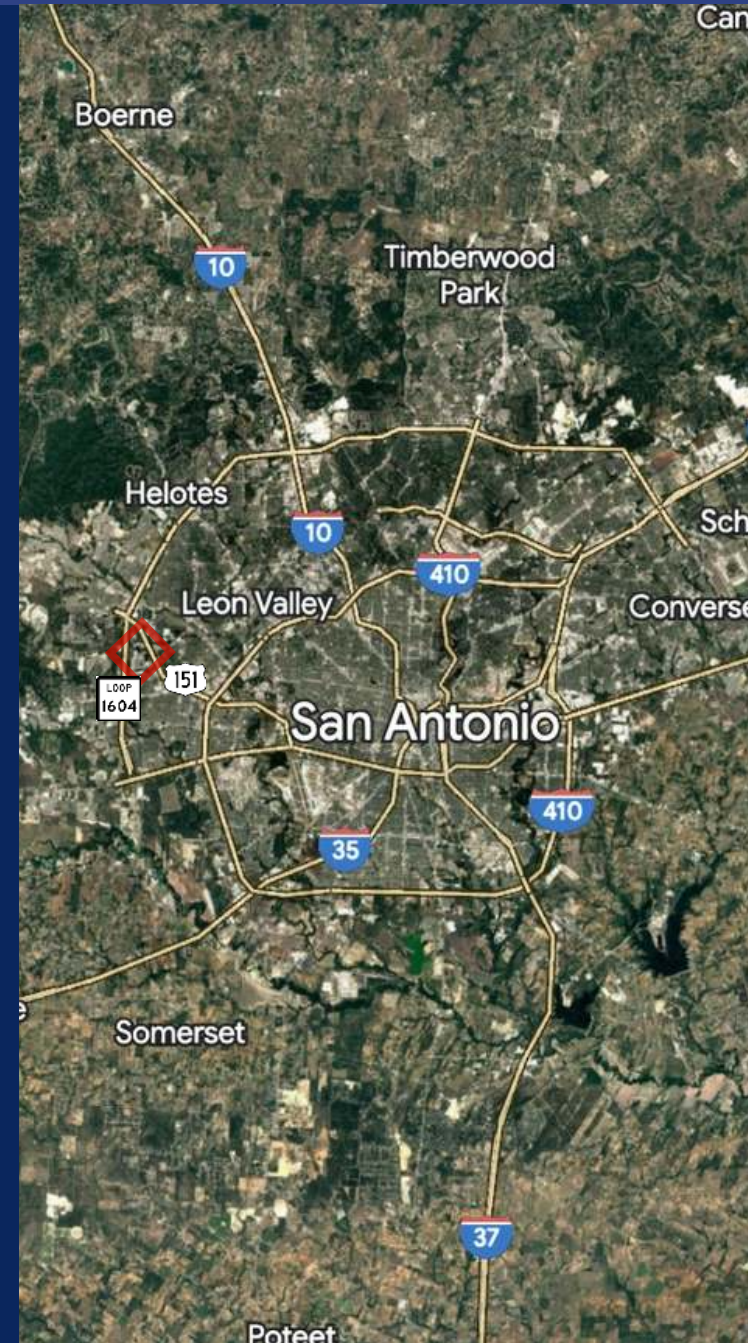
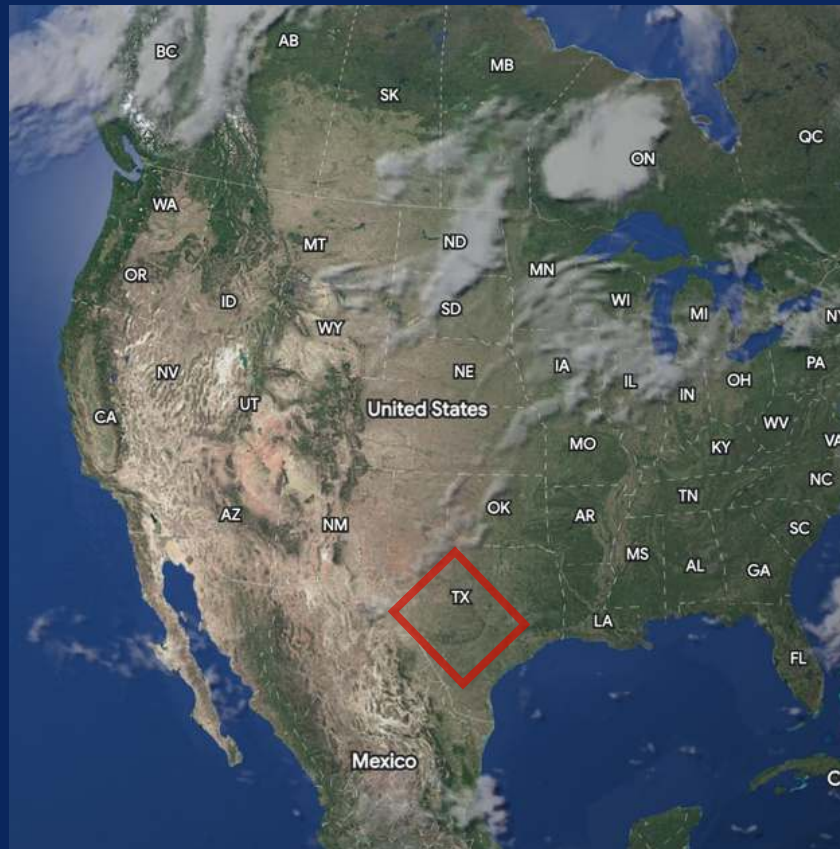
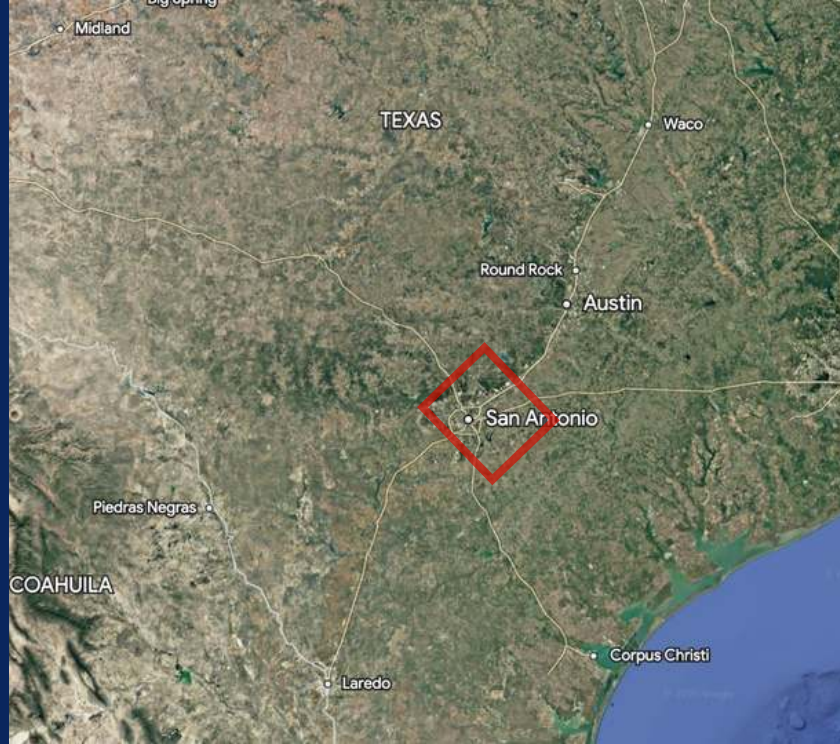
This aerial image provides a broader view of Texas and the city of San Antonio, highlighting the location of the Joyson facility within the regional context. If you look closely, you'll see the main highways closest to the facility, including Highway 1604 and Highway 151, which offer convenient access.

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AERIAL VIEW OF PROPERTY

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**



This aerial view highlights the Joyson property layout, featuring two main buildings and an additional on-site storage building totaling approximately $\pm 225,000$ square feet. Building 1 has $\pm 175,000$ square feet, and Building 2 has $\pm 48,178$ square feet. The property also includes 300 parking spaces.

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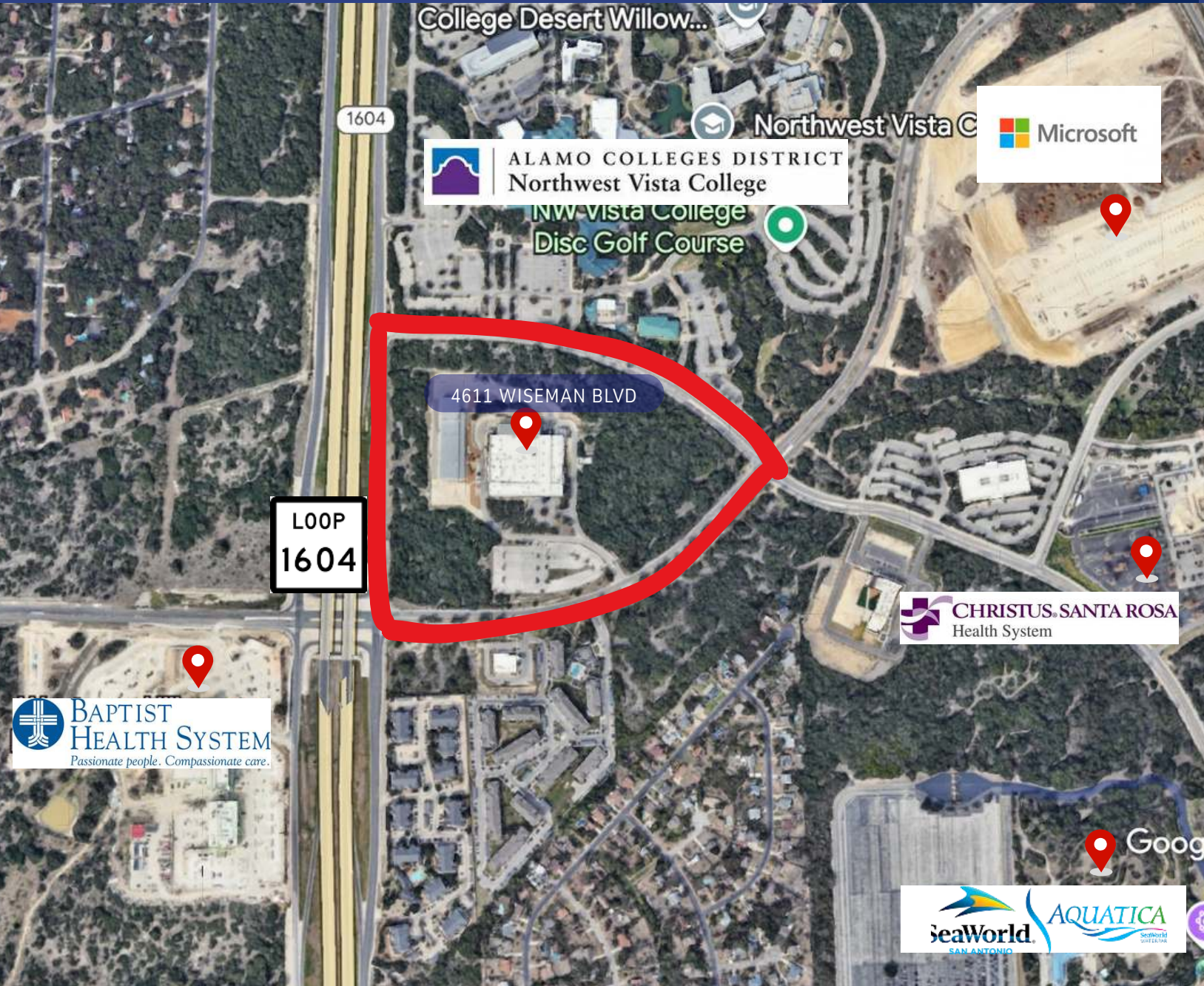
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AERIAL VIEW OF SURROUNDING LOCATION

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**



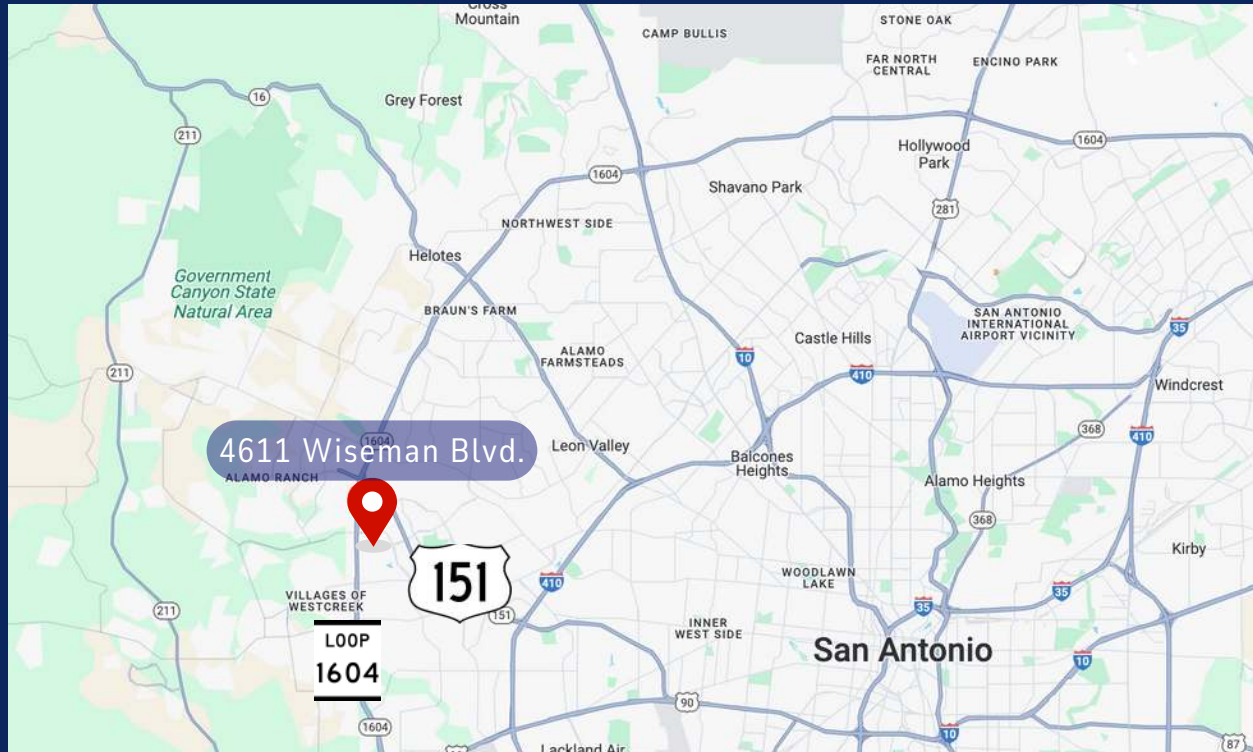
The aerial view highlights the property's strategic location, surrounded by a diverse mix of established technology companies, leading healthcare institutions, higher education facilities, and recreational amenities. This dynamic environment enhances the property's appeal and positions it as a highly desirable investment opportunity.

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LOCATION DETAILS

4611 WISEMAN BLVD SAN ANTONIO, TX 78251



- Approximately 231,683 vehicles per day



- Approximately 306,104 vehicles per day



- Approximately 295,345 vehicles per day

4611 Wiseman Blvd, San Antonio, Tx, 78251

- Nearby major business hubs include:
 - Northwest Vista College
 - CHRISTUS Santa Rosa Hospital
 - Westover Hills Baptist Hospital
 - William J. Brennan Highschool
 - Mcdonalds
 - Sea World
 - Microsoft DC
- And numerous other key destinations, highlighting the area's strength as a growing hub for business and innovation.



WORLD-CLASS STAMPING FACILITY

Engineered for Manufacturing Excellence

This premier manufacturing facility stands among the nation's top-tier metal stamping operations, originally designed to meet the rigorous production and quality standards of a leading global automotive OEM. Purpose-built automotive fabrication, the plant features precision-engineered stamping lines, integrated quality assurance systems and a lean production layout grounded in Kaizen methodology.

Key features include:

- **Advanced Metal Stamping Infrastructure:** Engineered for high-volume, tight-tolerance production with specialized tooling, presses and material handling systems.
- **Kaizen-Based Operational Design:** The facility layout and workflows are rooted in continuous improvement principles, enabling efficiency, adaptability and reduced downtime across production lines.
- **Automotive-Grade Quality Systems:** Built to align with global OEM standards, the facility includes dedicated inspection areas, traceability protocols and in-line quality control for critical safety parts.
- **Scalable and Ready for Re-Tooling:** With its flexible footprint and infrastructure, the site is well-suited for continued use in automotive manufacturing, advanced fabrication or reconfiguration to meet evolving industrial demands.



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KEY PROPERTY DETAILS

- Total Lot Size: 42.66 acres of land and 225,000 SF of building space
- Existing Buildings: Two operational plant buildings and one storage building
- parking: 300 parking spots with additional space to add more
- Electrical Systems: Has a power capacity of 480-1,000 volts
- Building 1 (Main): 175,000 SF building
 - Office space (Main): 44,000 SF
- Building 2: 48,178 SF building
 - Office space: 4,300 SF



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EXTERIOR PHOTOS

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**



Front view of main building

View of loading docks



This slide showcases exterior photos of the property, including the main entrance to the primary building, the loading docks with four bays and one ramp, and the entrance to Building 2.



Front view of building 2

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INTERIOR PHOTOS

INDUSTRIAL

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**



These photos showcase the expansive industrial side of the Joyson facility, highlighting the spacious work areas, stamping facility, and shipping zones. The facility is thoughtfully designed with dedicated men's and women's locker rooms. These images represent just a portion of the many functional and well-equipped spaces within the Joyson facility.

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INTERIOR PHOTOS

OFFICE SPACE

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**



The facility boasts a versatile interior layout with expansive open-floor manufacturing areas designed for flexibility and adaptability across various industrial applications. Built with high-end power capacity to support advanced machinery and future scalability, the infrastructure meets the demands of precision-driven operations.

The site also features a seamless transition between production floors, office space, labs, and employee break areas—enhancing workflow efficiency and providing a cohesive working environment.

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PLANS Available Land

Useable land area: $\pm$ 23 Acres



42.66 acres of land available including existing buildings

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**

This slide showcases the area surrounding the Joyson facility, highlighting approximately 23 acres of usable land out of a total of 42.66 acres. The remaining acreage offers additional space that could be utilized for future expansion or other development opportunities.

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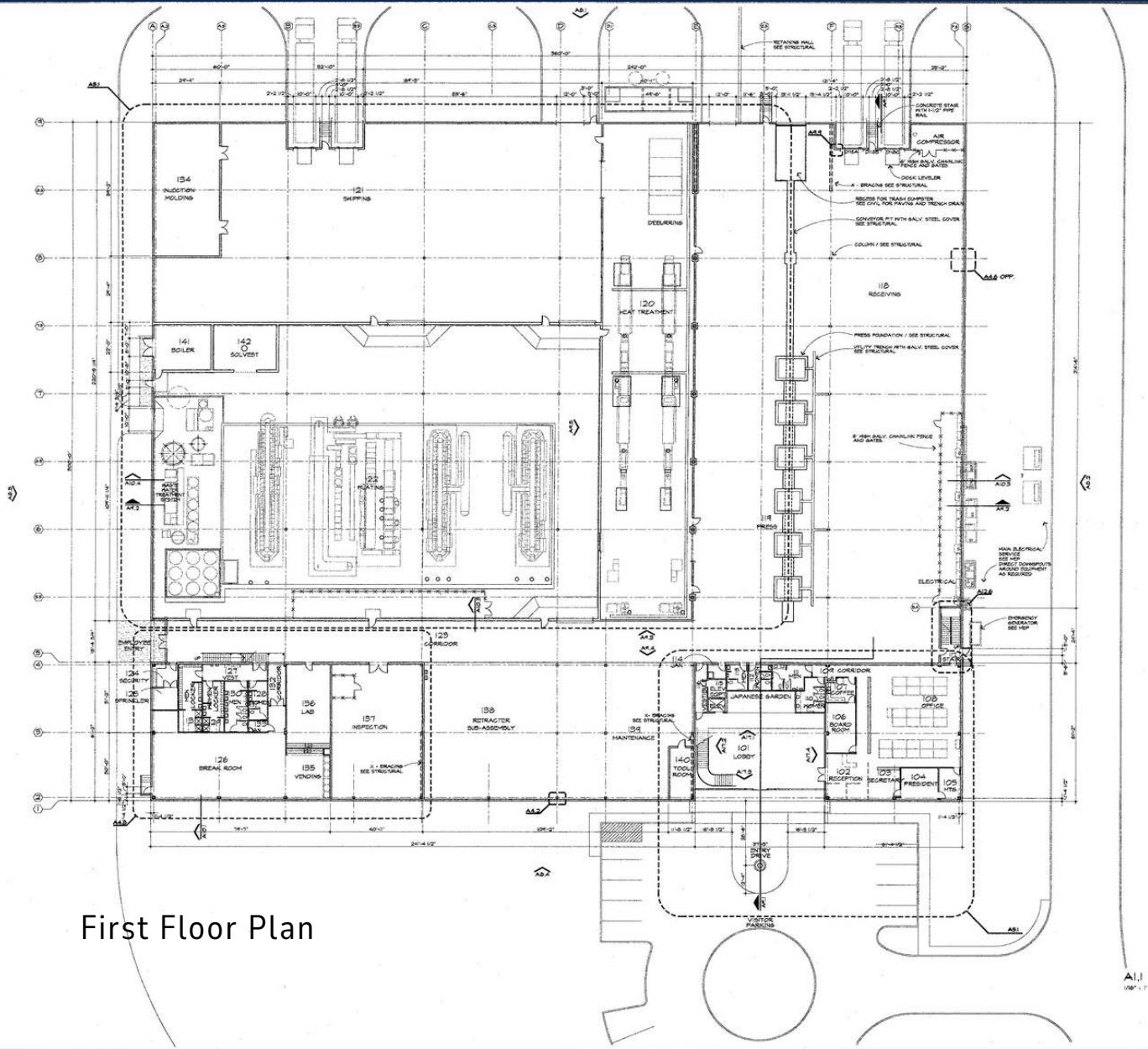
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MAIN BUILDING

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**

A



First Floor Plan

FIRST FLOOR PLAN:

The first floor features both an industrial side and an office side, as well as the lobby area. The enlarged photo below offers a detailed view of the main entry spaces, including the lobby, office space, reception desk, and bathrooms.

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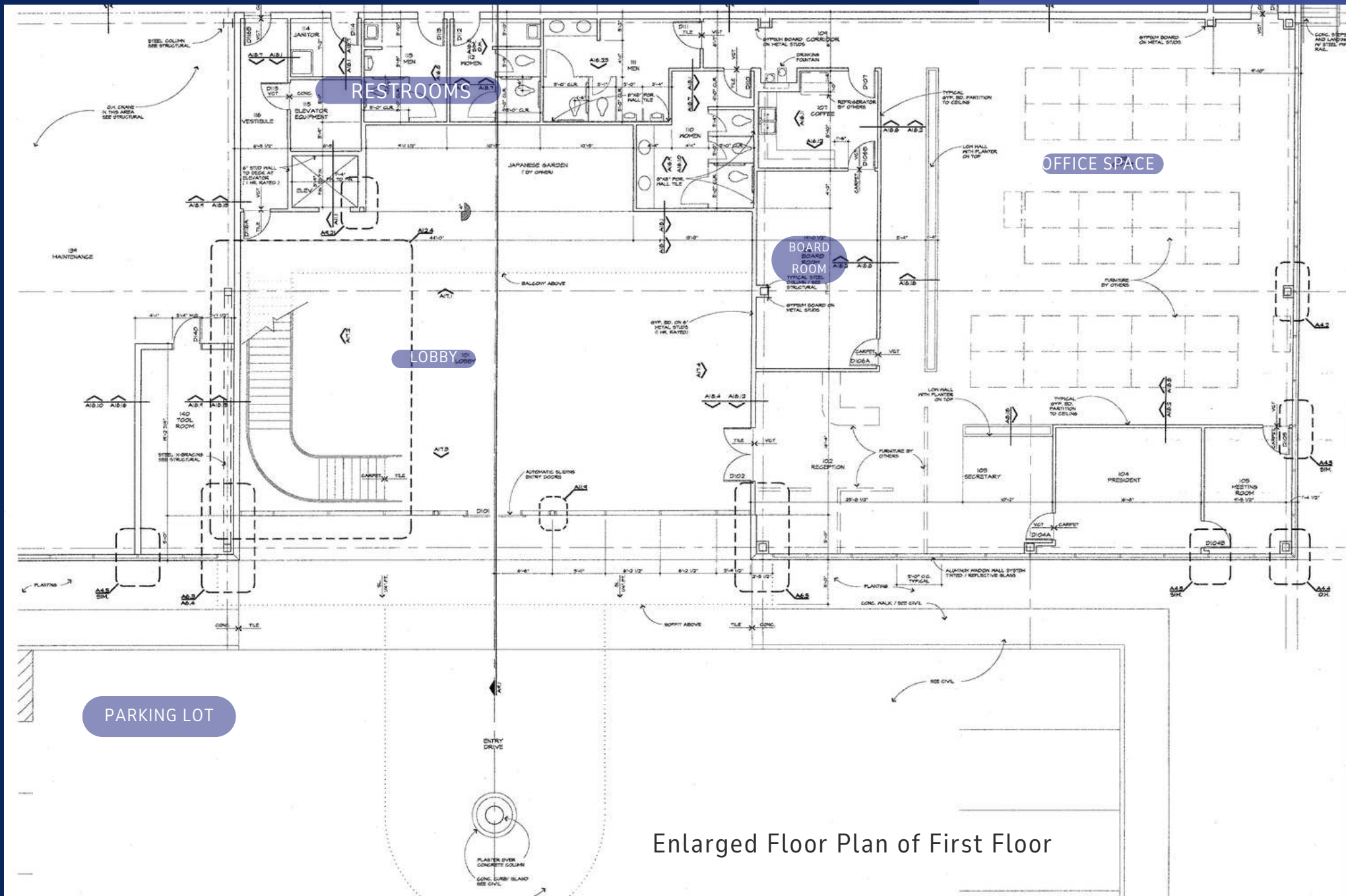
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PLANS

MAIN BUILDING

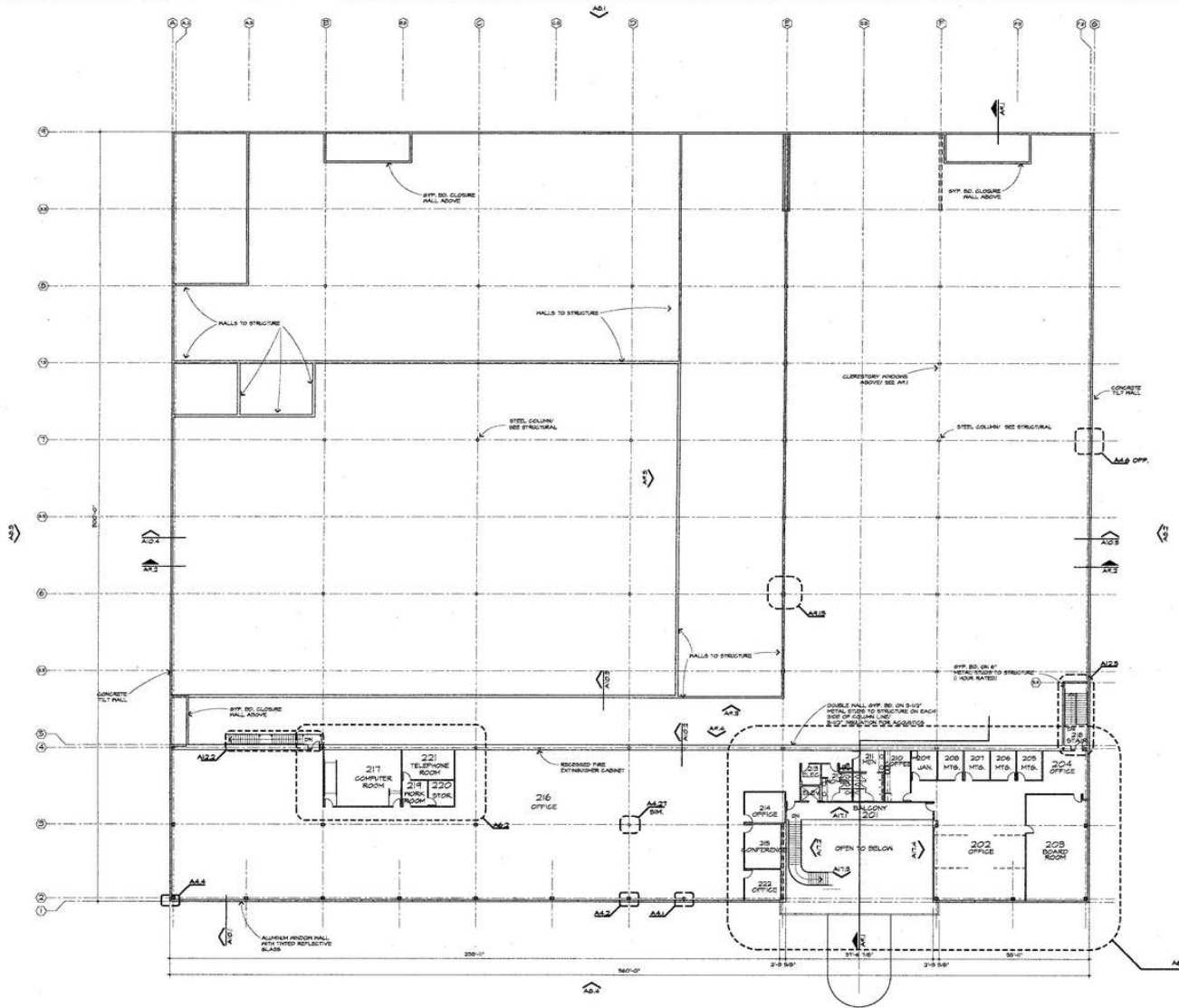
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Enlarged Floor Plan of First Floor

PLANS: MAIN BUILDING

**4611 WISEMAN BLVD
SAN ANTONIO, TX
78251**



Second Floor Plan

The second floor features additional office space and computer rooms, along with boardrooms, conference rooms, and break areas. It also includes a door that provides access to the industrial side of the facility. When you look at the enlarged floor plan below, you'll see it highlights the office area, computer room and lobby.

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MAIN BUILDING

**4611 WISEMAN BLVD
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78251**



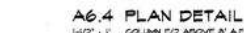
Enlarged Floor Plan of Second Building



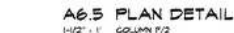
A6.3 PLAN DETAIL



A6.4 PLAN DETAIL

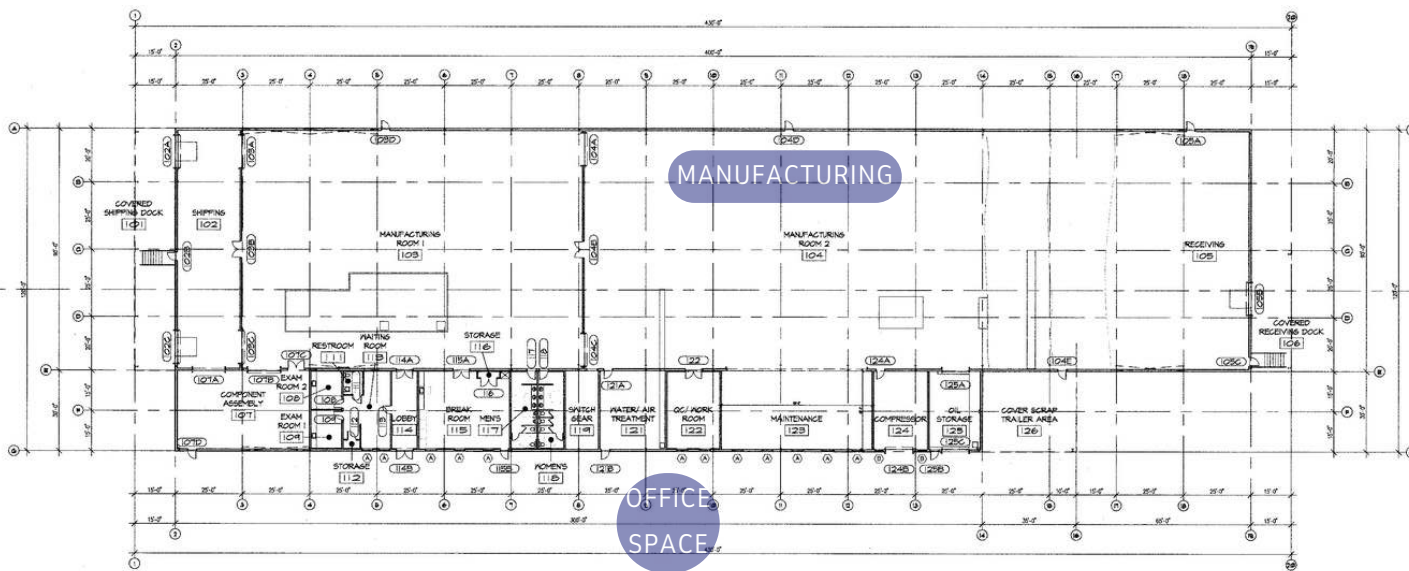


A6.5 PLAN DETAIL



PLANS: BUILDING 2

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SAN ANTONIO, TX
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Building 2 is dedicated solely to manufacturing and office space. It is a spacious facility designed to support efficient operations and productivity.

Second Floor Plan

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SAN ANTONIO OVERVIEW



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city

City Attractions

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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WESTOVER HILLS OVERVIEW



SEA WORLD



BAPTIST HEALTH SYSTEM HOSPITAL



NORTHWEST VISTA COLLEGE



CHRISTUS SANTA ROSA HOSPITAL

WESTOVER HILLS

Positioned in a region known for its pro-growth policies and enterprise-friendly approach, this site offers commercial users a streamlined path to development and long-term operational value. The property features excellent topography, direct access to Loop 1604 frontage roads and sits just minutes from major corporate campuses, medical centers and lifestyle amenities.

The property is located in one of the region's most active tech and enterprise hubs surrounded by Microsoft data centers and within minutes of major operations including Valero, Frost Bank, Lowe's, CyrusOne, Vantage and other

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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 or seller representation 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.

Core Commercial SA, LLC 5 78245 info@corecommercialsa.com 210-201-0061

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amanda Concha	5 78245	Amanda.Concha@corecommercialsa.com	210-201-0061 x1
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Moises Hernandez	7 83405	Moises@corecommercialsa.com	210-324-2684
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date