

# SC SAN ANTONIO IH 35 LARGE RETAIL FOR SALE OR LEASE



- Location - SEQ W Southcross @ IH 35 south central San Antonio
- Size -  $\pm$  78,172 sf bldg on  $\pm$  5.3 acres
- Address - 1419 Commercial Ave, San Antonio, Tx 78221
- Zoning - City of San Antonio C-3, San Antonio's most intense retail zoning
- Year Built - 1965
- Bldg Finish Out - 100% climate controlled fully sprinklered
- Height - 14'
- Loading - Dock well; bldg is grade level
- Current Use - Ballroom and flea market
- Parking - 3.8 car parks per 1,000 sf
- Traffic Count - IH 35 2014 24 hr  $\pm$  125,000
- Comments - Excellent identity with IH 35 @ Southcross location; Site has excellent visibility from northbound IH 35; Site is accessed from IH 35, Commercial Ave and Gerald St
- Sale Price - Contact broker for pricing
- Lease Rental - All or part of bldg is for lease; Please contact broker for pricing

For Further Information, please contact:  
Robert N Hamilton, Broker  
Commercial Propertyco Inc  
[hamilton@commercialpropertyco.com](mailto:hamilton@commercialpropertyco.com)  
210-861-1231  
1110 Arroya Vista, San Antonio, Tx 78213



