

# NE IMPROVED INDUSTRIAL PROPERTY FOR SALE



- Location:** NE San Antonio outside city limits  $\pm$  2 miles north of Loop 1604 just west of Nacogdoches Rd
- Address:** [18985 Marbach Ln, San Antonio, Tx 78266](https://www.google.com/maps/place/18985+Marbach+Ln,+San+Antonio,+TX+78266) (please click on address for map)
- Size:** Bldg's – two approx 9,000 sf metal bldg's  
Land - Approx 12.08 acres
- Zoning:** Outside city limits in Comal County
- Bldg Dimensions:** Approx 40' x 225'
- Height:** 9' at eaves; 11' at pitch
- Utilities:** Bldg's are served with septic and residential style well
- Power:** Single phase
- Loading:** Grade level 8' high ovhd doors
- Flood Plain:**  $\pm$  300' frontage depth shows to be in 100 yr flood plain on FEMA Maps
- Occupancy:** Buildings are 100% leased
- Income:** Gross rentals of approx \$111,000 plus \$4,200 for water service
- Taxes 2018:** \$14,042
- Asking Price:** Please contact broker for pricing

For Further Information Contact:

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