

# RETAIL-WHSE ON BUSY PERRIN BEITEL RD FOR LEASE



- Location - NE San Antonio on heavily developed Perrin Beitel Rd retail corridor just north of Loop 410 near its intersection with IH 35
- Size - Bldg footprint -  $\pm$  4,320 sf  
2<sup>nd</sup> story -  $\pm$  3,000 sf  
Land – Approx 18 parking spaces plus small fenced yard
- Address - [9206 Perrin Beitel, San Antonio, Tx 78217](#) (for map, click on address)
- Zoning - C-3 city of San Antonio
- Loading - Two grade level 15' wide x 9' high ovhd doors – one on front and one on side; One 9' x 9' ovhd door on side
- Power - Apparently single phase installed but 3 phase to building
- Traffic Count - Approx 45,000 VPD north/south combined 2016
- Structure - Insulated metal clear span 24' pitch 16' eaves
- Finish Out - 2<sup>nd</sup> floor finished with apartment and full bath
- Comments - Location convenient to expressway system and Wurzbach Pkwy; Excellent identity and signage opportunity; Previously used as paint and body shop; Corner location at signalized intersection
- Lease Rental - \$4,000 NNN per mo gross

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