

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 footprint on 5.3 acres; 6,260 sf concreted 2nd story
- Address - [1419 Commercial Ave, San Antonio, Tx 78221](#) (click on address for map)
- 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' to ceiling grid; 16' to bottom of roof joists; 6,000 sf +/- 26' clear
- Loading - Dock well; bldg is grade level
- Current Use - Month to month ballroom and flea market
- Cell Towers - Sprint and Cingular cell tower leases generate +/- \$48,000 combined annually
- 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

For further information, please contact:

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