

NEAR NW HIGH PROFILE WHSE FOR LEASE

Location: About half a mile inside Loop 410 on Fredricksburg Rd in proximity to major retail centers Wonderland Mall and Fredrick Circle in Balcones Heights

Address: 4437 Fredricksburg Rd, San Antonio, Tx

Size: Approx 6,000 sf bldg; Front space leased to insurance agency; +/- 3,900 sf whse available

Lot Size: Offered as +/- .65 acres Additional area available

Loading: Dock and grade 10' high ovhd doors

Whse: +/- 48 x 87' clear span with small office, restroom and shower

Height: 11' to 13'

Power: Single phase

Access: Front and rear access

Zoning: Balcones Heights MXD



Traffic Count - Approx 20,000 vpd north south combined

Comments - Site has its own pole sign; Location has great identity and visibility; Quick access to Loop 410 and IH-10

TI Allowance - Negotiable

Lease Rental - Please contact Broker for pricing

For Further Information Contact:

Robert N Hamilton, Broker
Commercial Propertyco Inc.

210-861-1231

hamilton@commercialpropertyco.com

1110 Arroya Vista, San Antonio, Tx 78213

