

NEAR NW WHSE FOR LEASE/CONVERSION



- Location:** About half a mile inside Loop410 on Fredricksburg Rd in proximity to major retail centers Wonderland Mall and Fredrick Circle in Balcones Heights
- Address:** [4437 Fredricksburg Rd, San Antonio, Tx 78201](#) (click on address for map)
- Size:** Bldg: +/- 2,400 sf .
Lot Size: Offered as +/- .65 acres. Additional land area available
- Finish Out:** Two drive in bays; sump drain in shop
- Loading:** One grade level 9' H x 15' W door; One 9' H x 10' W ovhd door
- Height:** 11' to 13'
- Power:** Single phase
- Zoning:** Balcones Heights MXD
- Traffic Count:** Approx 20,000 vpd on Fredricksburg Rd
- Comments:** Location has great identity; Quick access to Loop 410 and IH-10; Bldg needs serious redo; Possibly a great office, bar or destination retail conversion
- Lease Rental - Please contact Broker for pricing:**
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