

# NEAR NW STABILIZED YARD w/ WHSE SHELL FOR LEASE



**Location:** About half a mile inside Loop410 on Fredricksburg Rd in proximity to IH 10 and major retail centers Wonderland Mall and Fredrick Circle in Balcones Heights

**Address** [4437Fredricksburg Rd, San Antonio, Tx 78201](#) (click on address for map)

**Size:** Bldg: +/- 2,400 sf .  
Lot Size: Offered as +/- .99 acres

**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 available; Currently no power to site

**Zoning:** Balcones Heights MXD

**Traffic Count:** Approx 20,000 vpd on Fredricksburg Rd

**Comments:** Prime location on intensely developed Fredricksburg Rd retail corridor; has great identity; Quick access to Loop 410 and IH-10; Zoning accommodates fleet parking; Site previously used for heavy truck parking; Bldg has sloped floor with sump drain.

**Lease Rental - Please contact Broker for pricing:**  
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