



# Building 1 & 2

**FOR LEASE**  
**± 309,806 SF**

111 & 135 Kiefer Road | San Antonio, Texas

**CARLOS MARQUEZ, SIOR**  
PARTNER  
Industrial Brokerage Services  
tel 210 896 2525  
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**PARTNERSREALESTATE.COM**

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# I-10/I-410 DISTRIBUTION CENTER

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± 309,806 SF

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## PROPERTY HIGHLIGHTS

### PROPERTY SIZE:

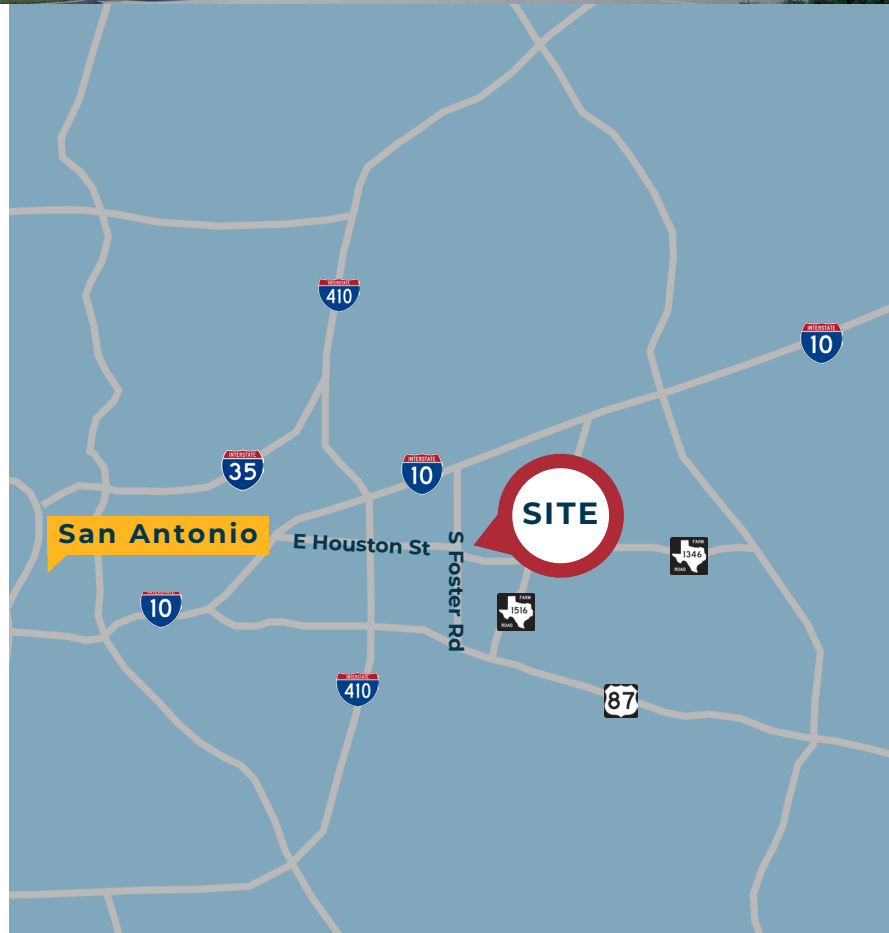
- Total Building Area: ±309,806 SF
- Building 1: ±137,990 SF
- Building 2: ±171,816 SF

### PROPERTY FEATURES:

- Divisible to 40,000 SF
- 32' Clear Height
- 53' X 50' Column Spacing
- ESFR Fire Protection
- Clerestory Windows for Natural Lighting
- 180' Truck Court for trailer parking or storage
- 69 Dock Doors and 4 Drive-in Ramps
- 75 Trailer Parking Spaces
- 226 Parking Spaces with Dedicated Entrances
- Power: 277/480 Volt, 3 Phase, 2500 Amps
- I-2 Zoning

## LEASE RATE

Contact Broker



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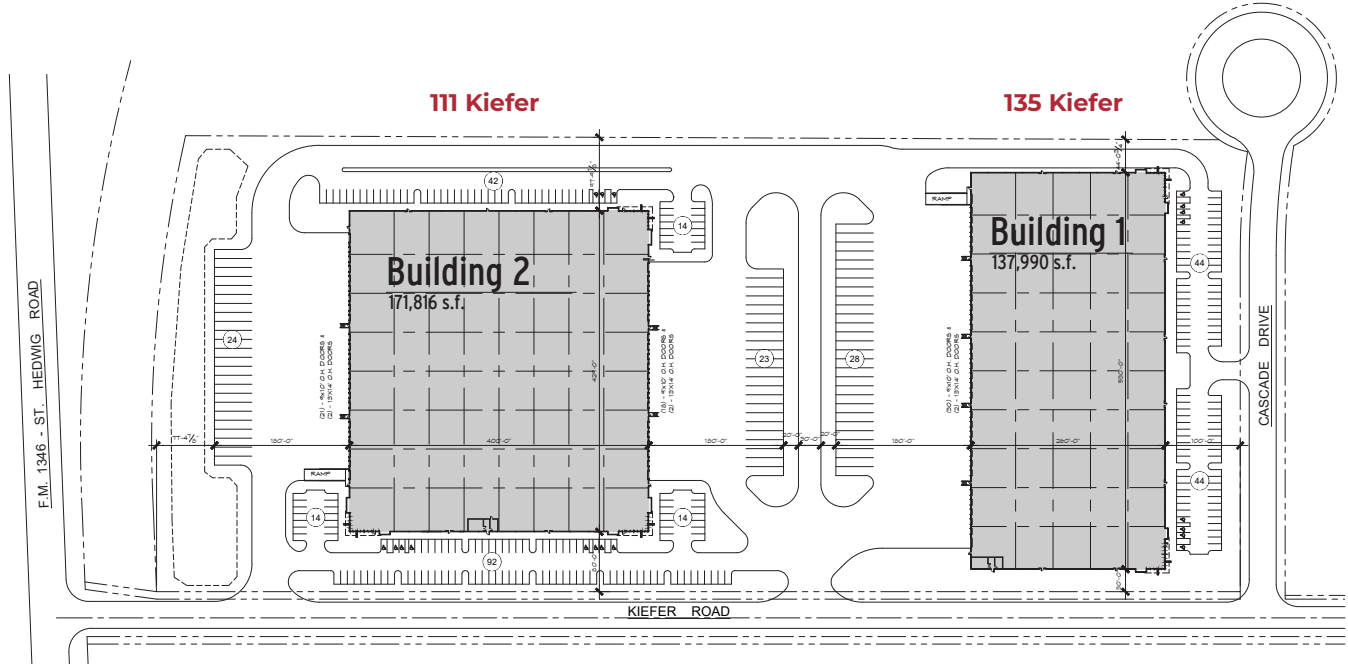
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PROPERTY OVERVIEW	BUILDING 1	BUILDING 2
Building Size:	137,990 SF	171,816 SF
Building Dimensions:	260' x 530'	400' x 429'
Loading:	Rear Load	Cross Dock
Automobile Parking:	84	142
Trailer Parking:	28	47
Truck Court Depth:	180'	180'
Floor Slab:	6" thick, 4,000 PSI reinforced concrete	6" thick, 4,000 PSI reinforced concrete
Column Spacing:	53'9" x 46' with 60' speed bays	53'9" x 52' with 60' speed bays
Clear Height:	32'	32'
Dock Doors:	30	39
Drive-In Ramp Doors:	2	2
Fire Protection:	ESFR	ESFR

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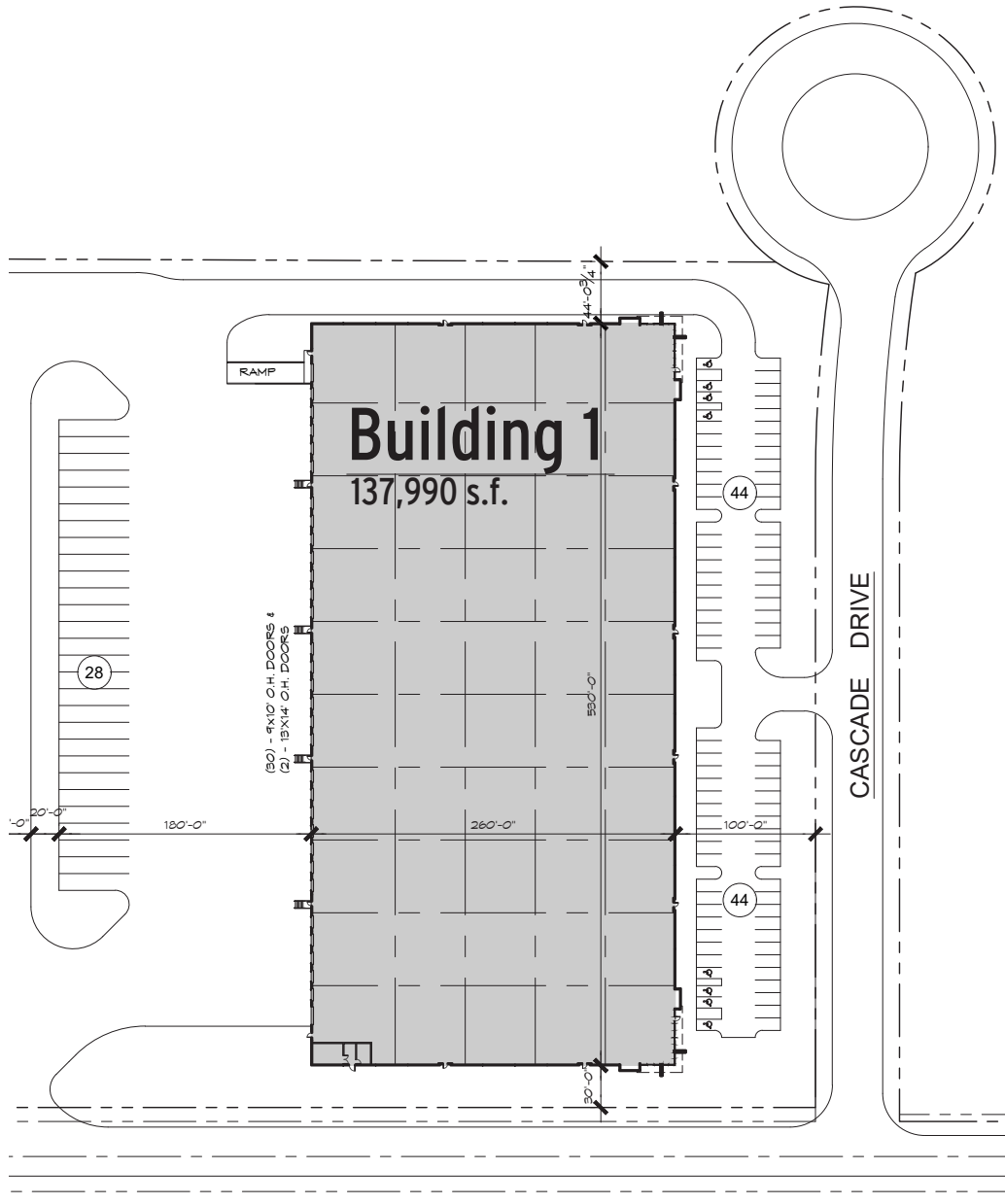
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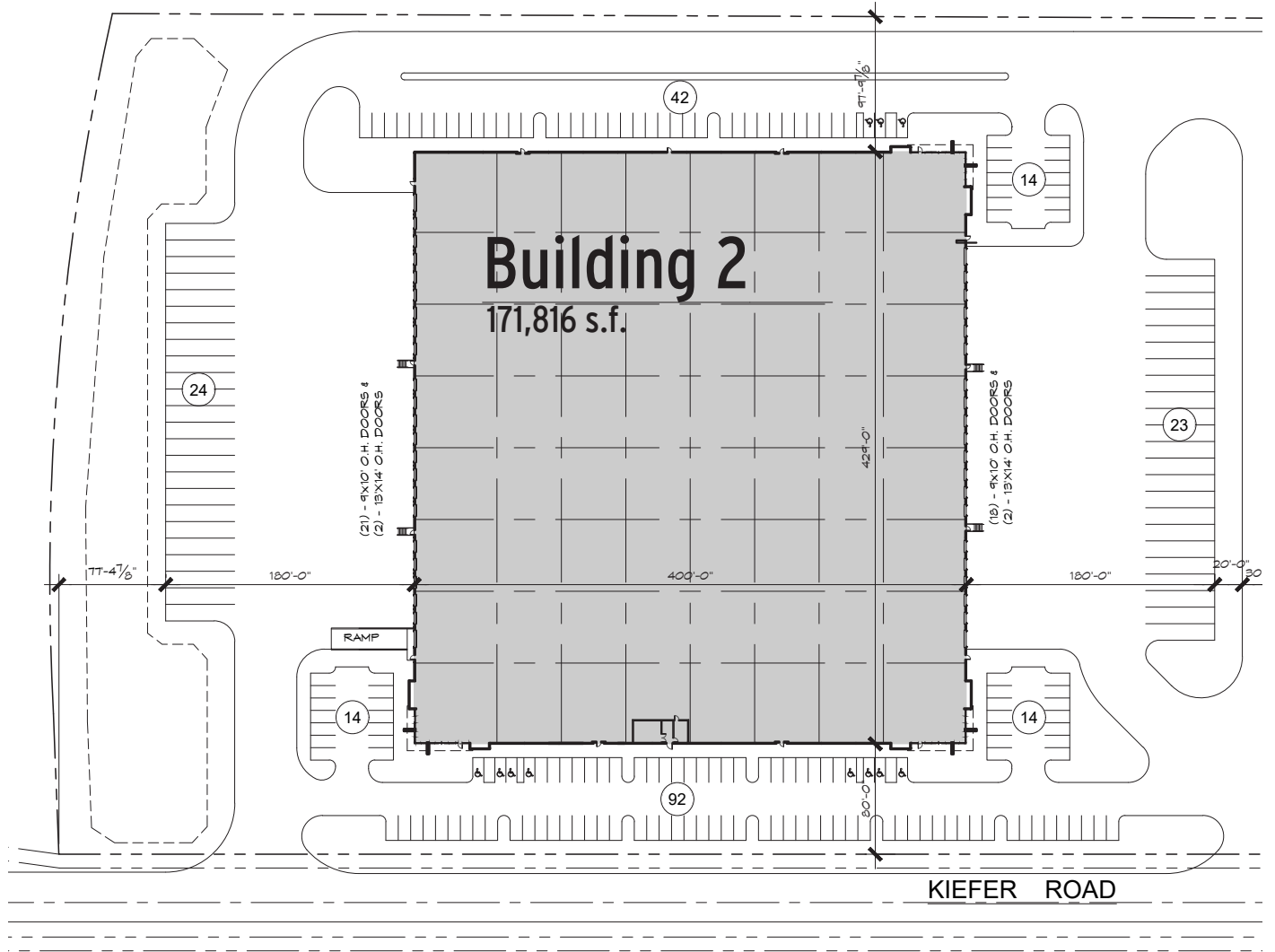
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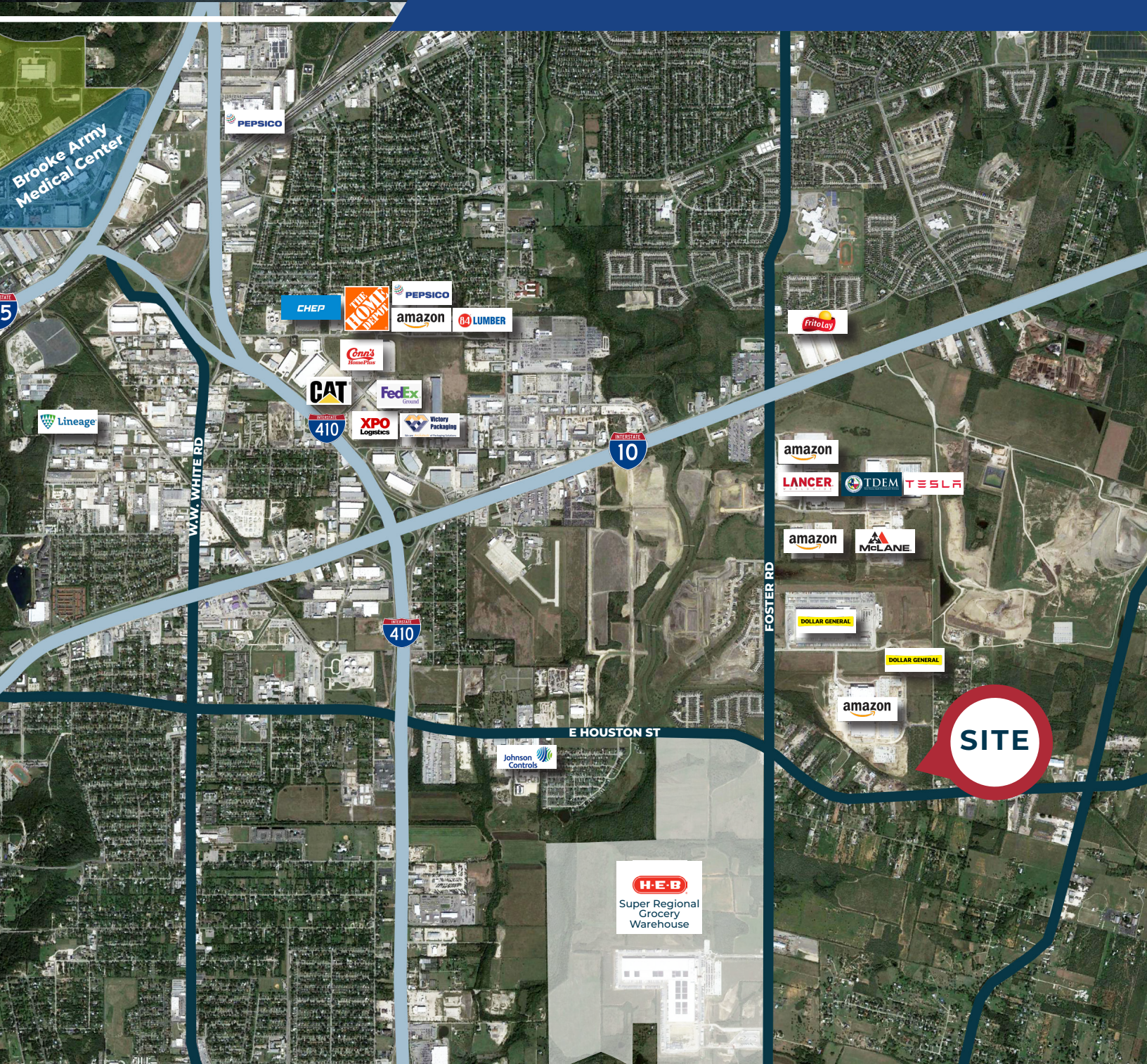
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## Strategically Positioned Distribution Location

I-10/I-410 Distribution Center is located less than 2 miles from Interstate 10 and 410 Loop, which is known to be the Logistics Hub for Warehousing, Distribution, and Truck Transportation.

San Antonio's metro area population of over 2.5 million, provides for a regional labor force of nearly 1.2 million people – providing companies with an ample and younger labor pool compared to other metros area across the United States facing labor shortages.

Population of over 5 million within 100 miles (includes Austin MSA)

Located in business-friendly City of San Antonio and Bexar County.



Driving Distance	Miles
I-10	1.5 miles
I-35 via Interstate 410 Loop	6 miles
I-37 via Interstate 10 Loop	9 miles
Downtown San Antonio	10 miles
Schertz	14 miles
San Antonio Airport	15 miles
Navistar Manufacturing	16 miles
Toyota Motor Manufacturing	22 miles
SH130	33 miles
Austin	77 miles
Tesla Gigafactory Texas	85 miles
Mexico	169 miles
Houston	188 miles
Dallas	290 miles

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Carlos Marquez	521174	carlos.marquez@partnersrealestate.com	(210) 892-1413
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date