

# INDUSTRIAL FOR SALE

4603 N. Stahl Park, San Antonio, TX 78217



## OFFERING SUMMARY

<b>UNIT SALE PRICE:</b>	\$285,000
<b>UNIT SIZE:</b>	2,031 sq ft
<b>UNIT PRICE / SF:</b>	\$140.32
<b>LEASE RATE:</b>	\$2,350. / month
<b>LEASE/ SF/ YEAR</b>	\$13.88 FS
<b>BUILDING SIZE:</b>	16,250 SF
<b>LOT SIZE:</b>	1.23 Acres
<b>ZONED:</b>	C-3R

## PROPERTY OVERVIEW

Multiple units, flex warehouse in NE San An Antonio off O'Connor Rd. FOR SALE OR LEASE. Spaces are finished-out/ turn-key. In a condo association.

## LOCATION OVERVIEW

EACH UNIT SOLD OR LEASED SEPARATELY

- 1) First Floor Office/ Warehouse (400 SF / 1,231 SF)
- 2) Second Floor Mezzanine Office (400 SF)
- 3) Four Parking Spaces per Unit
- 4) Completely Finished-out
- 5) One (1) 10 x 12 Door
- 6) 22' - 24' Clear height
- 7) Three Phase Power
- 8) Individually Metered
- 9) Condo Association

**KW COMMERCIAL**  
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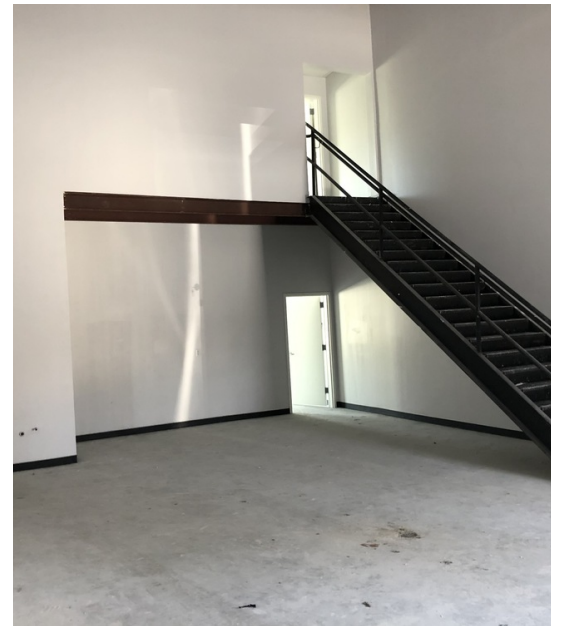
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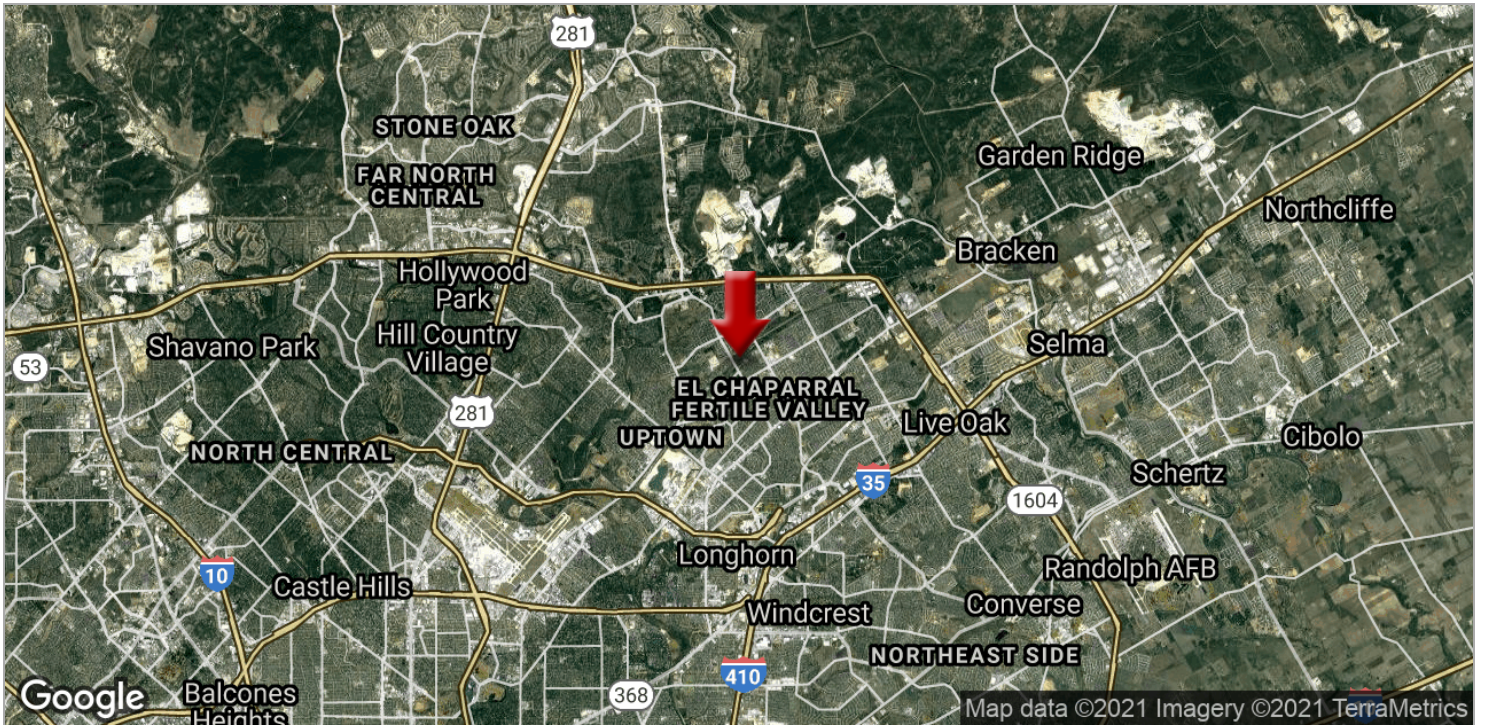
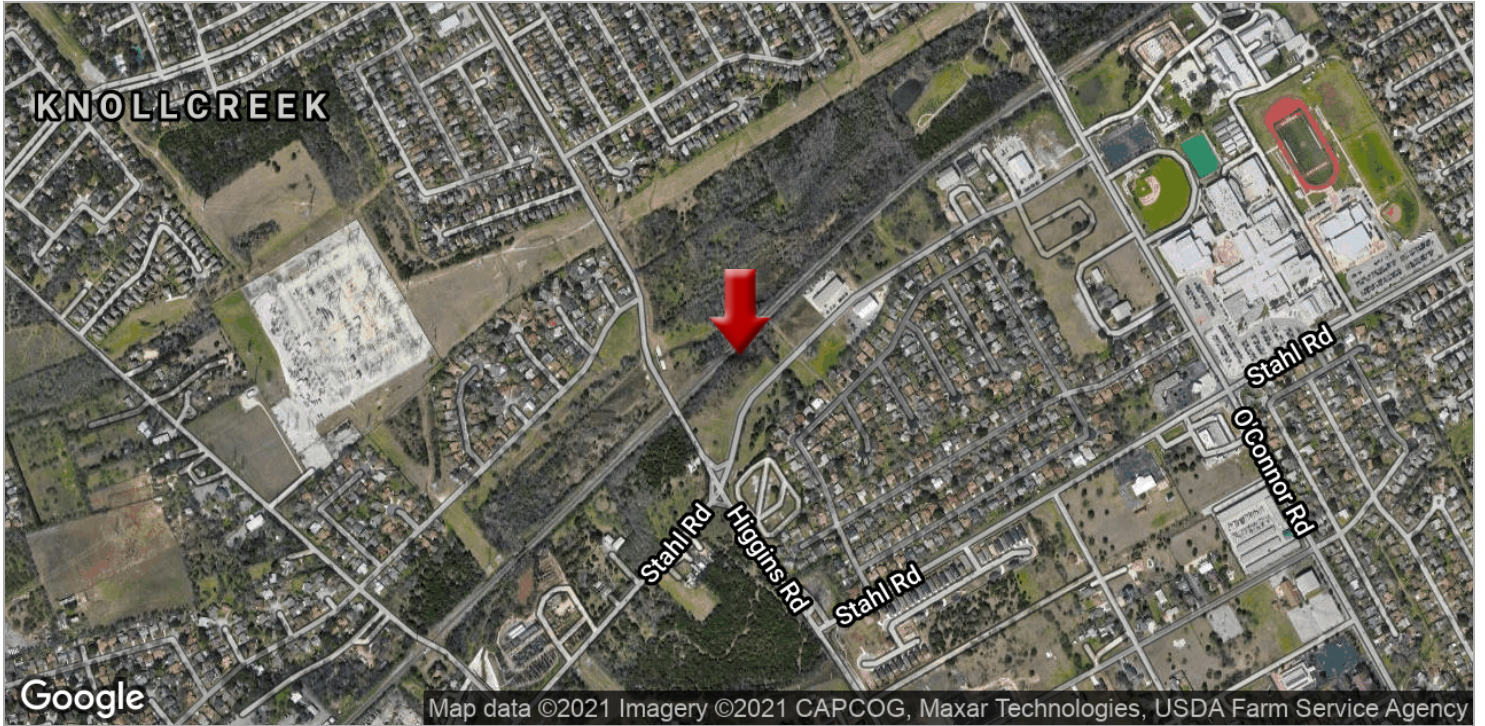
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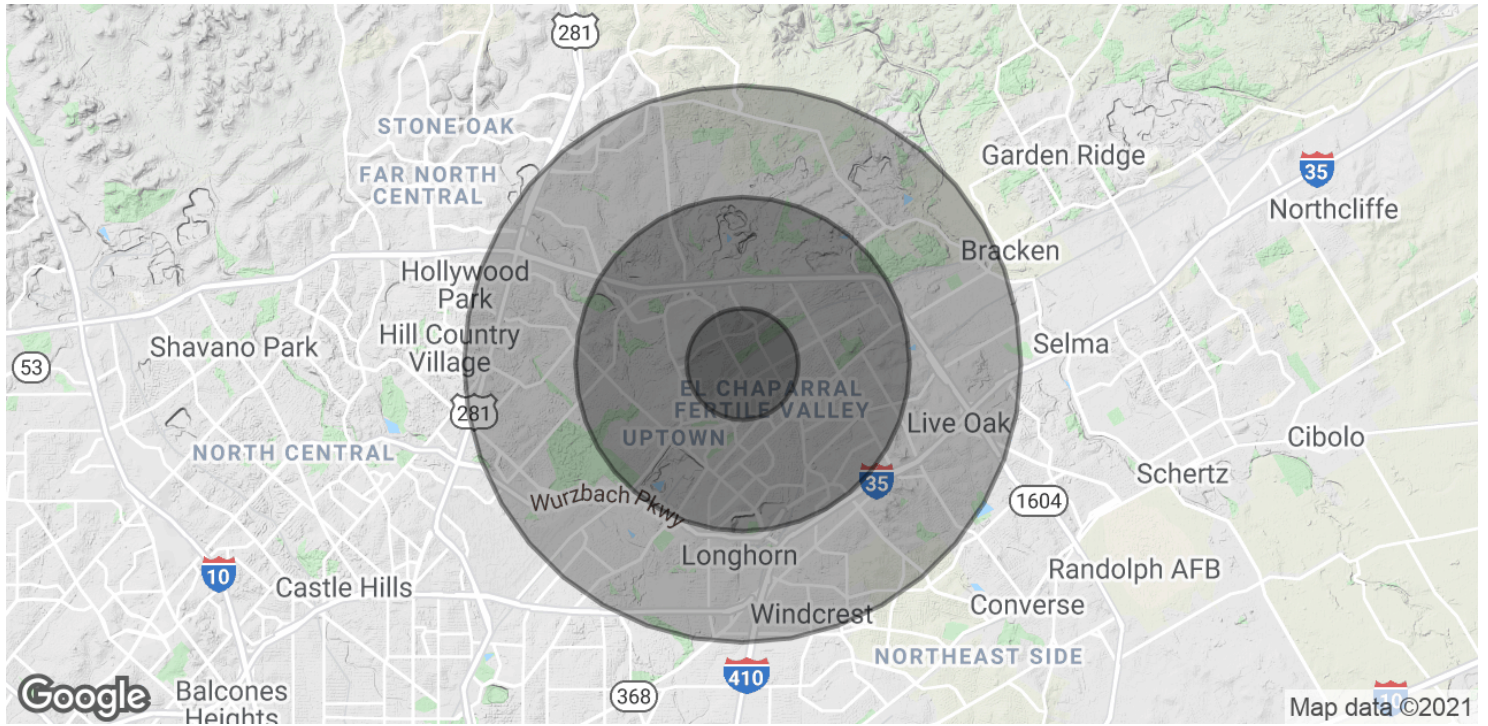
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,627	88,219	198,130
Average age	33.1	34.2	35.1
Average age (Male)	30.7	32.1	33.4
Average age (Female)	36.1	36.2	36.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,710	31,595	75,504
# of persons per HH	2.9	2.8	2.6
Average HH income	\$75,289	\$72,116	\$71,262
Average house value	\$139,744	\$143,406	\$157,215

\* Demographic data derived from 2010 US Census

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