

# FOR LEASE

2107 ACKERMAN RD, SAN ANTONIO, TX 78219



## 1.50 - 4.64 Acre Infill Industrial Outdoor Storage

### ABOUT THE PROPERTY:

2107 Ackerman Rd. is a newly repositioned 4.64-acre Industrial Outside Storage facility in the rapidly expanding Cornerstone logistics submarket. The property has recently undergone extensive upgrades to the yard and the 4,400 SF on-site warehouse/office. Conveniently adjacent to I-10, 410 Loop and I-35 with excellent visibility from Ackerman Road, this infill location is an ideal hub for logistics, construction, landscaping or equipment rental companies.

### FEATURES:

- 1.50 - 4.64-acre yard with 550 SF open office (2 bathrooms + kitchenette) and 3,850 SF warehouse
- Immediate access to I-10, 410 Loop and I-35
- Located in major infill industrial submarket
- Adjacent to 1.4M SF of new warehouse space
- Significant recent capital improvements

# AREA DETAILS & OVERVIEW



Over 1.4M SF of industrial has been developed in the immediate area since 2020: Cornerstone Logistics Crossing (423,000 SF), Cornerstone Commerce Center Phase I (413,000 SF) and Corner Ridge Crossing (576,000 SF).

# AREA DETAILS & OVERVIEW



Phase II of Cornerstone Commerce Center will see a planned industrial development of 650,000 square feet, resulting in over 2 million square feet of new warehouse space in the immediate area.

# AREA DETAILS & OVERVIEW



# PROPERTY HIGHLIGHTS

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- 4.64-acre stabilized truck/laydown yard
- 6" of new stabilized millings across yard
- 4,400 SF Office/Warehouse Space
- Brand new office (2 bathrooms + kitchenette)
- Premier San Antonio industrial submarket
- High visibility location along Ackerman Rd.
- Immediate access to I-10, Loop 410 and I-35
- Major logistics hub (5 nearby truck stops on I-10)



# CONTACT OUR TEAM



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