

FOR SALE OR LEASE

MAJOR PROPERTY RENOVATIONS COMPLETED! ○○



3503 ○○
○○ CROSSPOINT

SAN ANTONIO, TEXAS 78217

3503 OO

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3503 CROSSPOINT is a 1-story office/flex warehouse building consisting of approximately 28,000 square feet nestled on 2.67 acres in the North Central area of San Antonio near the intersection of Nacogdoches Road & Wurzbach Parkway.



PROPERTY RENOVATIONS INCLUDE:

- New Asphalt Parking Lot
- New Plush Landscaping
- Complete Exterior Renovation
- New Roof Installed Late 2017
- Improved Truck Court Fencing
- **Outside Storage Available to Vacancy**

PROPERTY AVAILABILITY & INFO

Available: 3,765 - 9,310 SF

SUITE AMENITIES:

- 100% HVAC office & production space
 - 14' clear height
 - 30% office
- Extra land for more parking or outside storage

PRICING

- Lease Rate: \$9.75/SF/YR NNN
OPEX: \$2.68/SF
- Sale Price: \$3,100,000 (\$110/SF)



PROPERTY SPECS

BUILDING SPECS

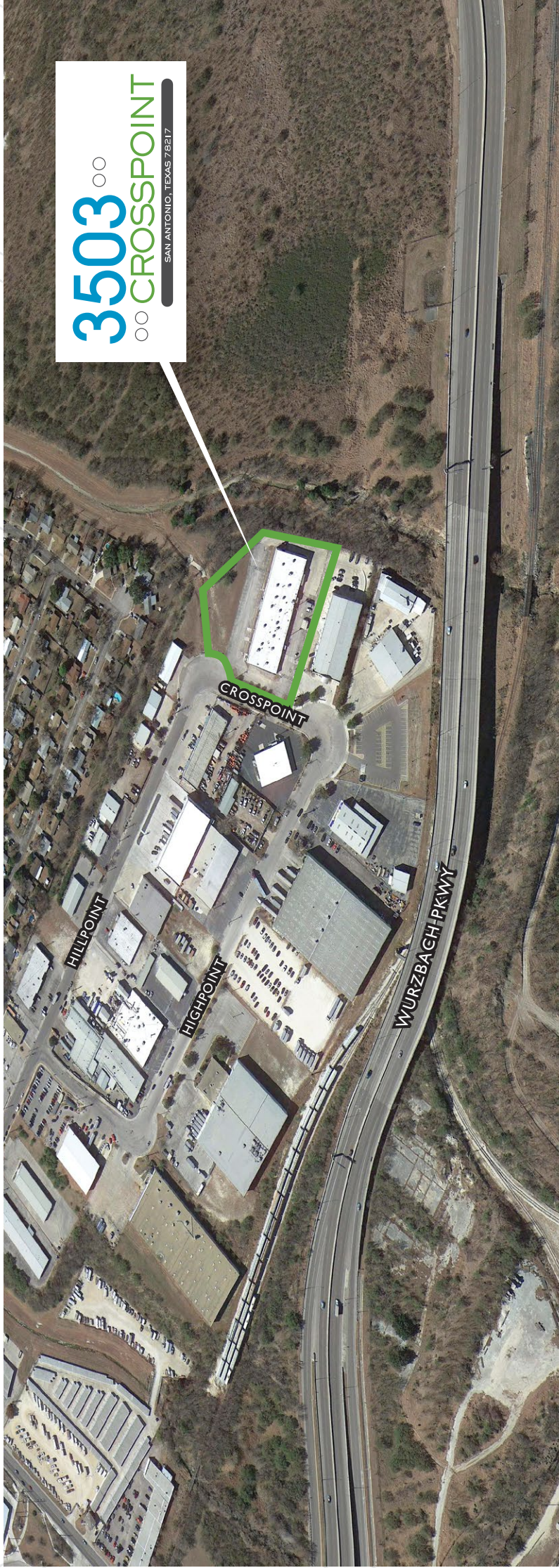
- 28,000 square foot industrial flex building
 - Situated on 2.67 acres
 - Zoned I-2
 - Grade level and dock high loading
 - 100% HVAC warehouse
- Property improvements completed 2017/2018
- Approximately 1/2 acre available for expansion, outside storage or parking

SUITE SPECS

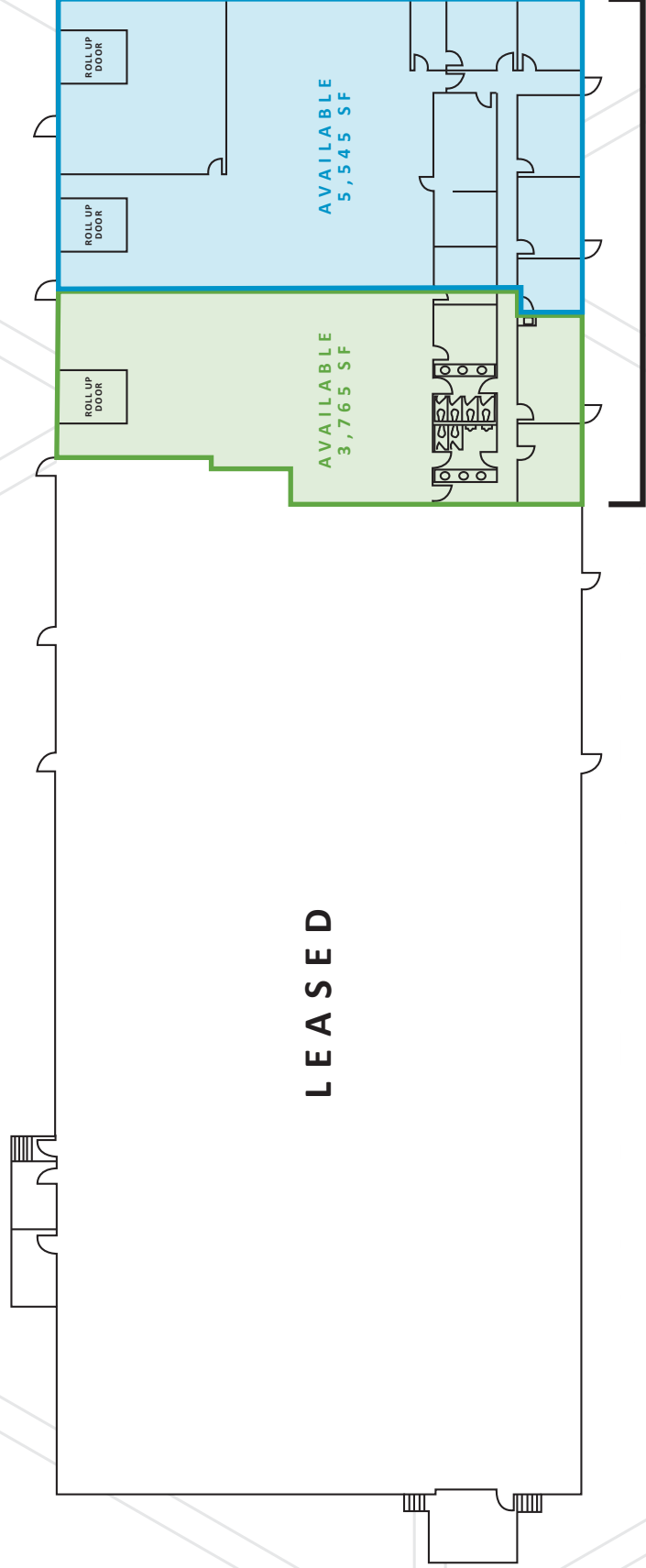
- Suite available for immediate move-in
 - 30% office built-out
 - Three (3) overhead doors
 - Heavy power
- Outside storage & end-cap closest to Crosspoint



3503⁰⁰
CROSSPOINT
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AERIAL & FLOOR PLAN



LEASED

CONTIGUOUS FOR
TOTAL OF 9,310 SF

FOR INFORMATION, CONTACT:

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