

FOR LEASE

FOR SALE

AVAILABLE 12/1/2026

# Office / Warehouse with Outside Storage Yard

4418 FM 1518 | Selma, TX 78154 | Close Proximity to I-35



## PROPERTY DETAILS

<b>LOCATION</b>	4418 FM 1518, Selma, TX 78154
<b>SIZE</b>	1 Acre
<b>BUILDING</b>	8,400 SF (incl. 3,414 SF office)
<b>OFFICES</b>	7 Private Offices
<b>RESTROOMS</b>	2 Interior + 1 Warehouse Restroom
<b>ZONING</b>	Light Industrial
<b>TRAFFIC</b>	Heavy Traffic Count — I-35 Corridor
<b>UTILITIES</b>	All utilities available
<b>PRICE</b>	Contact broker for pricing

## DESCRIPTION

Strategically located just ½ mile from I-35 in the growing NE sub-market of San Antonio. Strong traffic counts and easy access to the I-35 corridor connecting Austin and San Antonio. Zoned Light Industrial with all utilities on site.

## CONTACT BROKER

**Kyle**

210-802-7872

kbubela10@gmail.com

Contact broker for lease rates,  
sale pricing & availability.

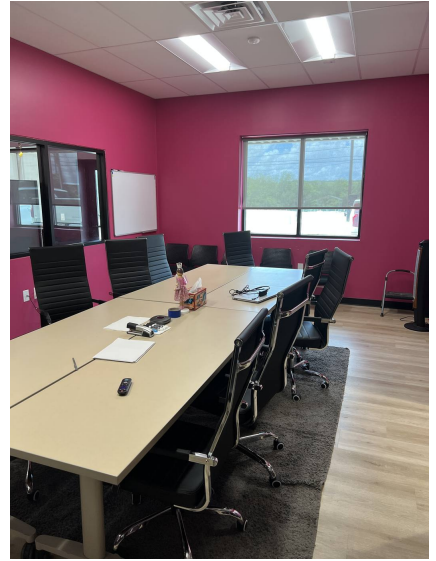
# Property Photos



Exterior



Warehouse



Office



Breakroom



Additional Office Space

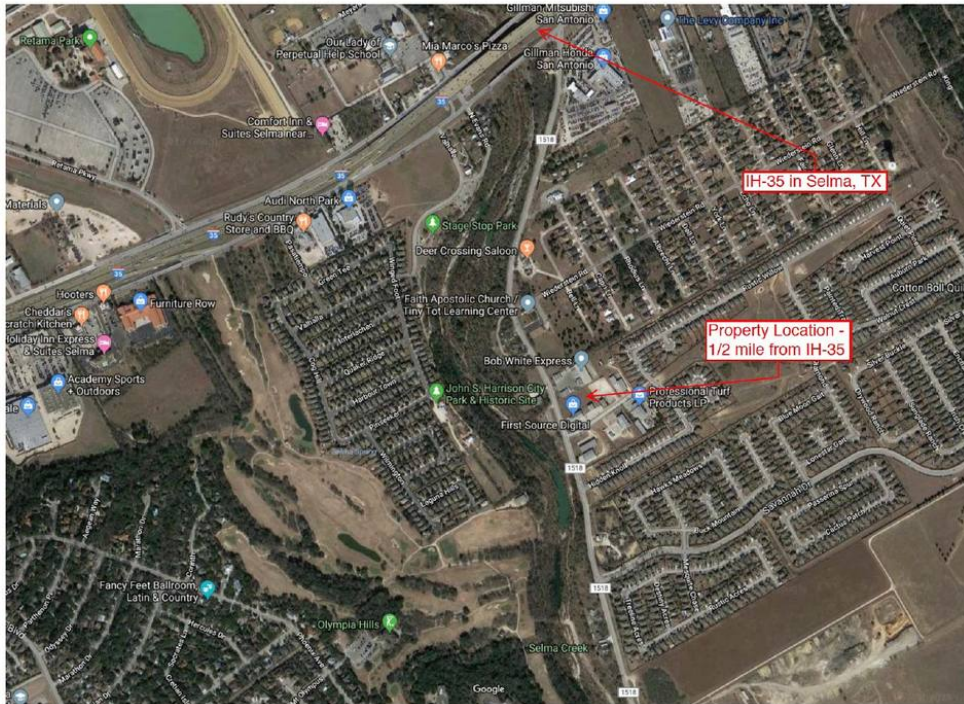


# Location

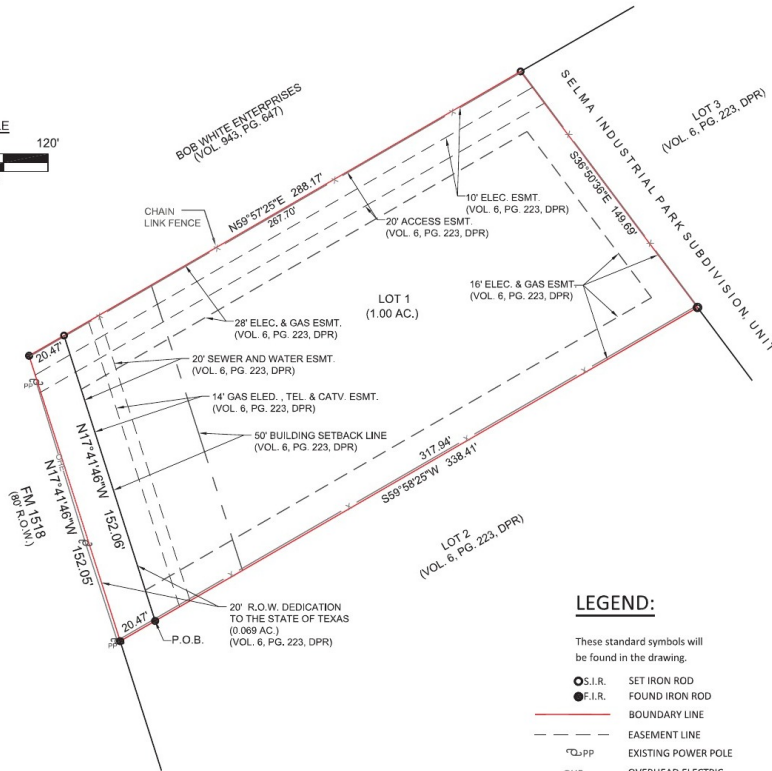
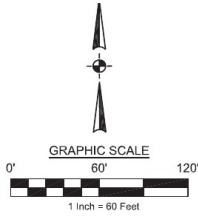


# Aerial Map

## Aerial Map



# Survey



### LEGEND:

These standard symbols will be found in the drawing.

- S.I.R. SET IRON ROD
- F.I.R. FOUND IRON ROD
- BOUNDARY LINE
- - - EASEMENT LINE
- ⊠ EXISTING POWER POLE
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- AC. ACREAGE
- ELEC. ELECTRIC
- ESMT. EASEMENT
- AC. ACREAGE
- DPR DEED & PLAT RECORDS, GUADALUPE COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- TEL. TELEPHONE
- CATV. CABLE TELEVISION

### LEGAL DESCRIPTIONS:

BEING A TOTAL OF 1.00 ACRE TRACT KNOWN AS LOT 1, BLOCK 1, OUT OF SLEMA INDUSTRIAL PARK SUBDIVISION, UNIT 1, RECORDED IN VOLUME 06, PAGE 223 OF DEED AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

#### Surveyors Notes:

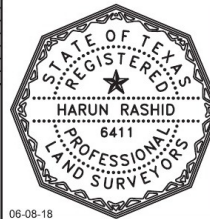
1. Basis of Bearing is based on Texas State Plane Coordinates (NAD 83) South Central Zone (4204).
2. This survey was prepared without an Abstract of Title and may be subject to easements or other matters, not shown.

### MHR Engineering, LLC.

16945 Blanco Road, Suite 106, San Antonio, TX 78232  
 PH: (210)641-0543, FAX: 210-487-2227  
 www.mhrenc.com

NO.	DATE	DESCRIPTION	BY

To (name of insured, if known), (name of lender, if known):  
 This is to certify that this map or plat and the survey on which it is based is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.



06-08-18

*Harun Rashid*  
 HARUN RASHID, R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 6411