



FOR LEASE

Randolph Business Park



5636 Randolph Blvd
San Antonio, TX 78233

Excellent small business location,
easy access, close to I-35,
Wurzbach Pkwy, & Loop 410

GLENN VILLARREAL

PRINCIPAL | OFFICE & INDUSTRIAL



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Property Features

- **Approx. 3,600 SF Total**
- **Approx. 410 SF of Office**
- **Approx. 3,190 SF of Warehouse**
- One (1) Grade Level Overhead Doors
- One Dock High Overhead Door
- 16' Clear Height
- (3) Three Phase Power
- C3 zoning (commercial district)

BASE RENTAL: \$12.00/SF NNN

EST OPEX: \$2.75/SF Per Year for 2026

