



FOR LEASE

15315 Capital Port Dr
San Antonio, TX 78249

- 90/10 Flex Space
- Three (3) Drive-In Bays (10' W x12' H')
- 36 Surface Parking Spaces
- In Prime Location

±9,000 SF | WAREHOUSE

NAIExcel

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SUMMARY

Property Specs

| | |
|--------------------|-------------------------------------|
| LEASE RATE | Contact Agent |
| BUILDING SIZE SF | ±9,000 SF |
| LOT SIZE | ±1.0 Acre |
| ZONING | I-1 |
| YEAR BUILT | 1996 |
| TYPE | Industrial Warehouse/Distribution |

- 90/10 Office/Warehouse With Potential for More Warehouse Space
- 36 Surface Parking Spaces
- Three (3) drive-in bays (10' W x12' H)
- Located with-in Prime 1604/Tradesman Corridor near Loop 1604 and IH-10, close to The Rim and La Cantera
- Located 19 minutes from San Antonio International Airport



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PHOTOS

1996
YEAR BUILT

I-1
ZONING

± 9,000
TOTAL SF AVAILABLE



AREA MAP



LA CANTERA RESORT & GOLF COURSE

THE RIM

THE SHOPS AT LA CANTERA

UTSA
The University of Texas at San Antonio™

SITE

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS

POPULATION

2025 Population

1-mile

3-mile

5-mile

8,551

74,744

216,961

HOUSEHOLDS

2025 Households

1-mile

3-mile

5-mile

4,823

34,545

95,671

INCOME

2025 Average HH Income

1-mile

3-mile

5-mile

\$100,369

\$108,893

\$113,275



Traffic Counts

STREET

Vance Jackson Road

Loop 1604

AADT

103,322

107,715

Cities Nearby

Austin, Texas

79.5 miles

Waco, Texas

180 miles

Houston, Texas

197 miles

Fort Worth, Texas

268 miles

Dallas, Texas

273 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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