

FOR LEASE

INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE YARD

10130 JONES MALTSBERGER RD

San Antonio, TX 78216

60,709 SF on 4.7 Acres Available



CAVENDER & HILL
PROPERTIES

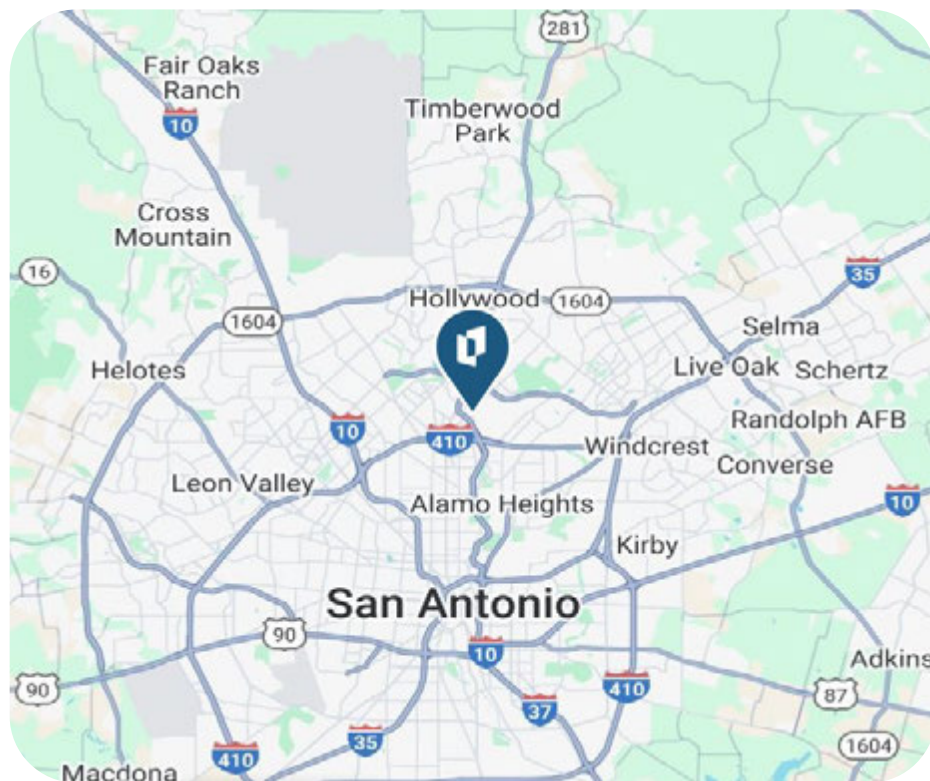


Lee Jordan
Direct: 210.507.2710
Cell: 830.613.8324
ljordan@cavenderhill.com

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Strategically located on Jones Maltzberger Road adjacent to San Antonio International Airport, this versatile property offers prime access to major thoroughfares, including Highway 281 and Loop 410 making it an ideal choice for logistics, distribution, or light manufacturing operations.

- 60,709 SF of Usable Buildings Available
 - 51,341 SF Main Building;
 - 6,400 SF Retail/Showroom
 - 6,600 SF Office
 - 9,368 SF of Detached Buildings
- 4.72 Acre Lot, +/- 2.5 Acres of Outdoor Storage
- Five (5) Dock-High Doors
- Two (2) Ramped Doors
- 22'-25' Clear Height
- Sprinkler System
- North Central Submarket
- Connectivity to US 281 & Loop 410



PROPERTY DETAILS



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AERIAL



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SITE PLAN



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1st Floor
36,055 SF



OFFICE
6,600 SF

RETAIL/SHOWROOM
6,400 SF

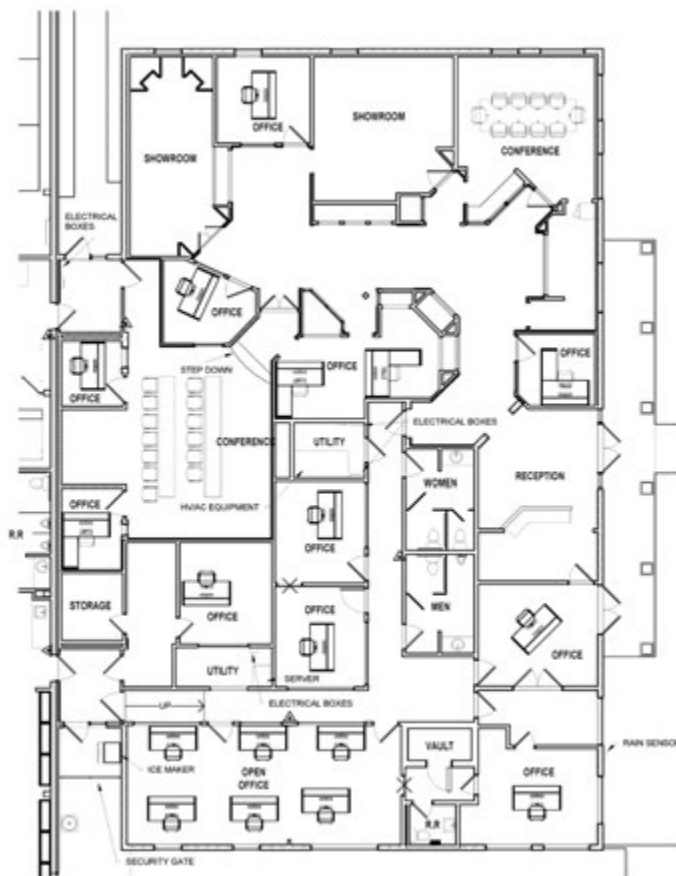
2nd Floor
15,286 SF



FLOOR PLANS



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OFFICE
6,600 SF

① OFFICE FLOOR PLAN
1/8" = 1'-0"

OFFICE PLAN



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BUILDING PHOTO



EXTERIOR



2nd FLOOR WAREHOUSE



1st FLOOR WAREHOUSE

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents)

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Cavender & Hill Properties, Inc.	438176	mcavender@cavenderhill.com	(210) 349-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Mark Cavender	402640	mcavender@cavenderhill.com	(210) 349-0900
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller	_____ Landlord Initials	_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Cavender & Hill Properties, Inc. 7373 Broadway, Suite 501 San Antonio, TX 78209 **Phone.**210.349.0900 **Fax.**210.349.0931 **IABS 1-0 TREC**