

# FOR LEASE

2203 CASCADE PARKWAY, SAN ANTONIO, TX 78224

# YARROW

BUSINESS PARK



LLANO REALTY PARTNERS  
LRP

## ABOUT THE PROPERTY:

Yarrow Business Park is a 66,250 SF industrial warehouse project located in the South submarket of San Antonio. 1,250 SF suites featuring a private office, restroom, and a grade-level roll-up door are available now. Tenants benefit from ample parking and quick access to IH-35 and SW Military Drive. These suites are ideal for light industrial or commercial businesses. Flexible leasing terms are available.

## FEATURES:

- 1,250 SF suites available
- Grade-level loading (10'x10')
- 16' - 24' clear height
- 3-phase power (400 amps)
- Office/bathroom in place
- Flexible terms available
- Quick access to IH-35 and SW Military Drive

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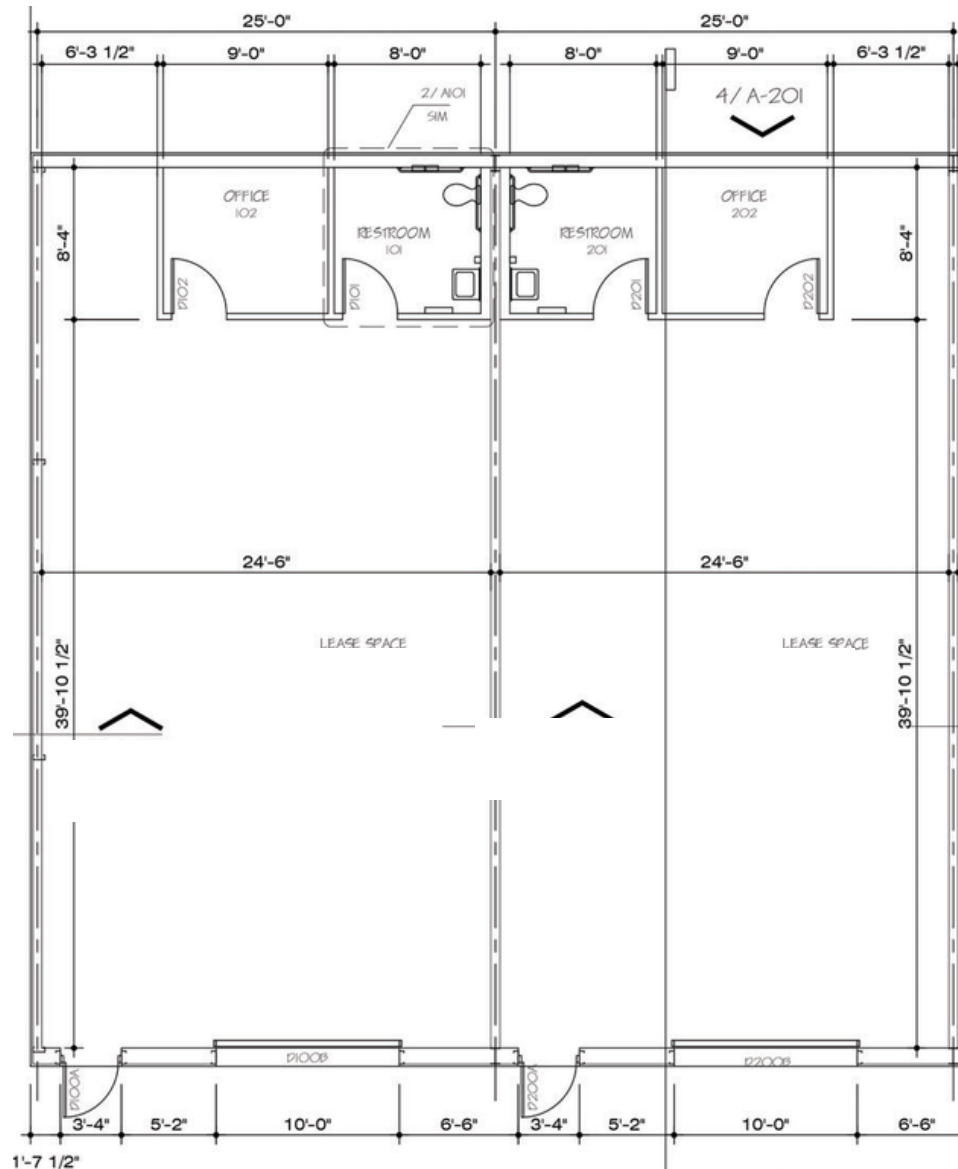
1,900 SF INDUSTRIAL FLEX SPACES AVAILABLE



# EXTERIOR PHOTOS



# FLOOR PLAN



**Legend:**

- Orange = Vacant
- Dark Blue = Occupied

**Building Unit Layouts:**

- Bldg 1:** 101, 102, 103, 104, 105, 106
- Bldg 2:** 201, 202, 203, 204, 205, 206, 207, 208
- Bldg 3:** 301, 302, 303, 304, 305, 306, 307, 308
- Bldg 4:** 401, 402, 403, 404, 405, 406, 407, 408
- Bldg 5:** 501, 502, 503, 504, 505, 506
- Bldg 6:** 601, 602, 603, 604, 605, 606
- Bldg 7:** 701, 702, 703, 704, 705
- Bldg 8:** 801, 802, 803, 804, 805

**Site Details:**

- Streets:** Cascade Parkway, Yarrow Blvd
- Setbacks:** 30' wide conc. driveway, 20' wide conc. driveway, 10' sidewalk, 6' sidewalk, 8' sidewalk, 10' setback, 15' setback, 20' setback, 30' setback, 40' setback, 50' setback, 60' setback, 70' setback, 80' setback, 90' setback, 100' setback, 110' setback, 120' setback, 130' setback, 140' setback, 150' setback, 160' setback, 170' setback, 180' setback, 190' setback, 200' setback, 210' setback, 220' setback, 230' setback, 240' setback, 250' setback, 260' setback, 270' setback, 280' setback, 290' setback, 300' setback, 310' setback, 320' setback, 330' setback, 340' setback, 350' setback, 360' setback, 370' setback, 380' setback, 390' setback, 400' setback, 410' setback, 420' setback, 430' setback, 440' setback, 450' setback, 460' setback, 470' setback, 480' setback, 490' setback, 500' setback, 510' setback, 520' setback, 530' setback, 540' setback, 550' setback, 560' setback, 570' setback, 580' setback, 590' setback, 600' setback, 610' setback, 620' setback, 630' setback, 640' setback, 650' setback, 660' setback, 670' setback, 680' setback, 690' setback, 700' setback, 710' setback, 720' setback, 730' setback, 740' setback, 750' setback, 760' setback, 770' setback, 780' setback, 790' setback, 800' setback, 810' setback, 820' setback, 830' setback, 840' setback, 850' setback, 860' setback, 870' setback, 880' setback, 890' setback, 900' setback, 910' setback, 920' setback, 930' setback, 940' setback, 950' setback, 960' setback, 970' setback, 980' setback, 990' setback, 1000' setback
- Utilities:** 30" water main, 24" water main, 18" water main, 12" water main, 8" water main, 6" water main, 4" water main, 2" water main, 1" water main, 1/2" water main, 1/4" water main, 1/8" water main, 1/16" water main, 1/32" water main, 1/64" water main, 1/128" water main, 1/256" water main, 1/512" water main, 1/1024" water main, 1/2048" water main, 1/4096" water main, 1/8192" water main, 1/16384" water main, 1/32768" water main, 1/65536" water main, 1/131072" water main, 1/262144" water main, 1/524288" water main, 1/1048576" water main, 1/2097152" water main, 1/4194304" water main, 1/8388608" water main, 1/16777216" water main, 1/33554432" water main, 1/67108864" water main, 1/134217728" water main, 1/268435456" water main, 1/536870912" water main, 1/1073741824" water main, 1/2147483648" water main, 1/4294967296" water main, 1/8589934592" water main, 1/17179869184" water main, 1/34359738368" water main, 1/68719476736" water main, 1/137438953472" water main, 1/274877906944" water main, 1/549755813888" water main, 1/1099511627776" water main, 1/2199023255552" water main, 1/4398046511104" water main, 1/8796093022208" water main, 1/17592186044416" water main, 1/35184372088832" water main, 1/70368744177664" water main, 1/140737488355328" water main, 1/281474976710656" water main, 1/562949953421312" water main, 1/1125899906842624" water main, 1/2251799813685248" water main, 1/4503599627370496" water main, 1/9007199254740992" water main, 1/18014398509481984" water main, 1/36028797018963968" water main, 1/72057594037927936" water main, 1/144115188075855872" water main, 1/288230376151711744" water main, 1/576460752303423488" water main, 1/1152921504606846976" water main, 1/2305843009213693952" water main, 1/4611686018427387904" water main, 1/9223372036854775808" water main, 1/18446744073709551616" water main, 1/36893488147419103232" water main, 1/73786976294838206464" water main, 1/147573952589676412928" water main, 1/295147905179352825856" water main, 1/590295810358705651712" water main, 1/1180591620717411303424" water main, 1/2361183241434822606848" water main, 1/4722366482869645213696" water main, 1/9444732965739290427392" water main, 1/18889465931478580854784" water main, 1/37778931862957161709568" water main, 1/75557863725914323419136" water main, 1/151115727451828646838272" water main, 1/302231454903657293676544" water main, 1/604462909807314587353088" water main, 1/1208925819614629174706176" water main, 1/2417851639229258349412352" water main, 1/4835703278458516698824704" water main, 1/9671406556917033397649408" water main, 1/19342813113834066795298816" water main, 1/38685626227668133590597632" water main, 1/77371252455336267181195264" water main, 1/154742504910672534362390528" water main, 1/309485009821345068724781056" water main, 1/618970019642690137449562112" water main, 1/1237940039285380274899124224" water main, 1/2475880078570760549798248448" water main, 1/4951760157141521099596496896" water main, 1/9903520314283042199192993792" water main, 1/19807040628566084398385987584" water main, 1/39614081257132168796771975168" water main, 1/79228162514264337593543950336" water main, 1/158456325028528675187087900672" water main, 1/316912650057057350374175801344" water main, 1/633825300114114700748351602688" water main, 1/1267650600228229401496703205376" water main, 1/2535301200456458802993406410752" water main, 1/5070602400912917605986812821504" water main, 1/10141204801825835211973625643008" water main, 1/20282409603651670423947251286016" water main, 1/40564819207303340847894502572032" water main, 1/81129638414606681695789005144064" water main, 1/162259276829213363391578010288128" water main, 1/324518553658426726783156020576256" water main, 1/649037107316853453566312041152512" water main, 1/1298074214633706907132624082305024" water main, 1/2596148429267413814265248164610048" water main, 1/51922968585348276

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This aerial map of San Antonio, Texas, highlights the city's industrial and commercial landscape. Major transportation routes are clearly marked, including Interstate 90, Interstate 10, Interstate 35, and State Spur 371. The map identifies numerous key locations, such as the Boeing facilities, the JBSA-Kelly Field Annex and its Kelly Annex, and the Yarrow Business Park. A variety of other businesses and organizations are labeled, including Triple-S Steel Supply, Plus One Robotics, Xerox Corporation, Conduent, Tindall Corporation, Fiesta Warehousing & Distribution, SAS Shoe Factory II, CIG Logistics, Color Art San Antonio, Sasan Yard, Old Castle Materials, Greenbrier Rail Services, Union Pacific, Sam's Club, Target, Lowe's, South Park Plaza, HEB, Zachry Group, CPS Energy, Ford, Chevrolet, Buick GMC, Honda, and Briggs Medical Office Park. Major streets like Cupples Rd, Frio City Rd, S Zarzamora St, Nogalitos St, SW Military Dr, and New Laredo Hwy are also indicated.



# CONTACT OUR TEAM



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