

8555 NE LOOP 410

San Antonio, Texas 78219

AVAILABLE FOR LEASE: 8,250 Square Feet



PROPERTY INFORMATION

8555 NE Loop 410 is a one-story, $\pm$ 40,800 SF industrial facility located on $\pm$ 2.09 acres with NE Loop 410 frontage, just minutes from Interstate 10. The property can accommodate 8,250 SF of space. The available suite offers three (3) docks.

- **Suite 134 - 8,250 SF (with 734 SF of office)**
- **Rate: Contact broker for pricing**
- **2026 OPEX (EST.) - \$4.17/SF**
- **Available for immediate occupancy**



PROPERTY HIGHLIGHTS

- Year built: 1986
- Zoning: I-1 General Industrial District
- Clear height: 20 feet
- Front load with 16 docks and 2 ramps
- Wet pipe sprinkler system
- Truck court: 100 - 120 feet
- HVAC: roof mounted split systems with gas-fired unit heaters in warehouse
- Roof: TPO membrane
- Power: 277/480-volt, 3 phase
- Outside of flood plain

FOR INFORMATION, CONTACT:

Walter Simpson | Vice President
210.298.8530 | walter.simpson@streamrealty.com



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SITE PLAN



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AVAILABLE FOR LEASE

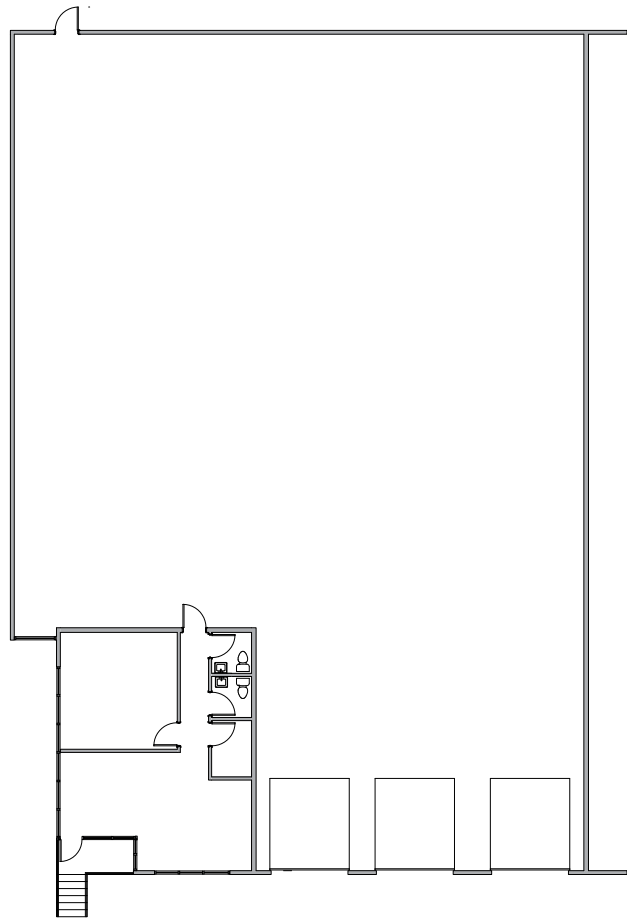
Up to 8,250 Square Feet

AVAILABLE FLOORPLANS

Suite 134 - 8,250 SF (with 735 SF of office)



- 3 docks
- Front load
- Wet pipe sprinkler system
- 20' clear
- Rate: Contact broker for pricing
- 2025 OPEX (EST.) - \$3.98/SF
- Available for immediate occupancy



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SAN ANTONIO CITY MAP



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