

For Sale or Lease

Building 1 Now Complete!



1222 Kelly Parkway
San Antonio, TX 78221

- **218,800 SF** Available
- Up to **7MW Heavy Power**
- Divisible to **40,000 SF**

Photo Taken 01/16/26

Leasing and Sale By



Michael T. Kent
Executive Vice President & Partner
P 210.298.8514

Payton Rion
Executive Vice President
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Development Of





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Property Overview



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Building 1: 218,000 SF | I-2 Zoning (Heavy Industrial)

Configuration: Rear Load

Building Dimensions: 1,095'x200'

Divisibility: 40,000 SF

Spec Office: 2,688 SF

Sprinklers: ESFR

Clear Height: 32'

Typical Column Spacing: 52'x46'8"

Speed Bays: 52'x60'

Loading Docks: 72

Ramps: (2) 12'x14'

Employee Parks: 202

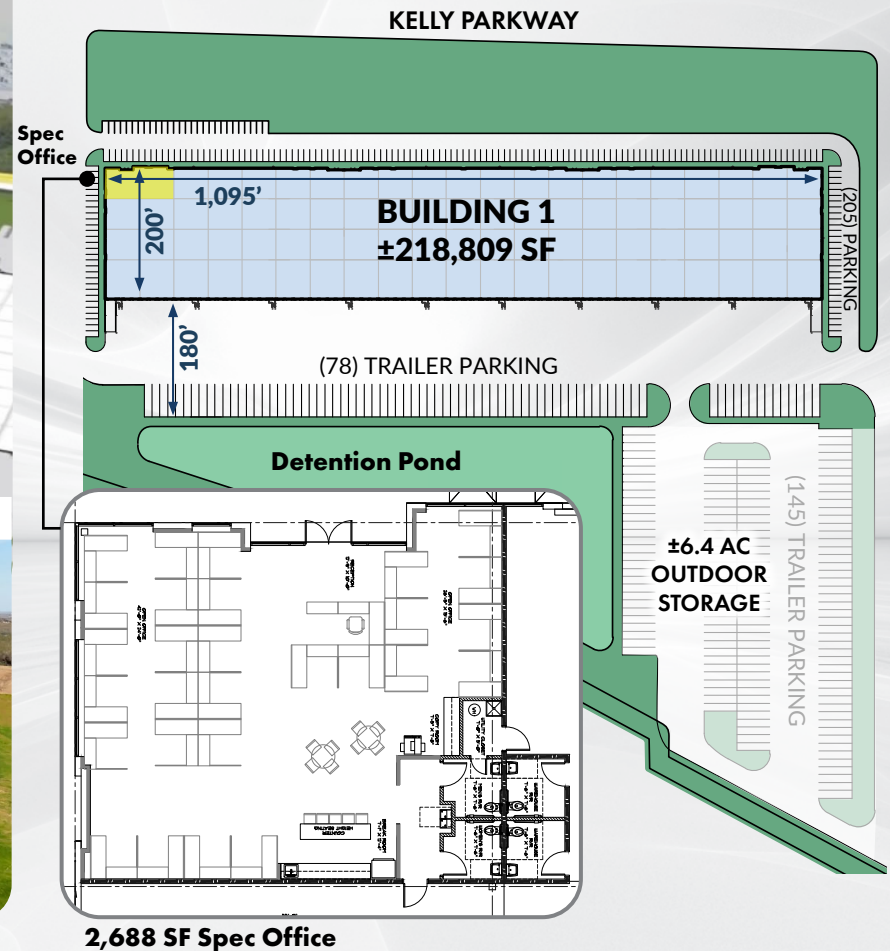
Trailer Parks: 78 (55' stalls)

Power: 480V 3 Phase Service

2,000 Amps Day 1

Ability to get up to 7MW in 12 Months

Lights: Motion Sensor LED (30 FD 3' AFF)



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MERIT



Strong Labor Force and Easy Access To San Antonio Mega Site Developments

	10 Minutes	20 Minutes	30 Minutes
Estimated Population (2025)	29,821	401,758	1,264,770
Projected Annual Growth (2025-2028)	2.91%	1.38%	0.76%
Estimated Average Household Income (2025)	\$79,645	\$71,212	\$82,394
Daytime Employees	6,370	221,157	721,357
Blue Collar Workers	3,746	55,385	155,536



Distances

5 Miles (10 Minutes)
Toyota Motor Manufacturing

91 Miles (1 Hour, 37 Minutes)
Austin

5 Miles (10 Minutes)
Interstate 37

134 Miles (1 Hour, 55 Minutes)
To Corpus Christi

5.4 Miles (10 Minutes)
Loop 410

159 Miles (2 Hours, 28 Minutes)
To Laredo

10 Miles (20 Minutes)
Interstate 35

203 Miles (3 Hours, 7 Minutes)
To Houston

25 Miles (28 Minutes)
San Antonio Int'l Airport

286 Miles (4 Hours, 19 Minutes)
To Dallas

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