

Warehouse & Manufacturing Facility

FOR SALE & LEASE

1734 CENTENNIAL BLVD
SAN ANTONIO, TX 78211



±87,450 SF Manufacturing/Warehouse with
±46,785 SF Available

partners

Property Overview

Asking Price/Rate	Contact Broker
Occupancy	46.5%
Building Size	±87,450 SF
Vacant Space	±46,785 SF
Total Acres	2.97 AC
Year Built	1960
Construction Type	Masonry
Clear Height	15'-16' (Vacant Space)
Dock-high Doors	Four (4) dock-high - Suite A
Office Finish SF/%	7,226 sf 2-story office + mezzanine
Parking Spaces/Ratio	Ample onsite paved parking, covered parking under office area
Lighting	Upgraded LED warehouse lighting
HVAC	100% climatized warehouse and office
Power	Vacant Space - 1,200A 3PH 240V Lux Bakery - 600A 3PH 480V

- Significant frontage along Centennial Blvd with easy access to loading/dock areas
- 100% climatized warehouse - rare for product type and vintage
- Recently renovated office space
- Proximity to Port San Antonio (2.8mi), IH-35, IH-10 and US-90



Rent Roll

TENANT	RENTABLE SF	PERCENTAGE OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Vacant	46,785	53.50%	-	NNN	-	-	-	-	-	-	-
LUX Bakery	40,665	46.50%	60	NNN	10/1/22	9/30/27	Contact Broker	Contact Broker	Contact Broker	Fixed	Two (2) 5-year FMV Renewal Options
-	87,450	100%	-	-	-	-	-	Contact Broker	Contact Broker	-	-



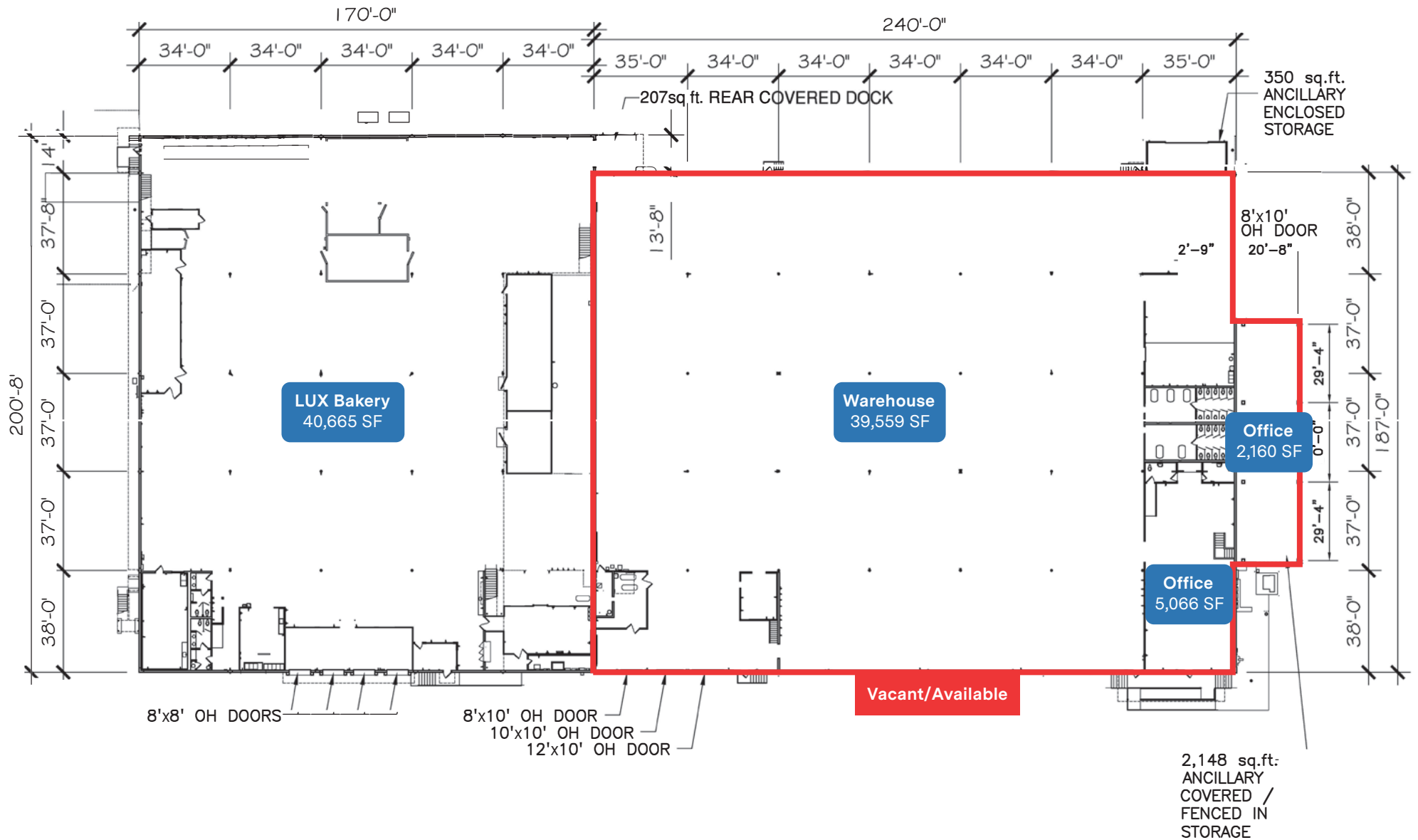
Our Founder, Our Story:

Lux Bakery, Inc., is a family-owned business since 1965. The recipes developed by the bakery's founder, Ignacio Alvarez, have been delighting Texans and the San Antonio community for decades. From humble beginnings at just 17, Ignacio took on a full-time job baking at his neighborhood H-E-B Grocery Store. After years of hard work, extra shifts, and saving every penny possible, he finally was able to pursue his dream of opening Lux Bakery, Inc.

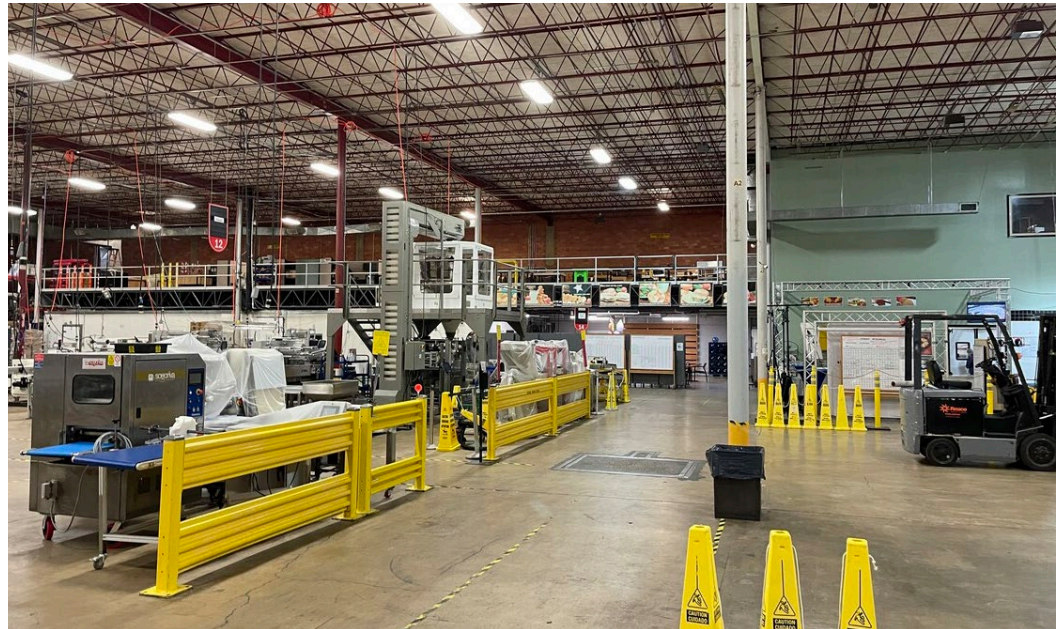
Who are we?

Since 1981, Lux Bakery, Inc. became a wholesale manufacturing company. We mass produce whole-grain, smart snacks for school districts throughout Texas, New Mexico, Oklahoma and surrounding states. We are a commodity processor and offer commodity credits for those who qualify. Our products are low calorie, low sodium and low sugar. Our products curb hunger and provide energy for students and consumers. We work with many distributors to include, but not limited to Labatt, Sysco, Gordon Food Service, etc. We offer direct ship for customers as well. With a commitment to excellence and community well-being, Lux Bakery, Inc. proudly delivers nutritious snacks that fuel success-one bite at a time.

Floorplan



LUX Bakery Interior Photos



Vacant Warehouse Interior Photos



Nearby Industrial



Nearby Amenities



Our Team



Stan Nowak, SIOR

Partner

512 601 8120

stan.nowak@partnersrealestate.com



Kyle Kennan

Partner

210 714 2196

kyle.kennan@partnersrealestate.com



Andrew Alizzi

Vice President

512 647 1545

andrew.alizzi@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/ or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.