

CENTRO

PROPERTIES



FOR LEASE OFFERING

SAN ANTONIO WHOLESALE PRODUCE MARKET

9342 SE LOOP 410, SUITE B22-SAN ANTONIO, TX 78223

Executive Summary

Suite Size: +/-4,000 Sf

Clear Heights: 27'

Front Dock-1 8x10 Door-450 Sf covered dock

Dock High Doors-Rear: Three 8x10 with levelers

Truck Court Depth-170'

Main Floor-3,100 SF

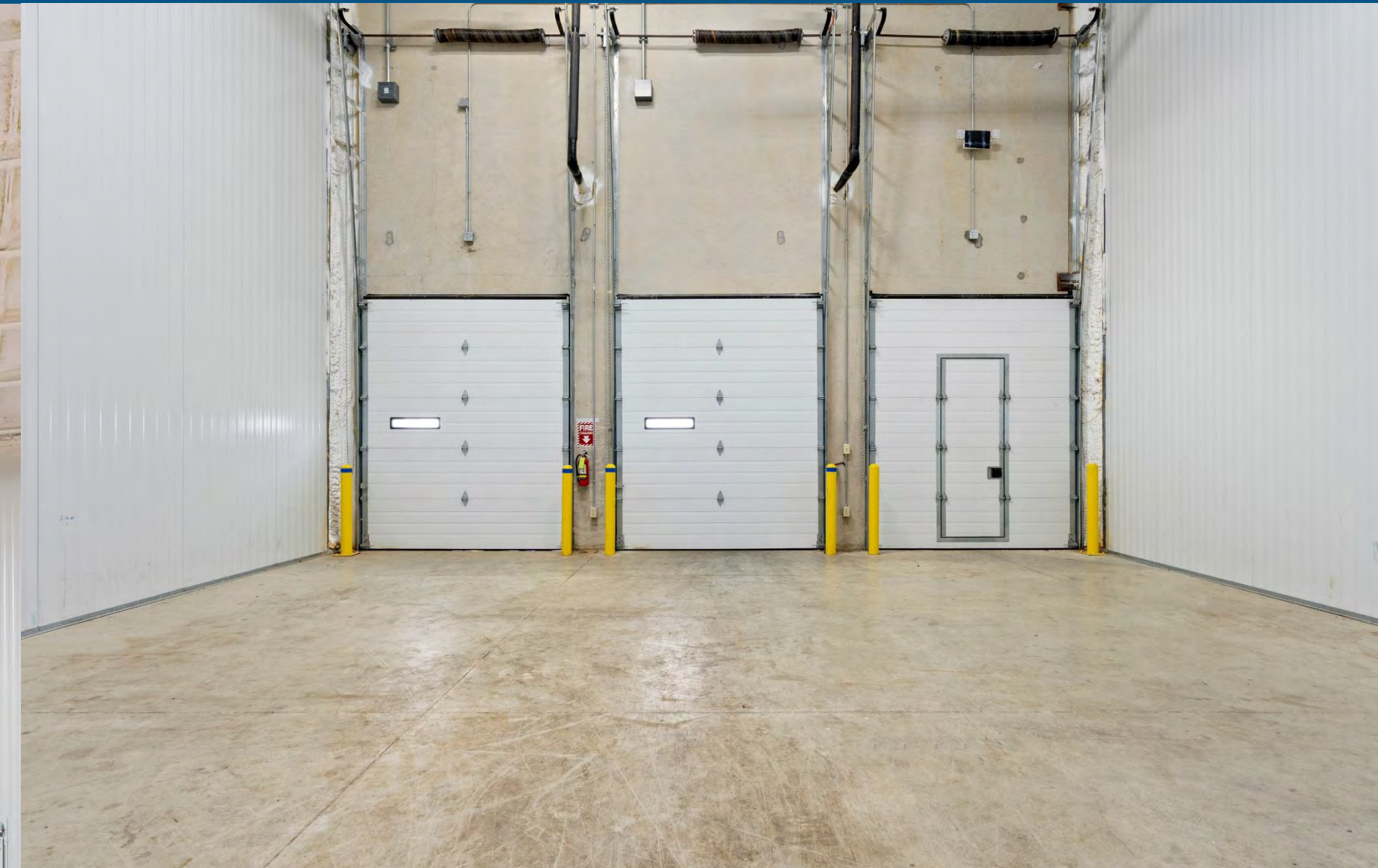
Additional Office-900 SF (2nd floor)

Cold Room Capacity-Up to 156 Pallets

Bathrooms: One

Zoning: MI-1 Mixed Light Industrial

Parking: Surface Available



Cold Storage Space



Lease Offering

Address: 9342 SE Loop 410, San Antonio, TX 78223

2 - 5 Years

Lease offering

+/- 4,000

Square feet

1

Bathrooms

27'

Clear Height

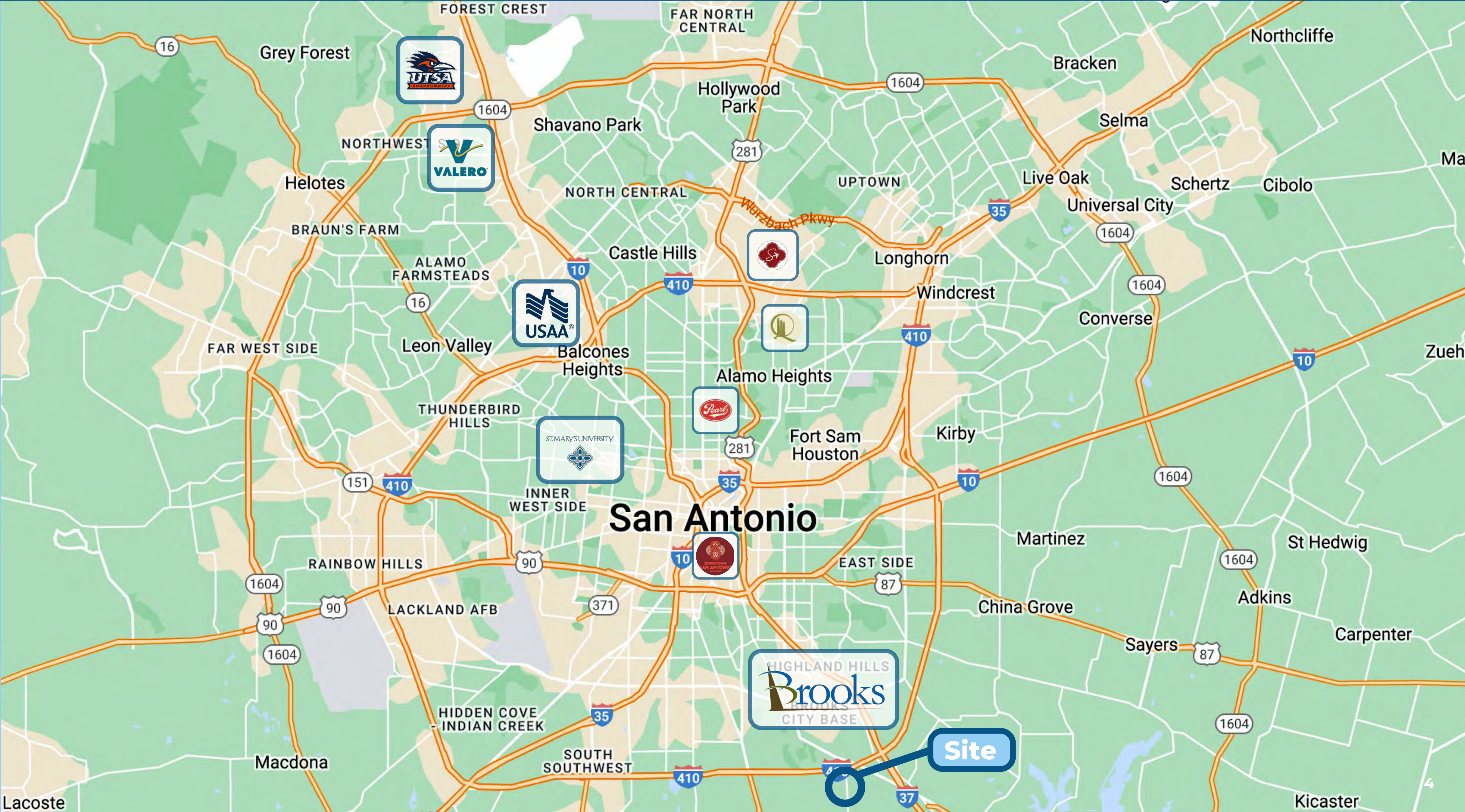
Lease Rate:
\$5,000/month

Lease Structure: Gross

Renewal Options are Negotiable



San Antonio City Aerial



Site Aerial



281

South presa

INTERSTATE
TEXAS
410

Site

Site Aerial



Concord
Supply



Site

Subject Photos



Subject Photos



Subject Photos



Subject Photos



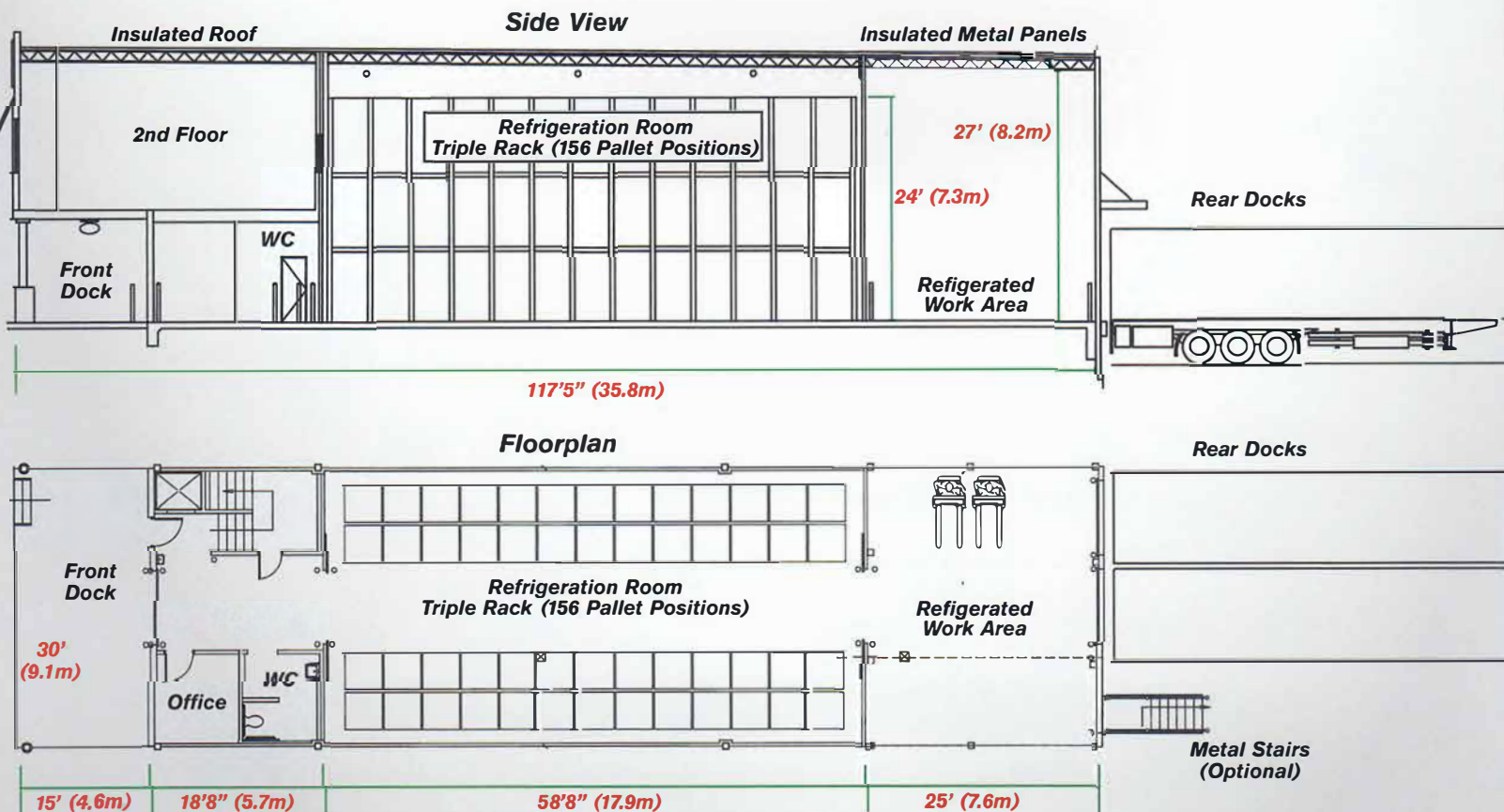
Project Features

- Wide concrete streets for easy truck maneuvering
- Reserved vehicle parking in front of each warehouse
- Perimeter Fence, Security and Video Surveillance 24/7



Warehouse Features:

- **3,100 sqft** of main floor with cold room storage capacity for up to 156 pallets (7 truck loads)
- **Additional 900 sqft** of office space on second floor with view of cold room
- **450 sqft** of covered front dock with two access doors to supply cargo vehicles that serve restaurants, hotels, etc.
- **Three dock-high doors** behind the warehouse for truck loading and unloading
- Designed to meet Cold-Chain Management and related certifications





Information About Brokerage Services

Texas law requires all real estate licensees 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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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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