

FOR SALE

4351 DIRECTOR DRIVE

SAN ANTONIO, TX 78219



PROPERTY OVERVIEW

± 24,500 SF industrial warehouse located in northeast San Antonio. The building is well situated at the corner of Director Drive & Ambassador Row, with easy access to IH 35 & IH 10. The site features a fenced truck court with a separate storage building. The property is ideal for both investors seeking value add opportunities & long term owner occupants.

- + ± 24,500 SF Total Size
- + ± 2.04 Acres Site Size
- + Asking \$1,400,000



CONTACT US

ROB BURLINGAME, CCIM

First Vice President
+1 210 507 1123
rob.burlingame@cbre.com

JOSHUA AGUILAR

First Vice President
+1 210 253 6049
joshua.aguilars@cbre.com

www.cbre.com

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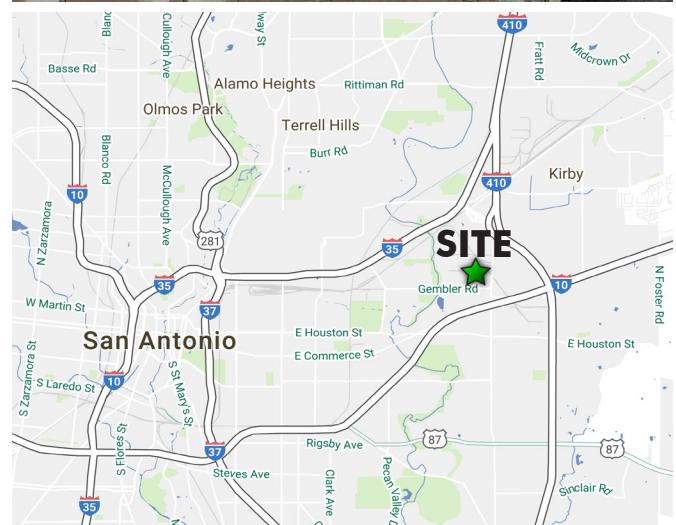


PROPERTY DETAILS

Property includes a \pm 21,500 SF main warehouse and a \pm 3,000 SF storage building. The truck court is fully fenced and is oversized at \pm 130-140 feet deep. Employee parking is offered in both the truck court area as well as a separate dedicated parking area in front of the \pm 4,450 SF office area. The property is situated on a corner lot that is approximately 2.04 acres in total.

BUILDING SPECIFICS

Total Building Size	\pm 21,500 SF main building \pm 3,000 storage building
Office Space	\pm 4,450 SF
Total Site Size	\pm 2.04 acres
Year Built	1960
Clear Height	\pm 22 - 25 feet
Parking	19 striped spaces
Loading Doors	5 dock high & 1 ramp served
Zoning	I-2, Heavy Industrial
Asking Price	\$1,400,000



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

CBRE, Inc.	299995		(713) 577-1600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael S. Caffey	437641	michael.caffey@cbre.com	(713) 577-1600
Designated Broker of Firm	License No.	Email	Phone
R. Scott Senese	404094	scott.senese@cbre.com	(512) 499-4912
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert M. Burlingame	492049	rob.burlingame@cbre.com	(210) 507-1123
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date