



FinialGroup

Single Tenant Warehouse – For Lease

12803 O’Connor Road, San Antonio, TX 78233

Northeast Submarket With Proximity to I-35, Loop 410 & Loop 1604



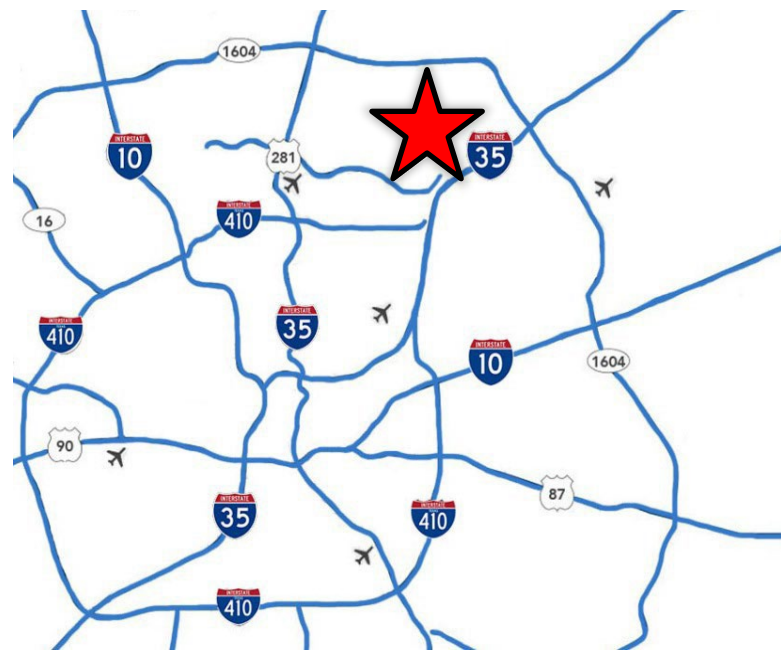
READY FOR OCCUPANCY

Property Features:

- ±6,408 SF Total with ±1,250 SF Office
- ± 0.57 Acres with Secured Outside Storage
- Covered Storage in Rear
- Compressed Air Lines in Warehouse
- 200 Amps, 120/208V, 3-phase
- Four (4) Grade Level Doors & One (1) Dock High Door
- 14’ Clear Height
- Small Mezzanine Space in Warehouse, Not Counted Towards Rentable Square Feet
- Digital Pylon Signage
- Ideally Located in Northeast San Antonio with Exceptional Access to I-35, Loop 410 & Loop 1604

• **Contact Brokers For Additional Information**

Location:



Contact

David Durham

210.660.4362

David.Durham@FinialGroup.com

Patrick Rubsamen

210.864.2021

Patrick.Rubsamen@FinialGroup.com



Finial Group | 200 E Grayson Street, Suite 108, San Antonio, TX 78215 | (210)-802-4234 | www.finialgroup.com

This information contained herein was obtained from sources deemed to be reliable; however Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

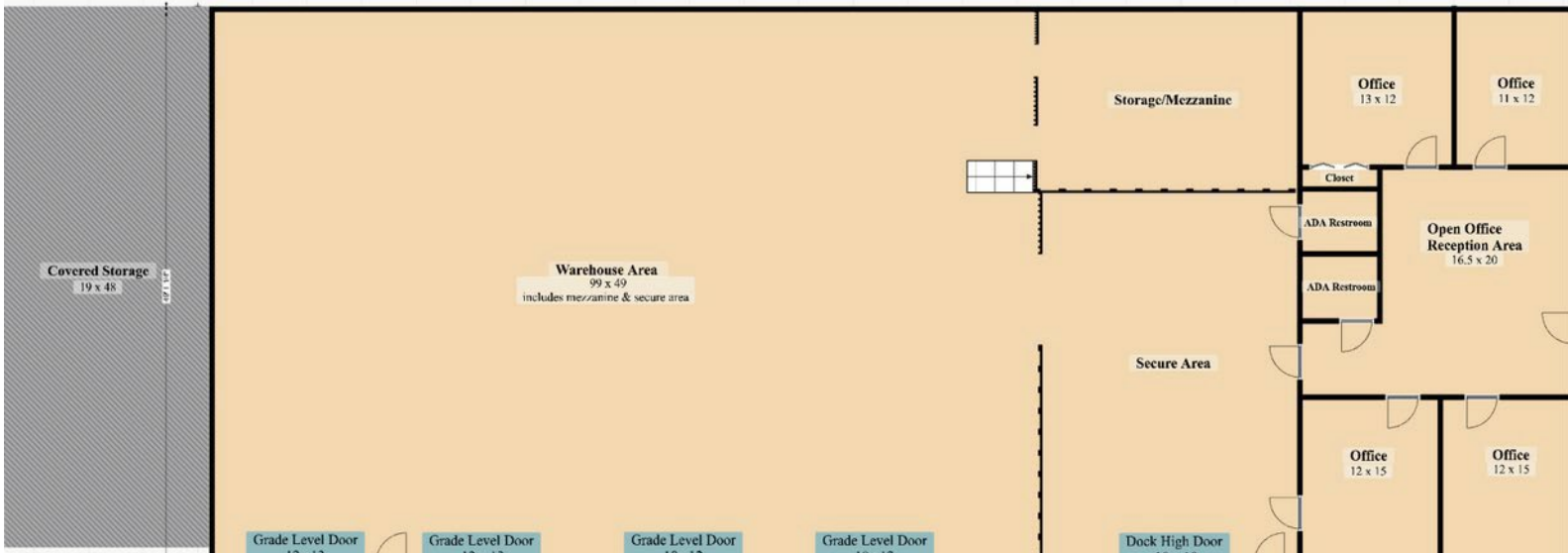


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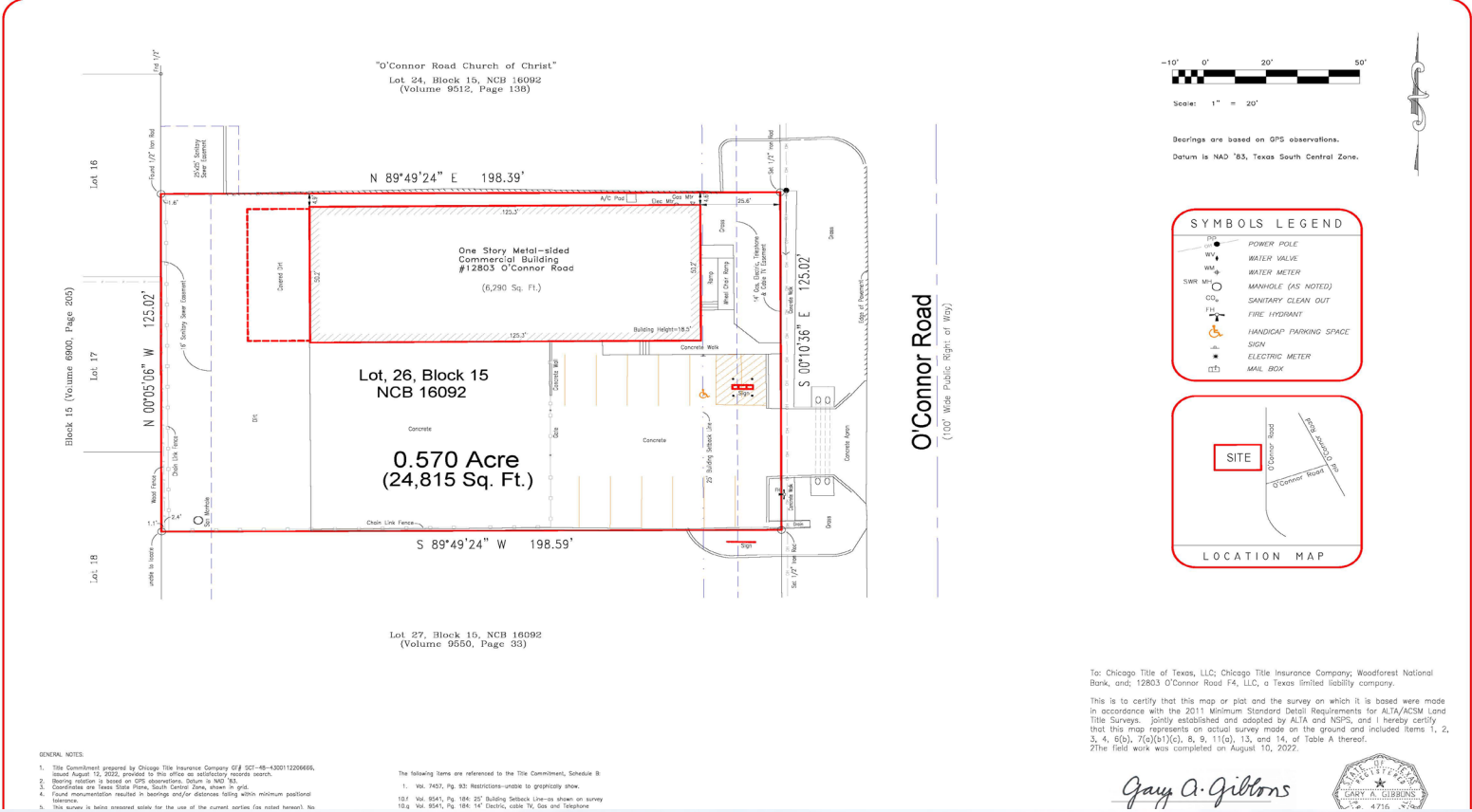
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GENERAL NOTES:

- The Commission prepared by Chicago Title Insurance Company 028 021-48-432011220606, issued August 13, 2022, provided to this office as satisfactory records search.
- Bearing reference is based on GPS observations. Datum is NAD '83.
- Coordinates are Texas State Plane, South Central Zone, shown in feet.
- Found monuments resulted in bearings and/or distances falling within minimum positional tolerance.
- This survey is being presented solely for the use of the current parties (as noted herein). No

The following items are referenced to the Title Commitment, Schedule B:

- Vol. 7452, Pg. 82: Restrictions-unable to graphically show.
- Vol. 8541, Pg. 184: 20' Building Setback, Use-as shown on survey.
- Vol. 8541, Pg. 184: 14' Electric, Utility, Use as per Titleplan.

To: Chicago Title of Texas, LLC; Chicago Title Insurance Company; Woodforest National Bank, and; 12803 O'Connor Road F4, LLC, a Texas limited liability company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and I hereby certify that this map represents an actual survey made on the ground and included items 1, 2, 3, 4, 6(b), 7(a)(1)(c), 8, 9, 11(a), 13, and 14, of Table A thereof.

The field work was completed on August 10, 2022.

Gary A. Gibbons





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------|------------------------------|--------------|
| Finial Group, LLC | 602078 | info@finialgroup.com | 713-422-2100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Keith Bilski | 540115 | keith.bilski@finialgroup.com | 713-422-2090 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

