

BELGIUM LANE

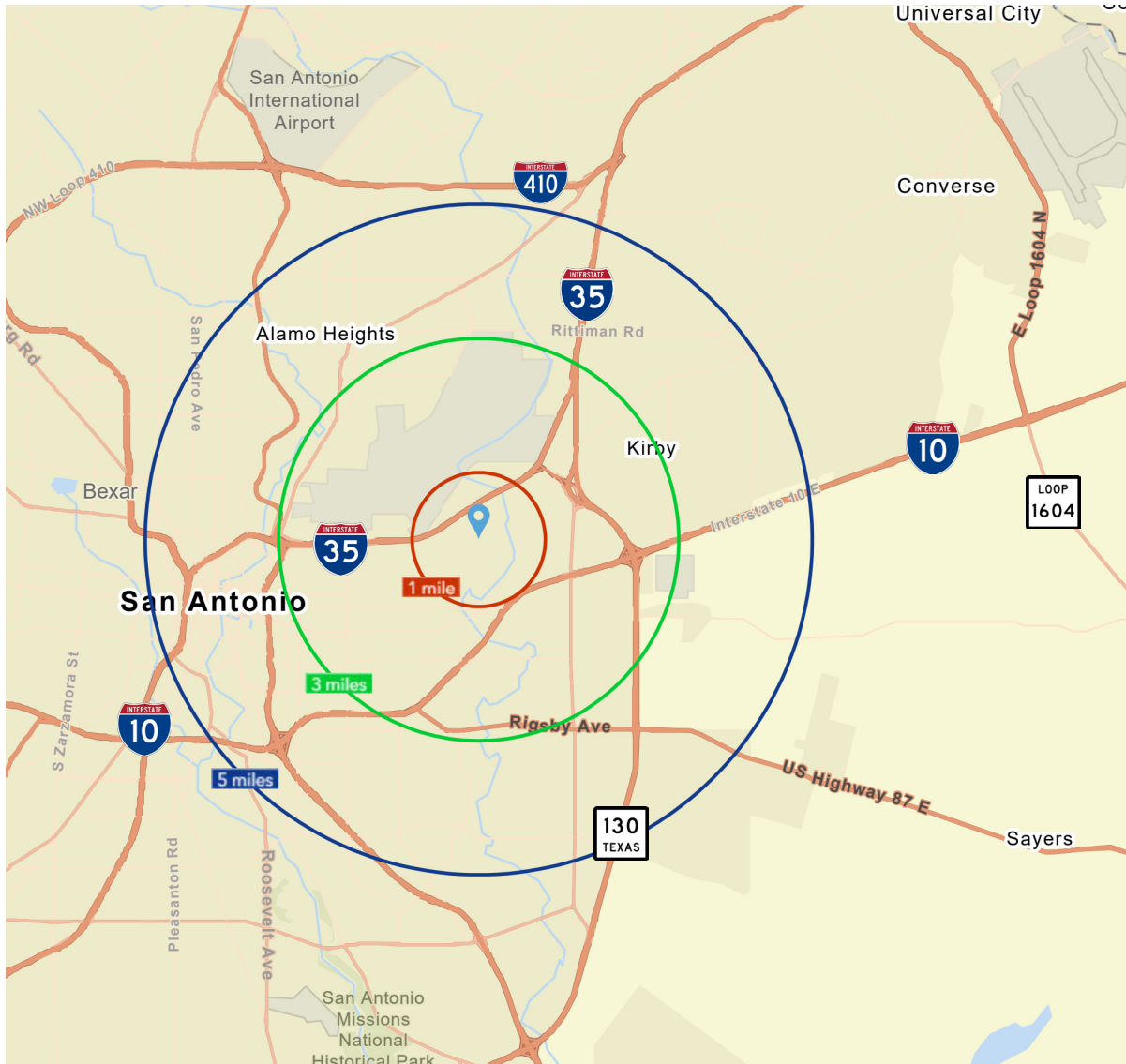
BRUSSELS DRIVE

# INDUSTRIAL OPPORTUNITY // FOR SUBLEASE

## 1155 Brussels St, San Antonio, TX 78219

- ±8,199 SF industrial service building
- ±4.09 acre site
- Zoning: I-2 // Opportunity zone
- Northeast submarket
- 10' x 10' half dock high overhead door
- Three - phase power available
- Fully fenced + improved yard
- Additional canopies for covered storage or fleet parking

# Property Highlights



## Location

- Within minutes of I-35, I-10, I-410, and San Antonio's CBD

## Size

- Total of  $\pm 4.09$  acres and  $\pm 8,199$  SF office/warehouse building
- 80 covered parking spaces or canopy storage

## Key Features

- Half dock high overhead door
- $\pm 80$  covered parking spaces and 134 uncovered parking spaces for fleet operations
- $\pm 3$  acres of functional yard or fleet parking

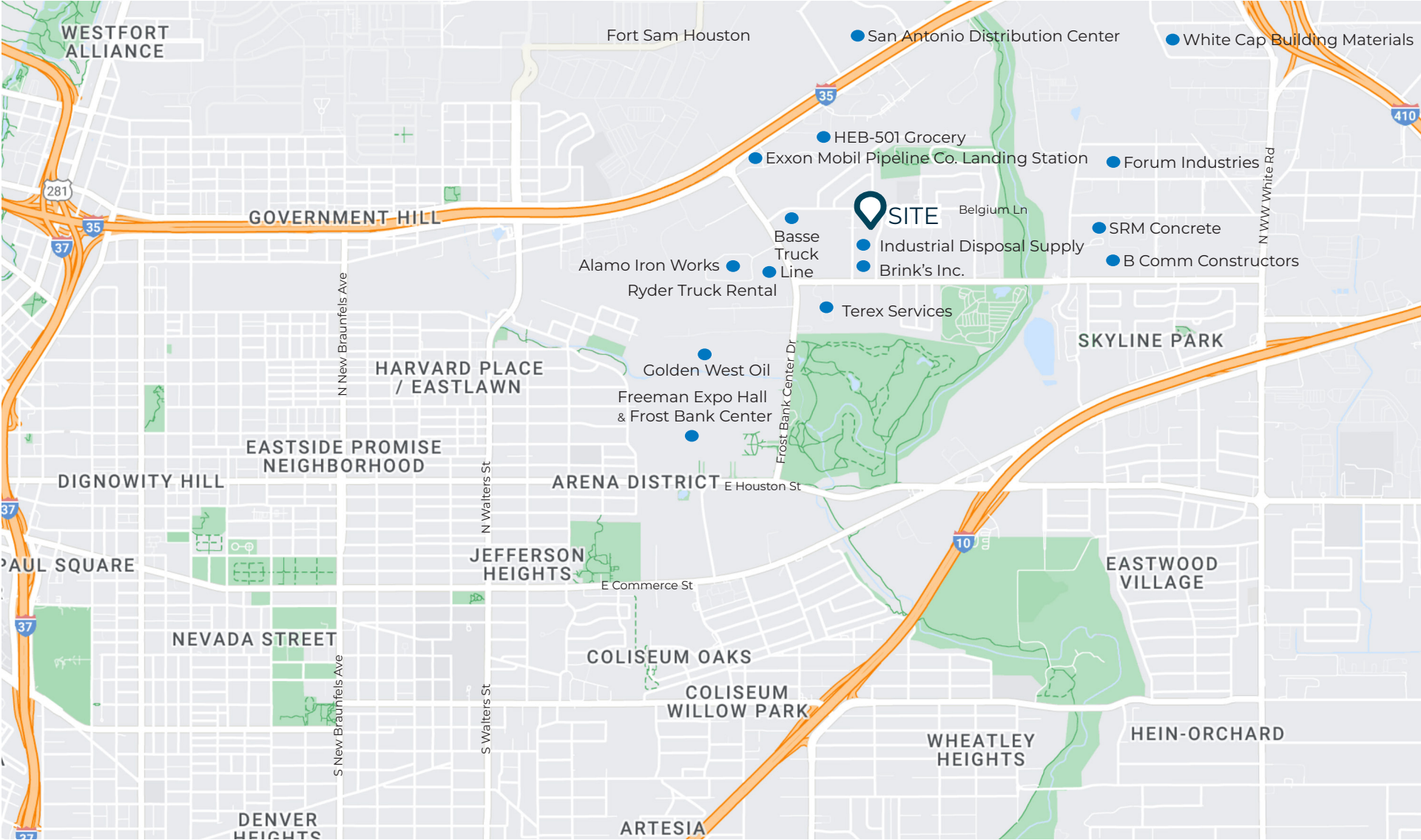
## Zoning

- Industrial (I-2)
- Opportunity zone

## Lease Term & Rate

- February 29, 2028
- Call for pricing

# Surrounding Area



# Contact Information



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