

EXCLUSIVE

Flex-Distribution Building For Lease

10731 Gulfdale St, San Antonio, TX 78216



Newly Renovated Flex/Distribution Building

Class A Finish Out
Fully Sprinkled
North Central SA Location



[Virtual Tour | Click Here](#)



Joshua Murphy, CCIM
josh@entrust-ca.com

Yvette Lashway
Yvette@entrust-ca.com

15510 VANCE JACKSON RD., STE.101
SAN ANTONIO, TX 78255

EXCLUSIVE

Flex-Distribution Building For Lease

10731 Gulfdale St, San Antonio, TX 78216



This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group .

Prospective purchasers should rely solely on their own investigation and evaluation of the property, and any investment decision should be made based on the purchaser's own analysis. Entrust Commercial Advisors Group and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.



Joshua Murphy, CCIM
(210) 557-2172
josh@entrust-ca.com
Lic. #681940

Yvette Lashway
(210) 218-6963
Yvette@entrust-ca.com
Lic. #825984

15510 VANCE JACKSON RD.
STE.101
SAN ANTONIO, TX 78255

FOR LEASE

NEWLY RENOVATED, 20,000 SF

10731 Gulfdale St is now available for immediate occupancy following a complete interior renovation boasting Class A finishes. Located in North Central San Antonio adjacent to the San Antonio Airport, this property boasts easy access to Hwy 281 and Loop 410. This office/warehouse was completely renovated in 2024 with all new HVAC systems.

PROJECT HIGHLIGHTS

Immediate access to Loop 281 & Loop 410, adjacent to San Antonio International Airport

Zoning: Light Industrial / Commercial (I-1)

Gated yard with controlled access

Two large overhead doors – for vehicle or equipment entry

Secure overnight interior parking for overnight vehicles

High-security room with restricted access

Full badge-access control system throughout

Updated office interiors with modern finishes



[Virtual Tour | Click Here](#)



PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present this spectacular, completely renovated office/warehouse building available for immediate lease in San Antonio's sought-after North Central submarket.

10731 Gulfdale is strategically positioned adjacent to the airport and near major thoroughfares, including Highway 281 N and Loop 410. This property provides exceptional accessibility and is surrounded by a dynamic mix of warehouse, retail, and professional office properties. Its durable concrete tilt-up construction, and ample parking creates a welcoming and professional environment. Its numerous security features include a gated yard controlled with electronic access, a high-security interior room and an entire property badge access system.

Now available for lease, this 20,000-square-foot office warehouse including second floor mezzanine storage (1st floor +/- 15,000 sf., 2nd floor +/- 5,000 sf.) has new HVAC systems and updated (2024) office interiors with modern Class A finishes.

Situated along one of San Antonio's premier commercial corridors, 10731 Gulfdale presents a unique opportunity for industrial, service, contractors, specialty trade or any commercial business needing prime location with added measures of security and still needing the clean, neat professional presentation of a superior office space.

PROJECT HIGHLIGHTS

- Renovated 2024
- New HVAC System 2024
- Ample Parking
- Population | 293,414 | 5 Mi.
- Gated yard, controlled access, high security
- Two Large Overhead Doors – vehicle entry
- Convenient Access | Hwy 281 N. & Loop 410
- Zoning allows for interior parking



EXECUTIVE SUMMARY

EXCLUSIVE LEASING FLYER



LEASE RATE

\$12.50 NNN



AVAILABLE BUILDING AREA

20,000 SF



TENANCY

Single



TOTAL RENTABLE BUILDING AREA

20,000 SF



LAND AREA

0.77 AC



YEAR BUILT/REMODELED

1985/2024



SUBMARKET

North Central



GEO ID

14892-002-0150

[Virtual Tour | Click Here](#)



CONTACT || Josh Murphy, CCIM || 210 557-2172 || Josh@Entrust-ca.com || LIC #681940
CONTACT || Yvette Lashway || 210 218-6963 || Yvette@Entrust-ca.com || LIC #825984





OFFICE

EXCLUSIVE LEASING FLYER



CONTACT || Josh Murphy, CCIM || 210 557-2172 || Josh@Entrust-ca.com || LIC #681940
CONTACT || Yvette Lashway || 210 218-6963 || Yvette@Entrust-ca.com || LIC #825984

WAREHOUSE

EXCLUSIVE LEASING FLYER

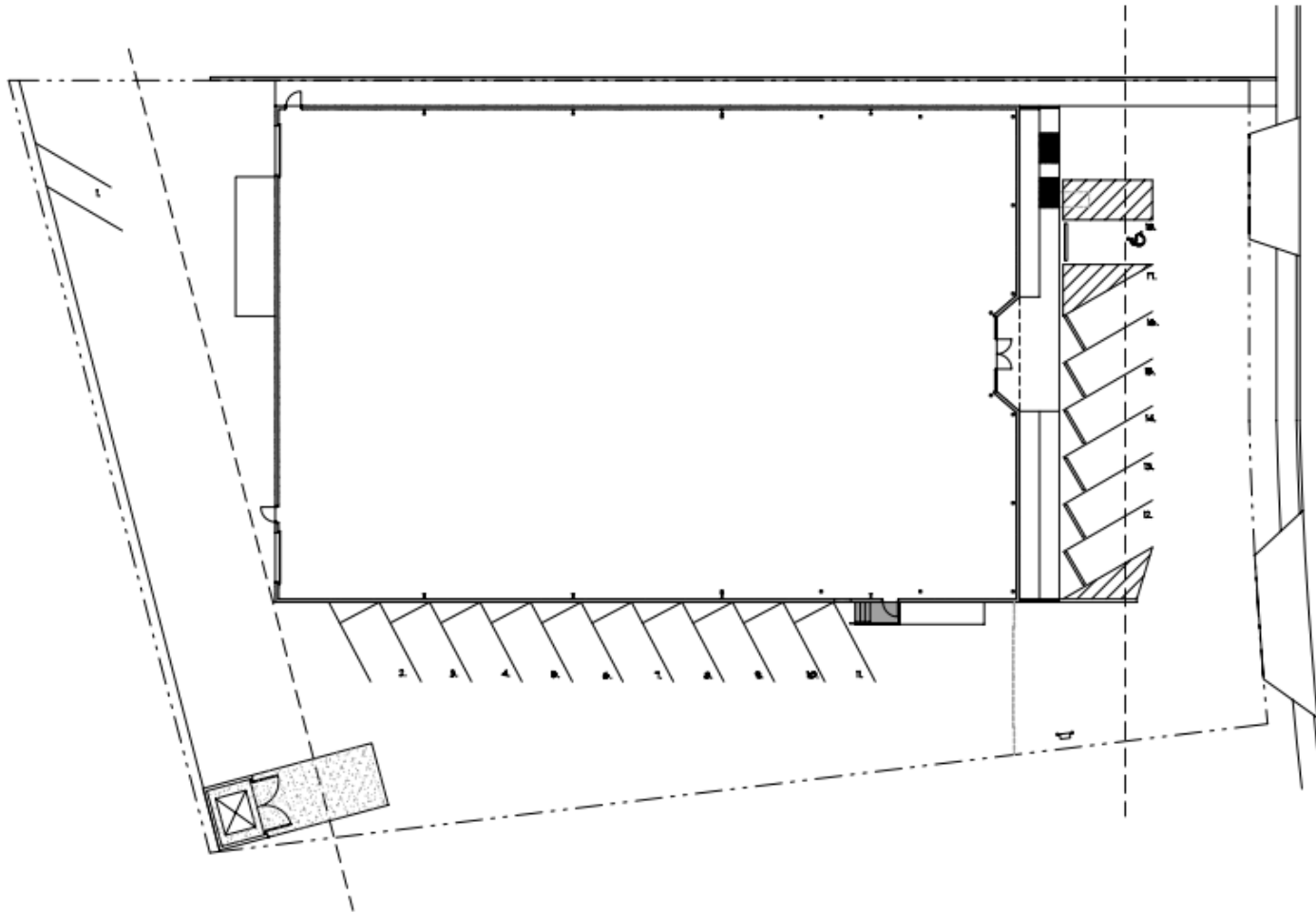


CONTACT || Josh Murphy, CCIM || 210 557-2172 || Josh@Entrust-ca.com || LIC #681940
CONTACT || Yvette Lashway || 210 218-6963 || Yvette@Entrust-ca.com || LIC #825984

Architectural floor plan of the 4th floor of the IPC, showing various rooms and structural elements. The plan includes a Warehouse (17) on the left, marked "NOT IN SCOPE". Other rooms include Open Office (14), Storage (13), Reception (11), Director's Office (3), Work Mail Copy (4), Breakroom (5), High Security Storage (1), Men's (10), Women's (9), Computer Server Room (8), and Elect. Util. (7). Structural elements like columns (1-8), doors (E), and windows (W) are indicated. A note states: "NOTE: ALL COLUMNS OUTSIDE OF DAMAGED AREA TO REMAIN U.N.O.; RE-STRUCTURAL". A fire damaged area is outlined with a dashed line, and a singular drinking fountain is located near the Men's room.



SITEPLAN



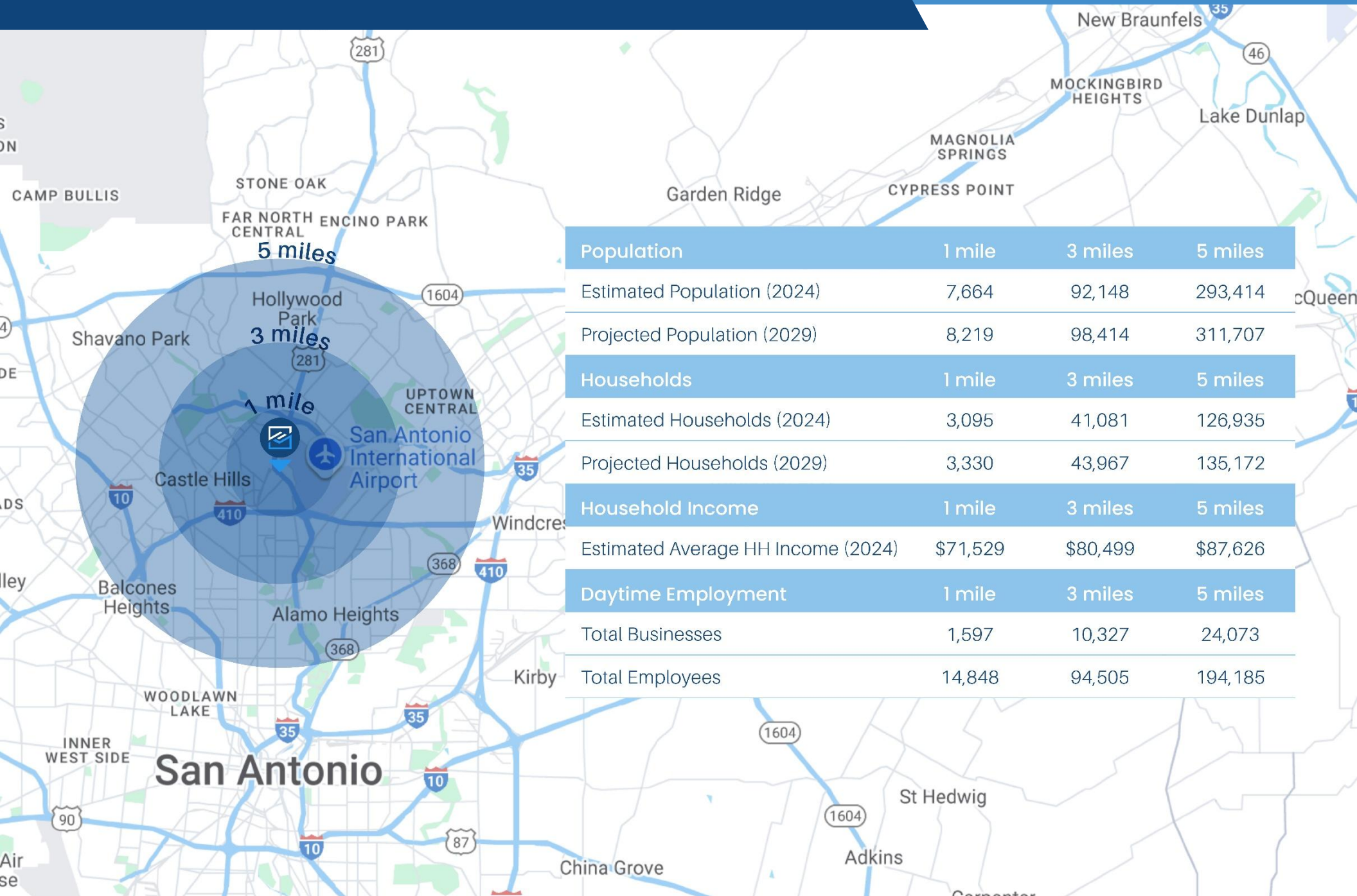
GULFDALE

SITE: .767 ACRES | 33,408 SQ.FT.
TOTAL PARKING: 17 NON H/C | 1 H/C

10731 Gulfdale, San Antonio, TX 78216

DEMOGRAPHICS

EXCLUSIVE LEASING FLYER



Population	1 mile	3 miles	5 miles
Estimated Population (2024)	7,664	92,148	293,414
Projected Population (2029)	8,219	98,414	311,707
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	3,095	41,081	126,935
Projected Households (2029)	3,330	43,967	135,172
Household Income	1 mile	3 miles	5 miles
Estimated Average HH Income (2024)	\$71,529	\$80,499	\$87,626
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	1,597	10,327	24,073
Total Employees	14,848	94,505	194,185

CONTACT || Josh Murphy, CCIM || 210 557-2172
CONTACT || Yvette Lashway || 210 218-6963

|| Josh@Entrust-ca.com
|| Yvette@Entrust-ca.com

|| LIC #681940
|| LIC #825984



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.

Keller Willis San Antonio, Inc	54794	legal@kwcityview.com	(210) 696-9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	E-Mail	Phone
Joseph H. Sloan III	526284	legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	E-Mail	Phone
Tony Zamora Jr.	537135	legal@kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	E-Mail	Phone
Joshua Murphy	583858	josh@entrust-ca.com	210-557-2172
Sales Agent/ Associate's Name	License No.	E-Mail	Phone
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov