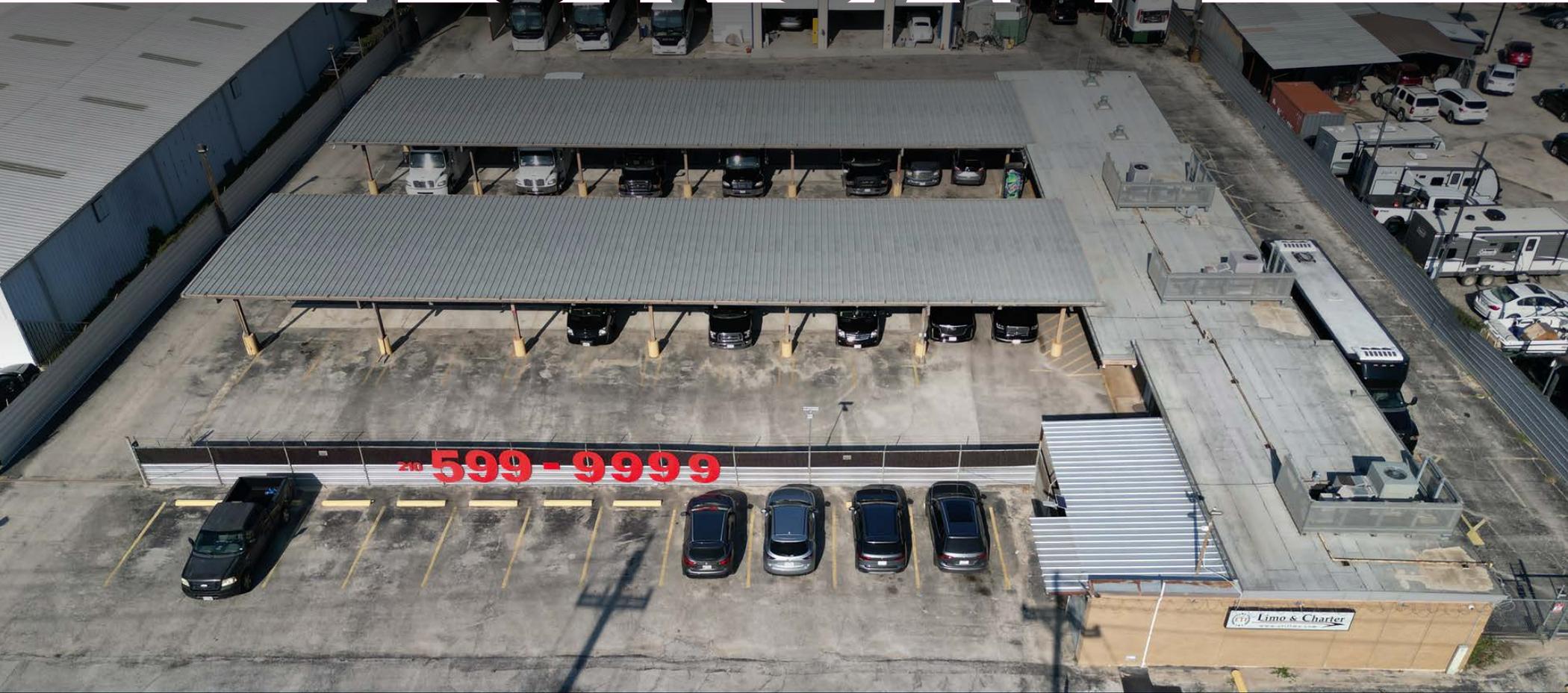


FOR SALE



419 N WEIDNER RD, SAN ANTONIO, TEXAS 78233

AGENTS

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PROPERTY OVERVIEW

Key Property Highlights

- ±5,627 SF freestanding office/warehouse building
- Situated on a fully paved ±1.377-acre site (±59,982 SF)
- Newly built ±2,320 SF warehouse with 16' clear height
- Three grade-level roll-up doors (two 14' x 14', one 12' x 12')
- Renovated ±3,307 SF office with 9' clear height and durable cinder block construction
- Covered carports with 11'-12' clearance for equipment or vehicle storage
- Full perimeter security fencing with metal siding, electronic gates, exterior lighting, and surveillance
- Located minutes from Loop 410, I-35, and Wurzbach Parkway



Key Property Highlights

419 N Weidner Rd offers a highly functional ±5,627 SF industrial building tailored for contractors, owner-users, or service-based operators. The site sits on ±1.377 acres of fully paved yard and includes a newly constructed ±2,320 SF warehouse with 16' clear height and three oversized grade-level roll-up doors. The ±3,307 SF office component, built with solid cinder block construction, has been remodeled and supports 9' clear heights for comfortable operations.

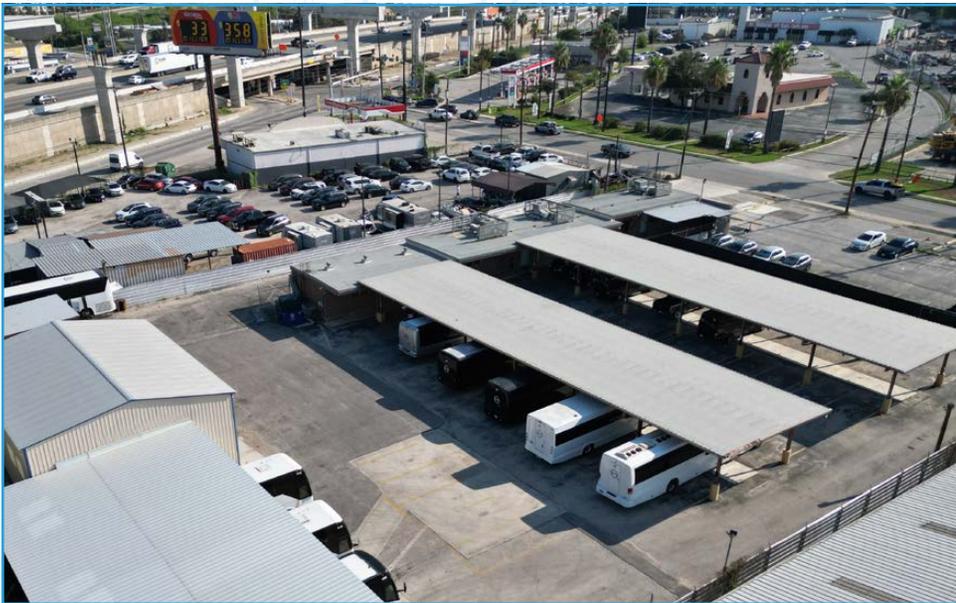
Additional capital improvements include full perimeter metal security fencing, electronic gate access, LED lighting, surveillance systems, and multiple covered carports with 11-12' clearances, ideal for vehicle or equipment staging.

Located in Northeast San Antonio near Loop 410 and I-35, the property sits within a dense trade and labor corridor of 292,000+ residents and over 170,000 employees within a 5-mile radius. The offering presents an opportunity for secure outdoor functionality and flexible warehouse/office needs in an infill, highly accessible submarket.

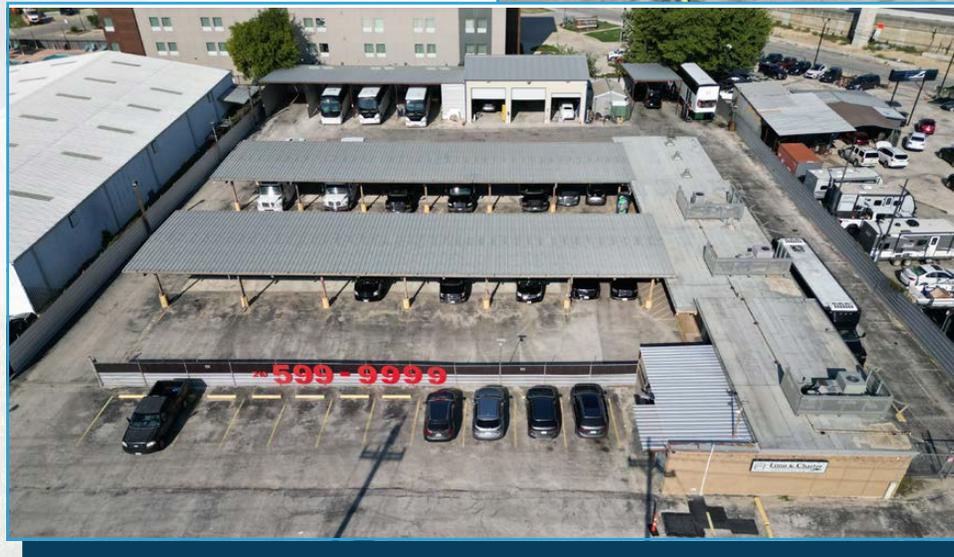
BUILDING SPECS

Property Details

- **Property Type:** Industrial
- **Asking Price:** Contact Broker
- **Available SF:** 5,627 SF
- **Year Built / Renovated:** 1976/2022
- **Parcel Size (Acres or SF):** 1.377 Acres
- **Zoning:** I-1
- **Clear Height (Warehouse):** 16'
- **Loading Doors:** Three grade-level roll-up doors (two 14' x 14', one 12' x 12')
- **Construction:** Concrete Block & Metal



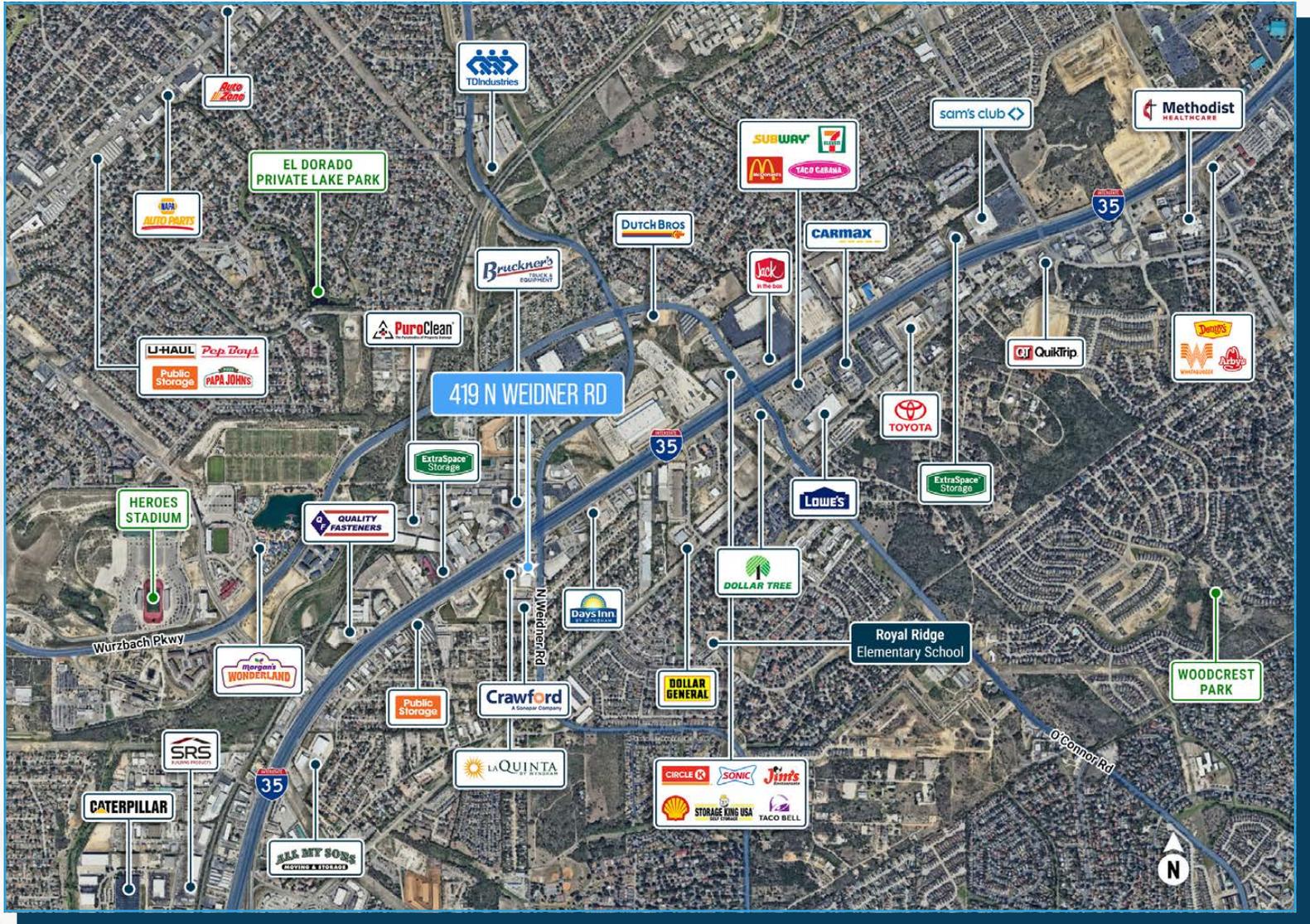
BUILDING PHOTOS



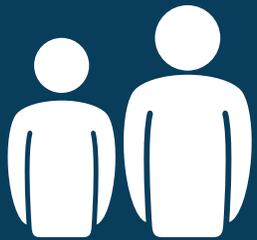
PARCEL OVERVIEW



AERIAL MAP

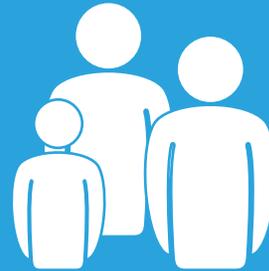


Population Growth



+2.03%
annually
(2023-2028)

292,112



Total Population

Median Household Income

\$66,884



Avg Household Income



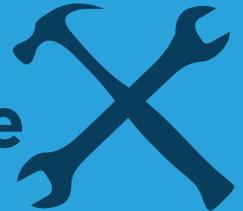
\$90,161

Labor Force



170,272
employees
across
16,221
businesses

Skilled Workforce



Strong base of trades, logistics,
and service employees within
10-15 minutes

Owner vs Renter Mix



58% owner-occupied

42% renter-occupied households

Education



30% hold a bachelor's degree or higher - solid pipeline for admin and tech-support roles

Commuting Access

Centrally positioned with proximity to major arterials, supporting regional labor draw

