

FOR LEASE



4803 EMIL ST, SAN ANTONIO, TEXAS 78219

AGENTS

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PROPERTY OVERVIEW

Key Property Highlights

- ±7.93 Acres | 6+ Acres Functional Yard Space
- Ideal for Fleet Parking, Contractors & Outdoor Storage
- 22,000+ SF Building for Office or Shop Use
- 10 Grade-Level Doors | Efficient Equipment Access
- I-10 & Loop 410 Connectivity for Regional Operations
- 93,000+ Nearby Workforce Supports Daily Operations



Property Overview

4803 Emil St presents a rare opportunity to lease a highly functional industrial site in East San Antonio, ideal for contractors, fleet operators, logistics users, and outdoor storage tenants. The property offers ±7.93 acres with over 6 acres of usable yard, complemented by a ±22,000 SF multi-building configuration that supports a range of operational needs. The improvements include a central warehouse, dedicated parts/storage area, and two additional side warehouse structures, along with approximately 1,000 SF of office space which provides flexibility for maintenance, distribution, and administrative functions.

The site is designed for efficiency, featuring a cross-dock layout and multiple grade-level doors throughout the buildings, allowing for streamlined loading, circulation, and equipment access. Zoned I-1 / I-2, the property accommodates a wide range of industrial uses.

With immediate access to I-10 and Loop 410 and a workforce base of over 93,000 employees within five miles, this location offers strong connectivity and operational support for growing businesses.

Property Details

- **Address:** 4803 Emil St,
San Antonio, TX
- **Property Type:** Industrial
- **Asking Rate:** Contact Broker
- **Total Building Size:** ±22,463 SF
 - Main Warehouse: ±8,138 SF
 - Parts / Storage Area: ±5,800 SF
 - Side Warehouse A: ±2,745 SF
 - Side Warehouse B: ±2,905 SF
 - Office: ±1,017 SF
- **Year Built / Renovated:** 1976 / 2022
- **Parcel Size (Acres or SF):** ±7.93 Acres
- **Zoning:** I-1, I-2
- **Clear Height**
 - Main Warehouse: ~17'-20' (pitched roof)
 - Side Warehouse A: ~15'-18'
 - Side Warehouse B: ~11'-14'
 - Parts Area: ~14'-15.5'
- **Construction:**
 - Metal

○ Loading / Access:

- Cross-dock configuration in main warehouse
- Ten (10) grade-level doors (16' x 12') - main warehouse
- Five (5) grade-level doors (10' x 12') - side warehouse A
- Additional sliding grade-level doors across all structures
- Total multiple access points for efficient circulation

○ Additional Features:

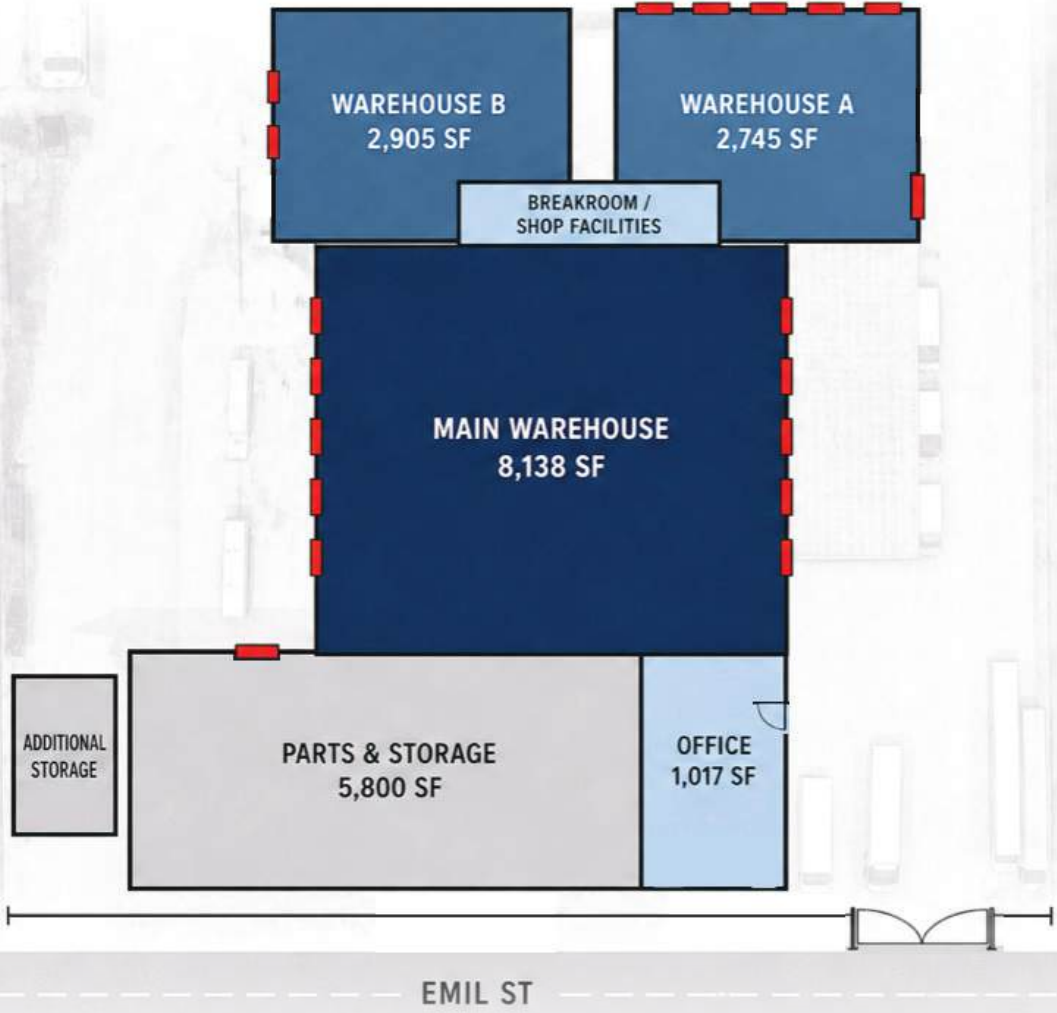
- Gated access with 6+ acres of usable yard
- Multi-building layout supports maintenance, storage, and distribution
- Breakroom and shop bathroom on-site
- Ideal for fleet operations, contractors, logistics, and IOS users



4803 EMIL ST – BUILDING LAYOUT & SQUARE FOOTAGE

±22,463 SF MULTI-BUILDING INDUSTRIAL FACILITY

LEGEND
— = ROLL-UP DOORS



KEY FEATURES

-  CROSS-DOCK CONFIGURATION (MAIN WAREHOUSE)
-  MULTIPLE GRADE-LEVEL ROLL-UP DOORS
-  FUNCTIONAL MULTI-BUILDING LAYOUT
-  YARD-SERVED INDUSTRIAL FACILITY

IDEAL FOR FLEET OPERATIONS, CONTRACTORS & IOS USERS

PARCEL OUTLINE



4803 EMIL ST
SAN ANTONIO, TX 78219

Bruckner's
TRUCK & EQUIPMENT

Douglass King Seeds

Rinker
MATERIALS
A QUIKRETE COMPANY

Labatt
FOOD SERVICE

SOUTH TEXAS CYCL

BLUELINX

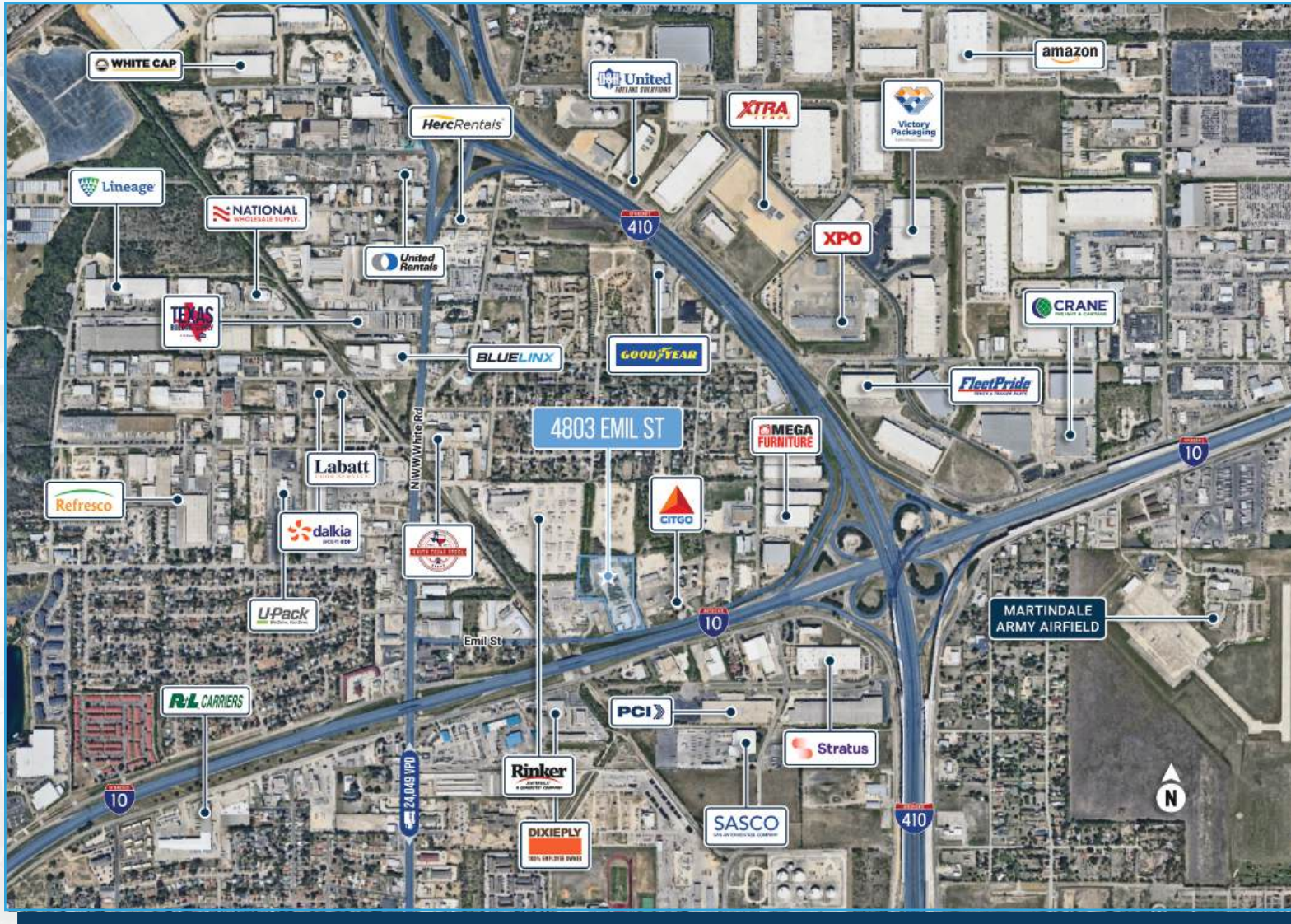
DIXIEPLY
100% EMPLOYEE OWNED

CITGO

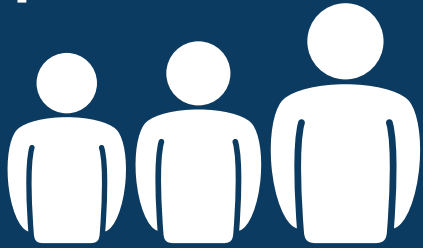
INTERSTATE
10

24,049 VPD

AERIAL MAP

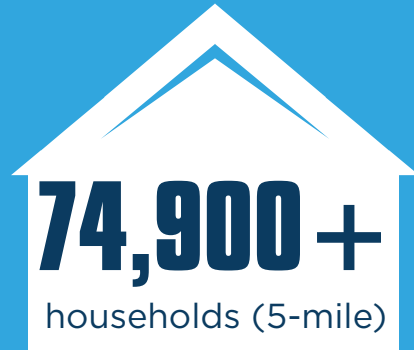


Population Growth



+7.3% population growth
(3-mile)
+7.4% household growth
projected

Household Density



Avg. HH size: 2.7-2.9

Workforce Base



93,000+
employed
residents

Strong trades,
logistics &
manufacturing
presence

Labor Access



66%

commute under 30 minutes
Efficient regional workforce draw

Working-Age Population



Median age
32-34

Stable, active
labor base



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.

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Buyer/Tenant/Seller/Landlord Initials

Date