

LOOP 410

DISTRIBUTION CENTER

715 SE LOOP 410 SAN ANTONIO, TX

360,452 SF CLASS A LOGISTICS BLDG | PREMIER SAN ANTONIO DISTRIBUTION LOCATION

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") has been exclusively retained by ownership to offer qualified investors the opportunity to acquire Loop 410 Distribution Center (the "Property"), a newly constructed, 360,452 square foot Class A distribution facility in San Antonio, TX. Delivered in 2024, the Property represents a rare opportunity to acquire a brand-new, institutional-quality asset at a significant discount to replacement cost in one of Texas's most dynamic industrial markets.

Strategically positioned with immediate access to Loop 410, IH-10 and IH-35, Loop 410 Distribution Center sits at the epicenter of San Antonio's largest and most active industrial submarket. Currently vacant, the Property offers investors the ability to capitalize on San Antonio's rising industrial fundamentals, resurgent tenant demand for large-bay distribution space, and proven recent absorption of 250,000+ SF facilities in the immediate trade area.



PROPERTY SUMMARY

Address:	715 SE Loop 410 San Antonio, TX 78220
Total Building Area (SF):	360,452 SF
Year Built:	2024
Land Area (Acres):	33.77 AC
Total Office %:	0.4%
Total HVAC %:	0.4%
Loading:	Cross-Dock
Clear Height:	36'
Building Dimensions:	370' x 972'
Auto Parking:	262
Truck Court Depth:	135' (North Side) 185' (South Side)
Trailer Parking:	136 (expandable to 180)
Dock Doors:	105 Dock-High Doors
Drive-In Ramp Doors:	4 Drive-In Doors

INVESTMENT HIGHLIGHTS



BELOW REPLACEMENT COST OPPORTUNITY



NEWLY-CONSTRUCTED, CLASS-A, INSTITUTIONAL QUALITY LOGISTICS BUILDING



LACK OF COMPETITIVE PRODUCT WITH **NO NEW PRODUCT** UNDER CONSTRUCTION IN SAN ANTONIO



3.2 M SF OF NET ABSORPTION IN COMPETITIVE PRODUCT OVER LAST 24 MONTHS



IDEAL SE LOOP 410 LOCATION WITH SUPERIOR SAN ANTONIO ACCESS



SURROUNDED BY INSTITUTIONALLY OWNED ASSETS AND CREDIT TENANCY

IDEAL LOGISTICS ASSET

Developed in 2024, Loop 410 Distribution Center is a move-in ready, purpose-built logistics project thoughtfully designed in place to provide all the amenities sophisticated tenants demand. The building enhances operational efficiency with ample, dedicated parking for both trailers and employees, addressing two critical needs of modern warehouse users. Benefiting from excellent ingress and egress from both Loop 410 and IH-10, the site's strategic location enables tenants to efficiently serve the entire San Antonio metro while also providing direct access to other major Texas markets.

36'
CLEAR HEIGHTS

50' X 54'
WITH 60' SPEED BAYS

105 9' X 10'
DOCK-HIGH DOORS &
4 RAMPED LOADING DOORS

LED
LIGHTING

136
TRAILER PARKING SPACES
(EXPANDABLE TO 180) / 185'
TRUCK COURT DEPTH

262
AUTO PARKING
SPACES

ESFR
SPRINKLER SYSTEMS

EFFICIENT
DEMISING OPTIONS FROM
52,043 SF TO FULL-BUILDING
OF 360,452 SF



THE OPPORTUNITY

SIGNIFICANT DISCOUNT TO REPLACEMENT COST

With construction costs for Class A industrial space in San Antonio currently exceeding \$95 per square foot, Loop 410 Distribution Center represents an exceptional value-add opportunity. The acquisition basis provides investors with substantial built-in equity and downside protection while offering the flexibility to position the asset competitively in the market.



SUPERIOR SAN ANTONIO ACCESS



STRONG POTENTIAL CASH FLOW OPPORTUNITY

Currently vacant, the Property offers investors a chance to create ~\$2.6 million in NOI through lease-up in an increasingly strong San Antonio leasing environment.





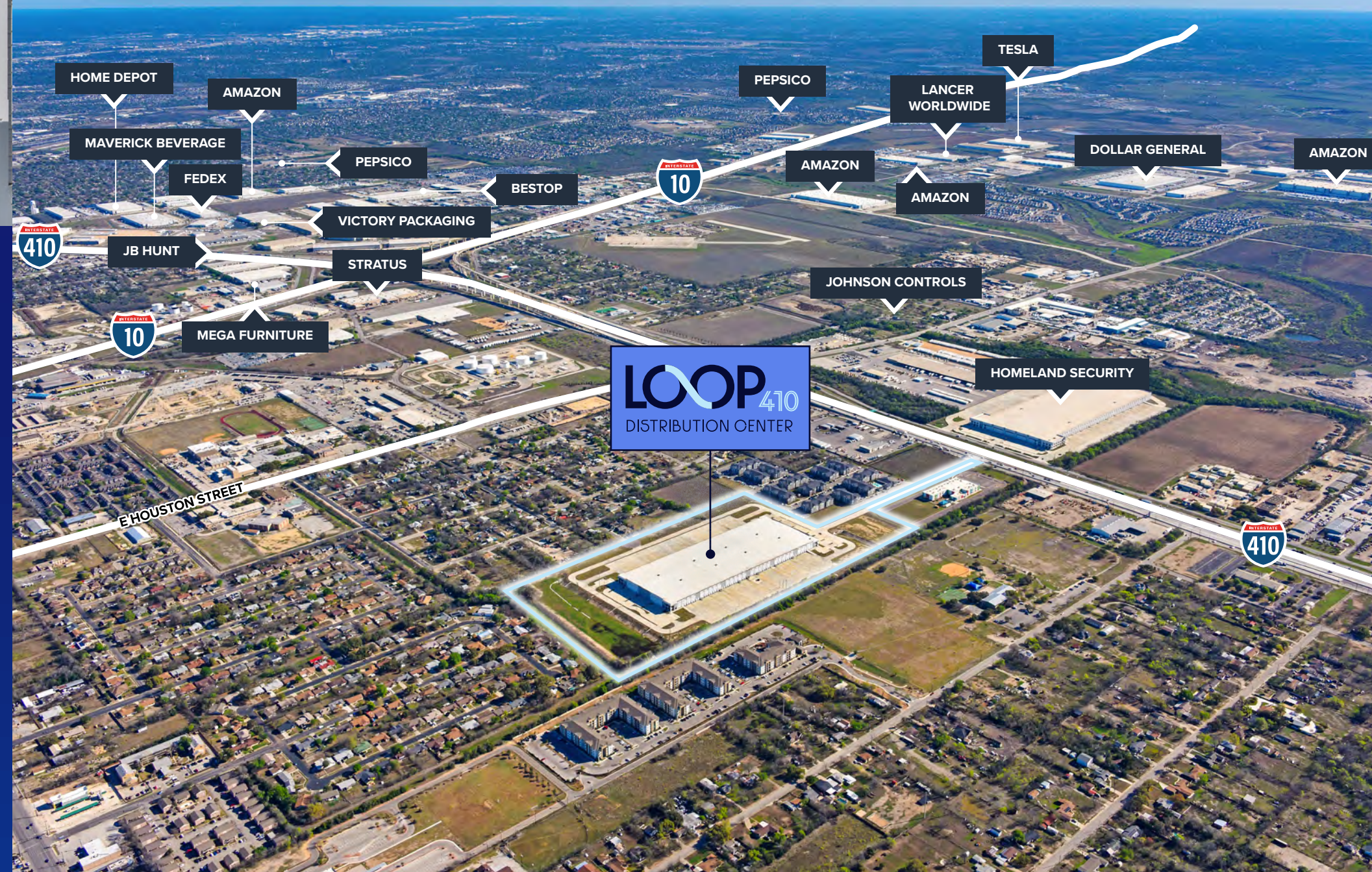
STRONG CORPORATE LOCATION

The Northeast industrial market is the largest industrial submarket in San Antonio and remains a major warehouse and distribution hub for the Central Texas region. The market is driven by its strategic access to Loops 410 and 1604, IH-10, and IH-35 which provides superior access to San Antonio, Houston, Austin, DFW and points north. This market has historically been one of the most desired locations for excellent credit tenants and institutional quality investors.

INSTITUTIONAL OWNERSHIP



SUPERIOR MARKET ACCESS



LOOP 410
DISTRIBUTION CENTER

E HOUSTON STREET

TIGHTENING INDUSTRIAL MARKET



SUPPLY-CONSTRAINED MARKET WITH FAVORABLE FUNDAMENTALS

San Antonio's industrial has no new under construction inventory. With continued demand driven by robust population and employment growth, expanding e-commerce penetration, nearshoring momentum, and strategic border proximity, San Antonio presents compelling long-term industrial fundamentals.

PROVEN LARGE-BAY ABSORPTION IN IMMEDIATE TRADE AREA

The Northeast submarket has demonstrated exceptional leasing velocity for large-bay industrial space, with recent transactions including Nippon Express (210,000 SF at Galleria Industrial Park), Maverick Beverage (306,000 SF at Prologis Cornerstone 1), and Tesla (439,809 SF at Foster Ridge - Building 2). This documented tenant demand validates the Property's competitive positioning and lease-up potential.

SUBSTANTIAL TENANT DEMAND FOR 250,000+ SF SPACE

San Antonio's industrial market currently has 44 active tenant requirements totaling 7.6 million SF of minimum required space and 10.0 million SF of maximum required space. There is 6.7 million square feet of demand for spaces greater than 250,000 SF, a 75% increase over 2025 demand.

SAN ANTONIO CROSS-DOCK >250,000 SF

23.4M SF ↑ +1.8%

PRIOR PERIOD 23M

UNDER CONSTRUCTION SF

0 SF ↓ -100%

PRIOR PERIOD 414K

12 MO. NET ABSORPTION SF

2M SF ↑ +68.3%

PRIOR PERIOD 1.2M

VACANCY RATE

12.1% ↓ -7.2%

PRIOR PERIOD 19.3%

MARKET ASKING RENT/SF

\$8.36 NNN ↑ +2.7%

PRIOR PERIOD \$8.14



DEAL TEAM

INVESTMENT ADVISORY

KYLE MUELLER

Senior Director

Kyle.Mueller@jll.com

830.556.1270

TRENT AGNEW

Senior Managing Director

Industrial Group Co-Head

713.244.4499

Trent.Agnew@jll.com

WITT WESTBROOK

Senior Director

Witt.Westbrook@jll.com

254.595.1407

ROB ELLWOOD

Director

Rob.Ellwood@jll.com

210.867.4882

FINANCING ADVISORY

KYLE SPENCER

Managing Director

Kyle.Spencer@jll.com

512.532.1921

SCOTT DICKEY

Director

Scott.Dickey@jll.com

512.532.1975

ANALYTICAL SUPPORT

PATRICK MCCORD

Vice President

Patrick.McCord@jll.com

512.532.1928

KELLY ANNA GEISER

Analyst

KellyAnna.Geiser@jll.com

512.225.2703



9601 McAllister Freeway, Suite 100 | San Antonio, TX 78216
www.us.jll.com/capitalmarkets

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