

FOR SALE

10022 N INTERSTATE 35, SAN ANTONIO, TX 78233

INDUSTRIAL PROPERTY INVESTMENT OPPORTUNITY



SIZE (SF)

±13,741

LAND AREA (AC)

1.99

YEAR BUILT

1972



Tenant Overview

RENTOKIL NORTH AMERICA, INC.

Rentokil is a full-service pest control company serving commercial customers from a wide range of business sectors. With a national network of Specialists located across the United States, Rentokil offers customers local expertise and innovative solutions. Rentokil has a market capitalization of \$12.29B and a BBB credit rating.

For nearly 100 years, Rentokil companies have been steadfastly committed to being innovators in our industry. Rentokil is proud to be part of this century-old tradition. Our research and development team is the key to delivering an unmatched line of products and services to keep your facility free of pest problems. As the experts in pest control, our team focuses on developing advances in technology through extensive product research and development, product testing,and innovation.

We represent the North American division of Rentokil Initial plc, one of the largest business services companies in the world — operating in 83 countries. Rentokil North America includes a portfolio of brands that provide expert service to both residential and commercial facilities. All of our brands work together to help you create safer, healthier environments that protect your people and your business from risk. This expanded organization increases national coverage, provides faster response times, and now offers an even broader range of solutions including odor management,bioremediation, and food safety services.

- ✓ INVESTMENT-GRADE COMPANY (BBB); NYSE: RTO
- ✓ 7 YEAR LEASEBACK AT MARKET RENT
- ✓ 3% ANNUAL ESCALATIONS
- ✓ NNN LEASE STRUCTURE
- ✓ LEASEBACK ENTITY: RENTOKIL NORTH AMERICA



Property Overview



SUBMARKET
NORTHEAST



OCCUPANCY
100%



TENANT
Rentokil North America, Inc.



Building 1
10,188 SF



Building 2
3,553 SF



Rental Rate
\$15.00 PSF



NOI
\$206,115



Lease Term
Five (5) to Seven (7) Years



Land
1.99 Acres



ZONING
C-3

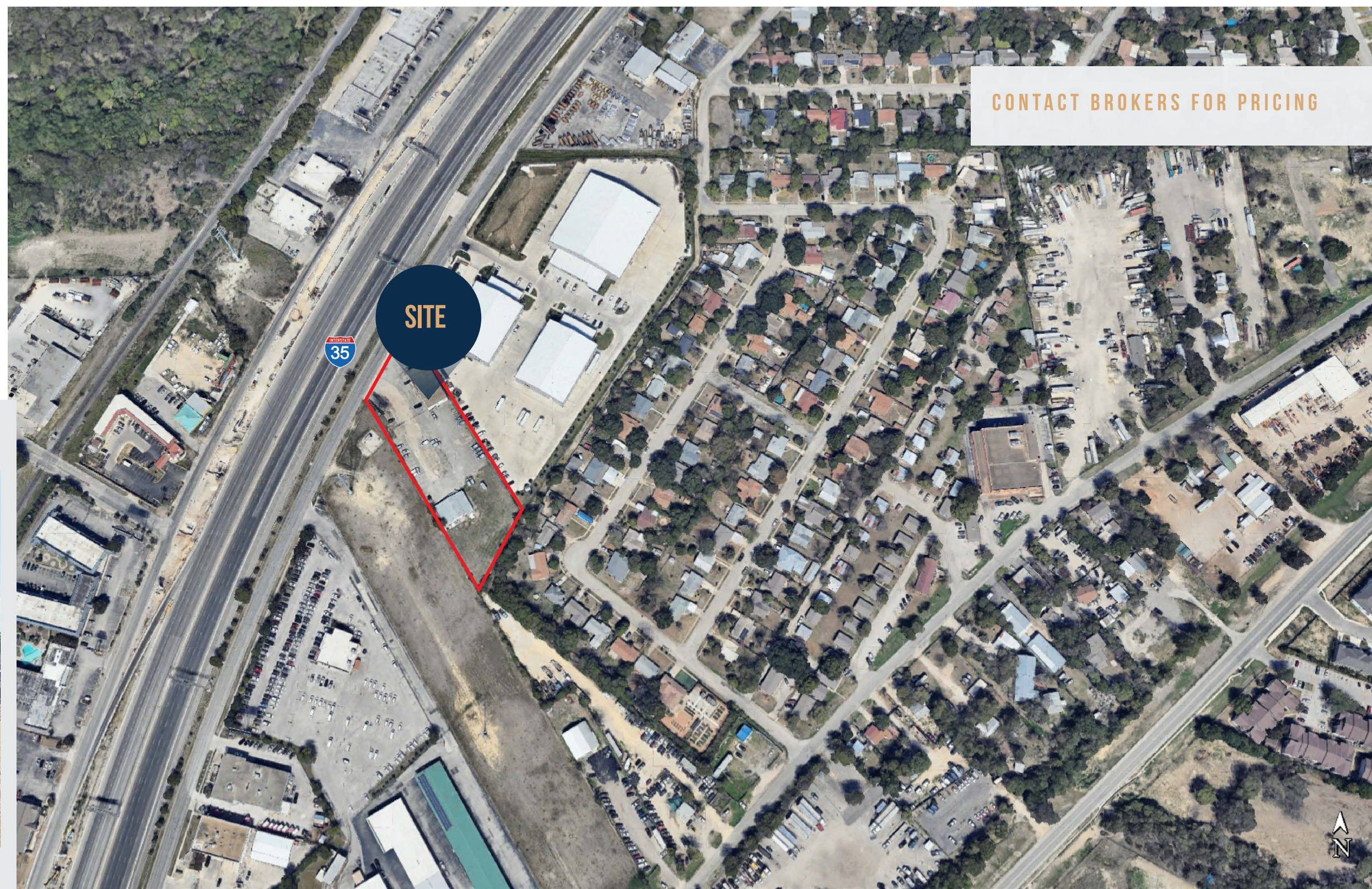
Demographics

	1 Mile	3 Miles	5 Miles
Estimated population	7,503	112,653	301,550
Estimated households	3,160	45,244	118,968
Estimated household income	\$88,802	\$83,880	\$98,729
Median Age	41.2	37.9	37.8
Estimated daytime population	15,800	117,000	305,000

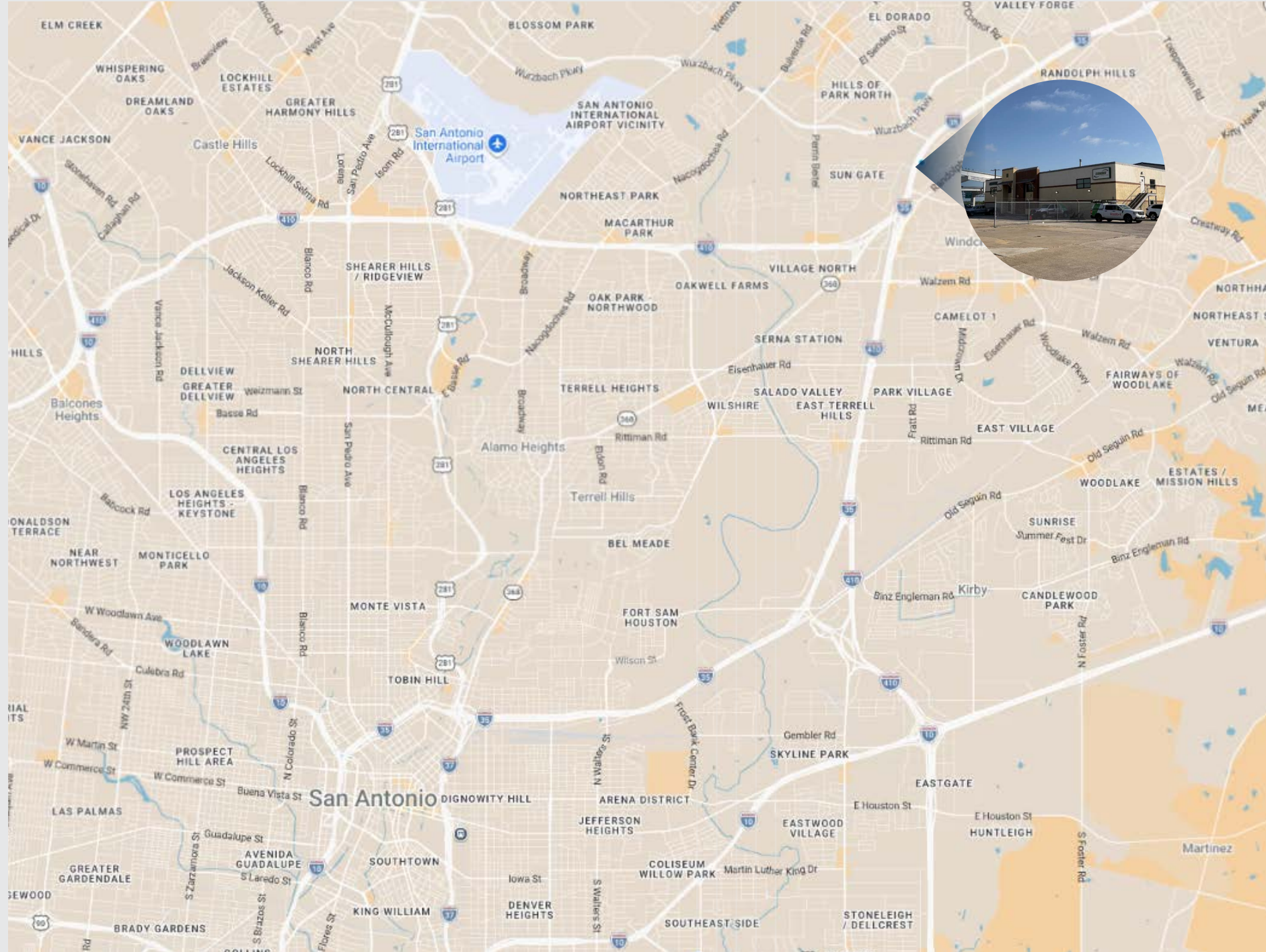
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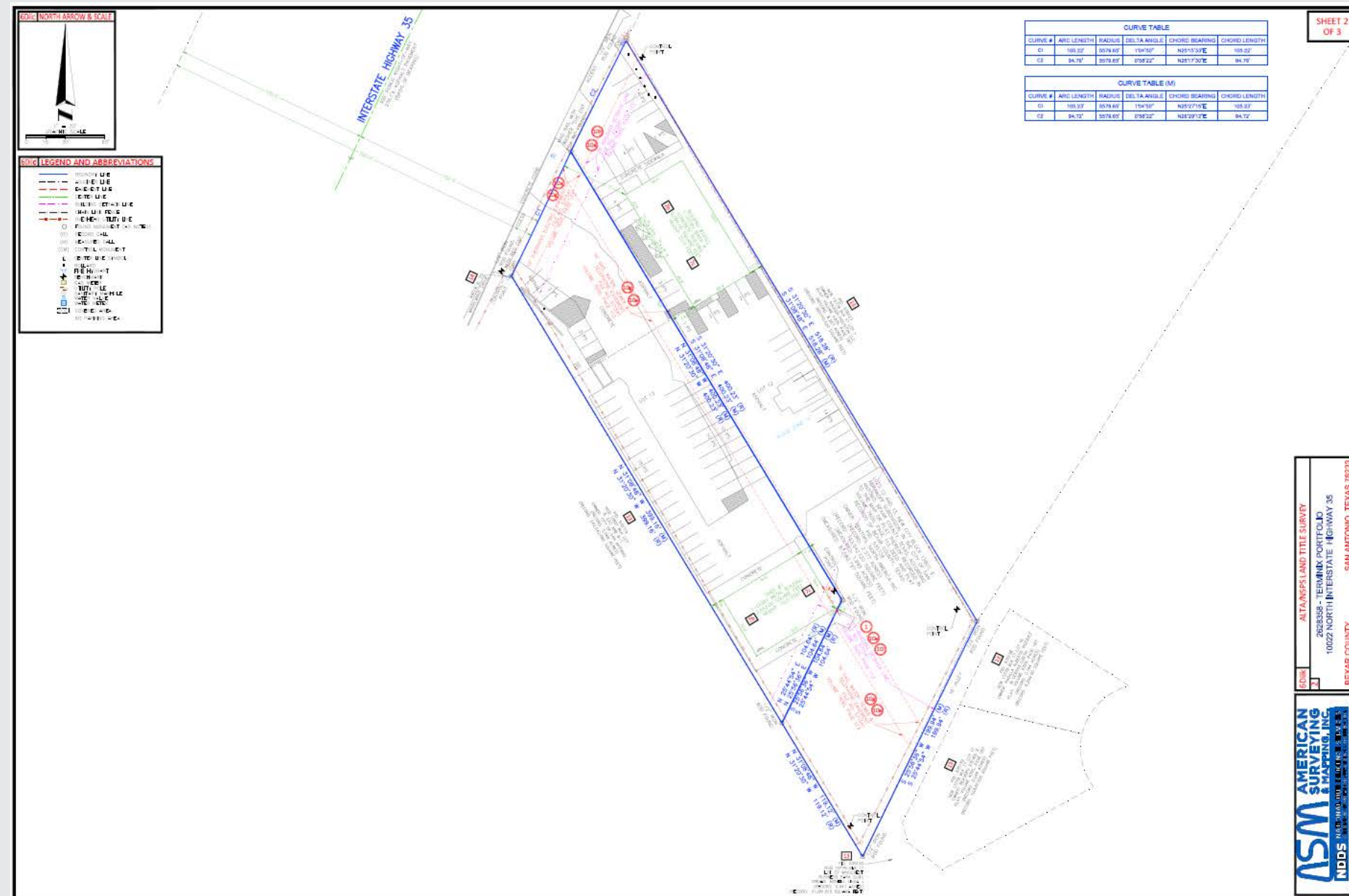
OFFERING SUMMARY

Situated in San Antonio's rapid-growth Northeast submarket, this property is perfectly positioned to capture both local suburban traffic and regional commerce. The surrounding area boasts strong demographics and a thriving commercial ecosystem. Benefiting from highly flexible C-3 zoning, the property easily accommodates a diverse mix of business uses, including office, high-end showroom, and dynamic flex operations. This operational versatility is paired with significant investment appeal. Together, these factors make the property a rare, high-yield opportunity for investors and business owners looking to maximize their capital.



CONTACT BROKERS FOR PRICING





CONTACT US

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.		Phone
Ben Jordan	654643	ben.jordan@jll.com	210-308-9888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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