

FOR LEASE

210.342.4242

4703 N. Pan Am - San Antonio, TX

(Rittiman and I-35)



TRUCK MAINTENANCE SERVICE CENTER

Immediate access off IH 35

6.77 Acre Facility plus Expansion area and Rail available

6,450 sf Office/Maintenance Facility

Office area 2,400 sf

4,050 Maintenance area with 2 Bays

Fuel Islands with Veeder Root system

Truck wash area with oil water separator, 1,000 gallon capacity

Fully fenced and lighted with remote controlled entry gate systems

MAJOR SIGNAGE VISIBLE FROM IH 35

For pricing & more Information

please contact:

Michael Weiss

mike@4mrealty.com



4M Realty
COMPANY

4mrealty.com

The information contained herein is furnished by sources deemed reliable, but is subject to verification by purchaser or tenant. 4M Realty Company assumes no responsibility and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The offering is made subject to errors, omissions, changes of price or condition, prior sale or lease, or withdrawal without notice.

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RITTIMAN ROAD

RITTIMAN ROAD

6.769 ACRES

H-E-B

INTERSTATE
35

LOOP
410

*4703 N. Pan Am
San Antonio, TX*

Features

*Reception Area
Two (2) Private Offices
Locker area with showers
Drivers Break/Training Room
Conference Room
Mezzanine storage
Four (4) Rollup doors 12 x 16
Retractable reel oil/grease supply station
Service Pit
Parts Room with mezzanine storage and office
Compressed air lines in place
480V 3-Phase service with natural gas in the building
Double gated entrances and exits electronically controlled*

Parking

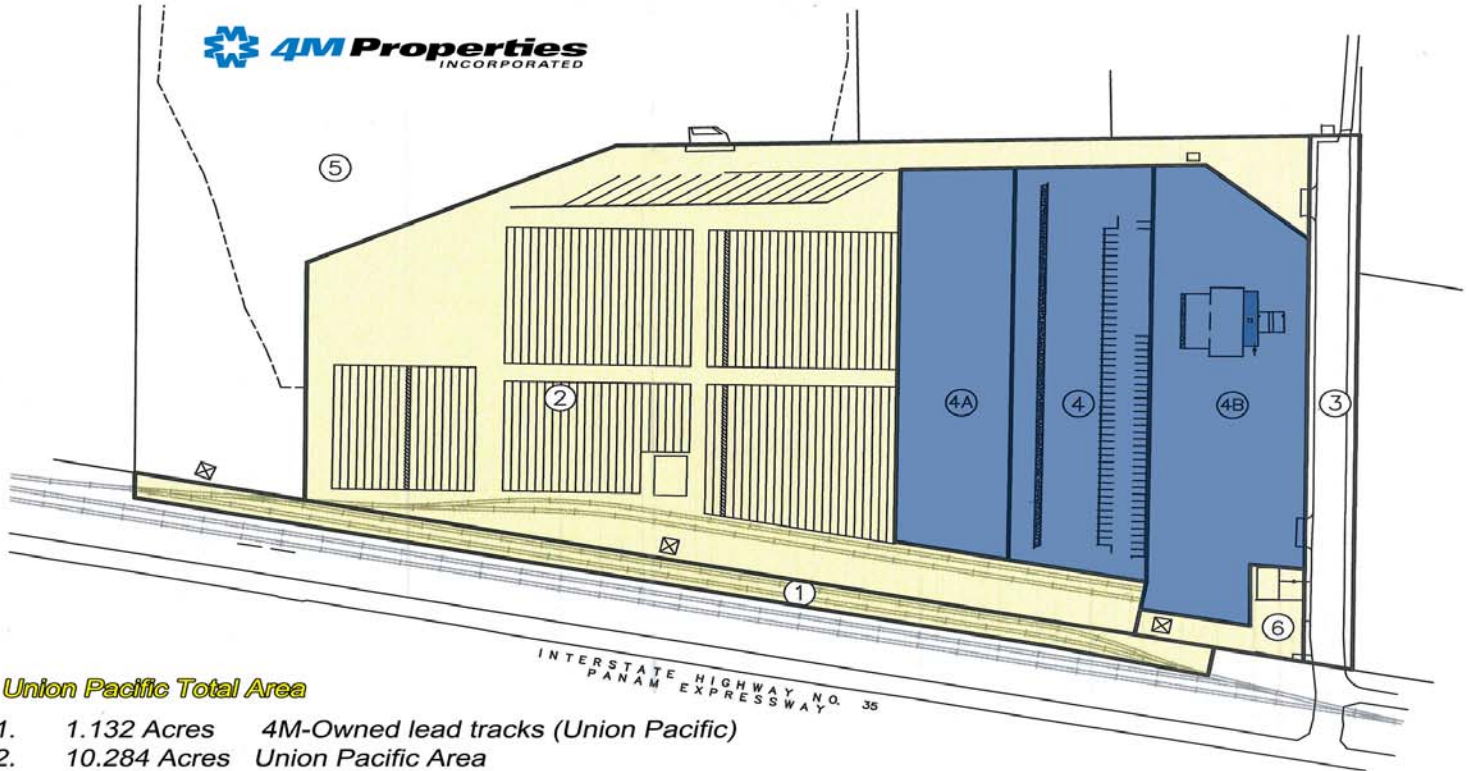
*Visitor Parking
172 Employee Vehicle spaces
Fenced parking for 130 Tractors/60 Trailers*

Zoning

I-2

*Two (2) Underground Storage Tanks of 10,000 gallons each, manifolded together
Above Ground stand alone 10,000 gallon tank supplying Gasboy dispenser pumps
on two fuel lanes*

4703 N. Pan Am
San Antonio, TX



Union Pacific Total Area

- 1. 1.132 Acres 4M-Owned lead tracks (Union Pacific)
 - 2. 10.284 Acres Union Pacific Area
 - 6. 0.327 Acres I.T.S. Parking/access (Union Pacific)
- 11.743 Total Acres

4A. 1.798 Acres

4. 2.311 Acres

4B. 2.660 Acres

6.769 Total Acres Available

3. 1.075 Acres - Roadway

5. 11.500 Acres - Additional land for development/lease



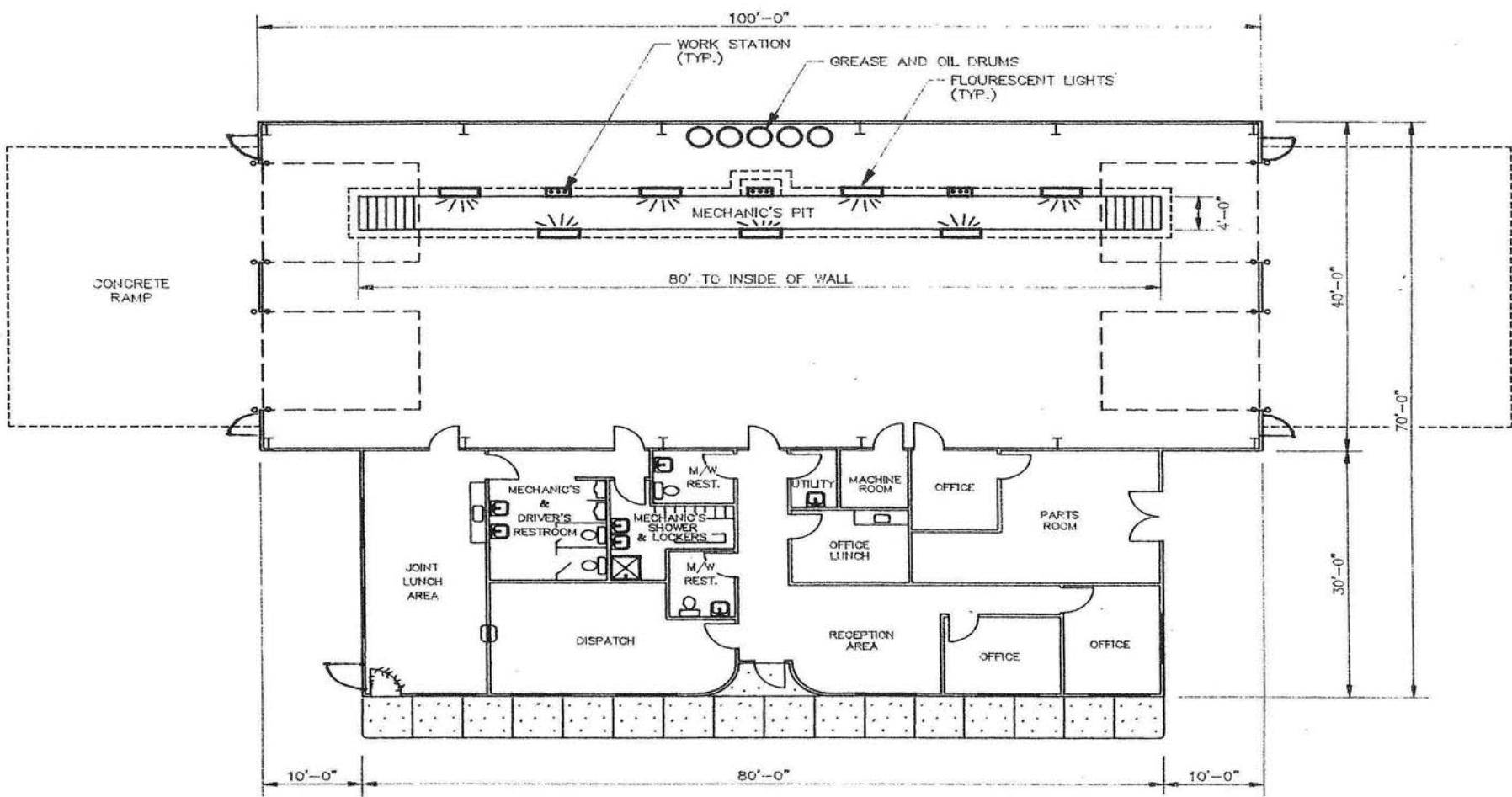
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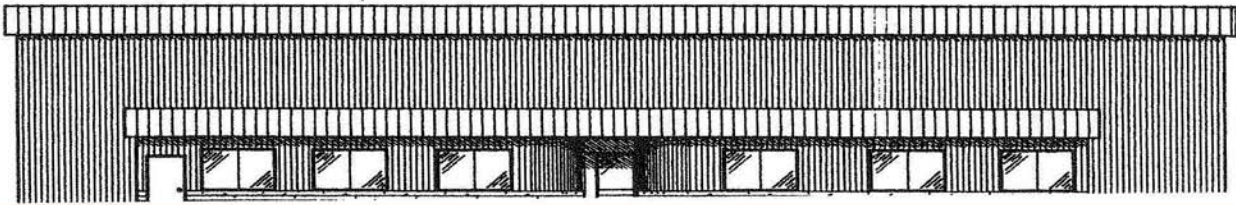
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FLOOR PLAN
OFFICE/SHOP/MAINTENANCE
BUILDING





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

4703 N. Pan Am
San Antonio, TX

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3860.



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