



# IOS Site For Lease

**5.81 Total Acres**

4.70 Usable Acres



### Building Features:

- 11,000 SF Office/Warehouse
- +/- 19,000 SF of Additional Storage
- Oversized Covered Wash Bay
- 4 Offices
- Breakroom



### Property Features:

- 3 Above Ground tanks
- 6K, 7K gas
- 8K diesel



### Lot Size:

5.81 Acres ~ 4.70 usable AC



### Lease Rate:

Contact Broker

# 8124 Bracken Creek

San Antonio, TX 78266



## +/- 30,000 SF of Industrial Improvements on 4.70 Usable Acres of Industrial Outdoor Storage

Stream Realty Partners is proud to present 8124 Bracken Creek Dr, a rare and highly functional ±4.70 usable-acre IOS site in Northeast San Antonio. The property features a fully fenced, surfaced, and lighted yard along with ±30,000 SF of warehouse/office and storage facilities equipped with seven oversized grade-level doors, dedicated shop space, multiple private offices, reception, and breakroom.

The site is further enhanced by three above-ground fuel tanks (gasoline and diesel) and an oversized covered wash bay, creating a true turnkey operational facility for contractors, fleet operators, and industrial users requiring yard storage, fueling, equipment servicing, and office functionality. Assets of this quality and functionality rarely come to market, making 8124 Bracken Creek a unique IOS opportunity in San Antonio.

Please contact us for additional information or to schedule a tour:

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# For Lease







8124 Bracken Creek, San Antonio, TX 78266

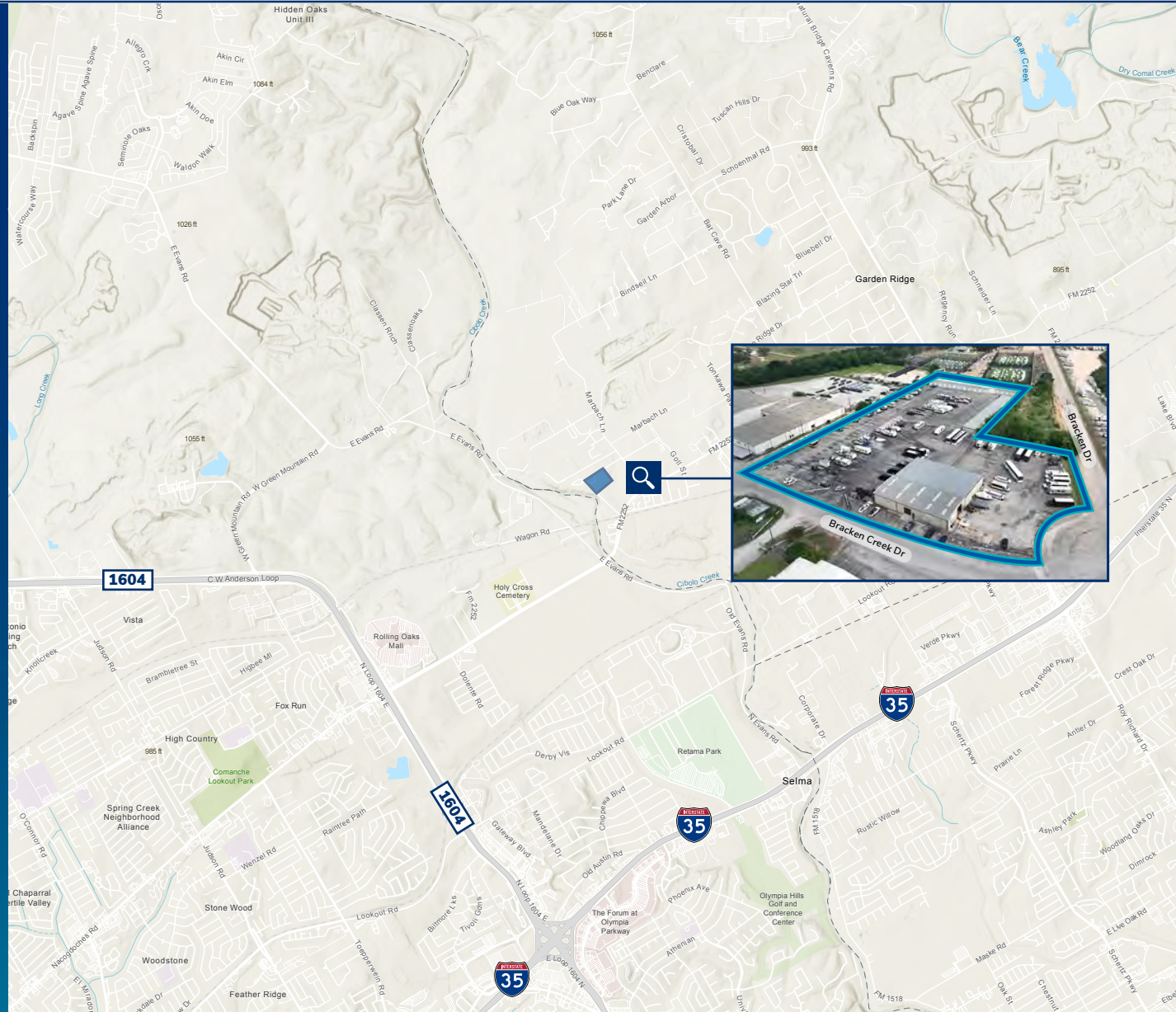
Location

## CONVENIENT SAN ANTONIO CONNECTIVITY

8124 Bracken Creek is strategically located in San Antonio, offering convenient access to major thoroughfares including Loop 1604 and Interstate 35. Positioned within one of the city's key growth corridors, the property benefits from strong connectivity throughout the greater San Antonio metro area, with seamless access to surrounding residential communities and major employment centers.

The area is supported by a steady influx of residential development, national retailers, and expanding commercial activity, contributing to continued population and economic growth. Its proximity to established neighborhoods, retail hubs, and regional transportation routes makes the property well-suited for office, service, or flex users seeking accessibility, visibility, and long-term growth potential in a rapidly evolving submarket.

-  **I-35** · Immediate Access · 2 Min
-  **LOOP 1604** · 20 Miles · 3 Min
-  **NEW BRAUNFELS** · 20 Miles · 20-25 Mins
-  **SAN ANTONIO** · 20 Miles · 20-25 Mins
-  **AUSTIN** · 75 Miles · 75 Mins
-  **SAIA AIRPORT** · 10 Miles · 15 Mins



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Images





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The logo for Stream Realty, featuring a stylized white wave above the word "STREAM" in a bold, white, sans-serif font.