



3606 SW 36TH STREET

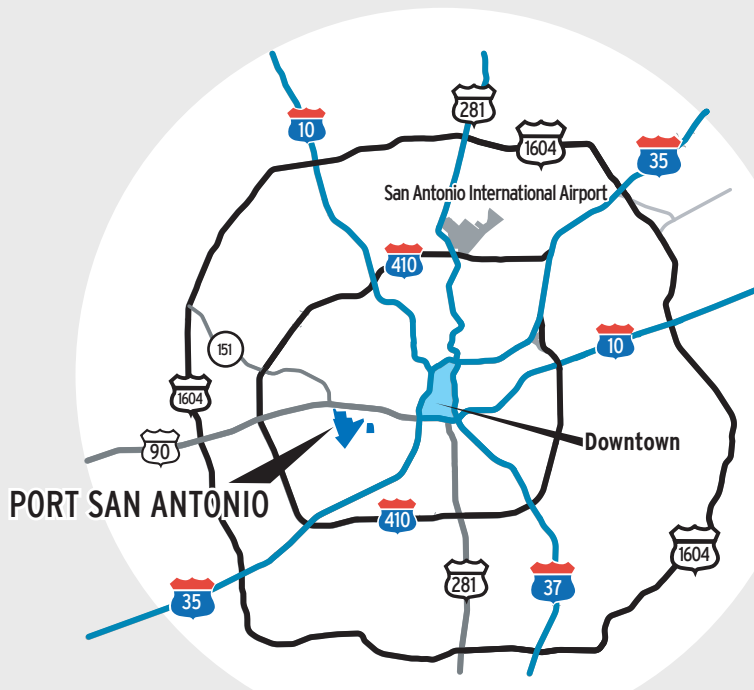
For Lease • Distribution / Manufacturing

3606 SW 36th St., San Antonio, TX 78226

46,575 SF Available



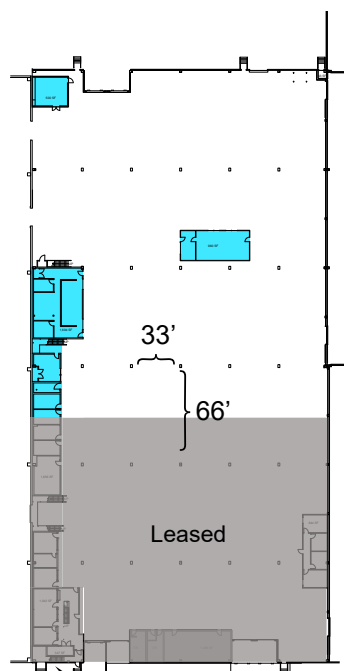
- Bay A 46,575 SF available
- Includes Office Space of 6,240 SF
- 23' Clear Height
- Fully Sprinklered
- Dock Loading
- Large Truck Court
- High Bay LED Lighting



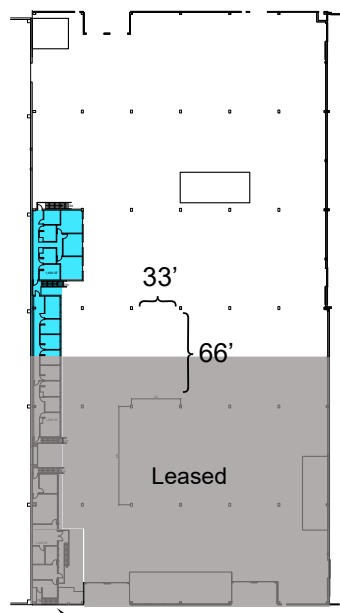
LEASING CONTACT INFO:

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Sr. Leasing Manager
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Julie.Hinojosa@PortSanAntonio.us

FLOOR PLAN

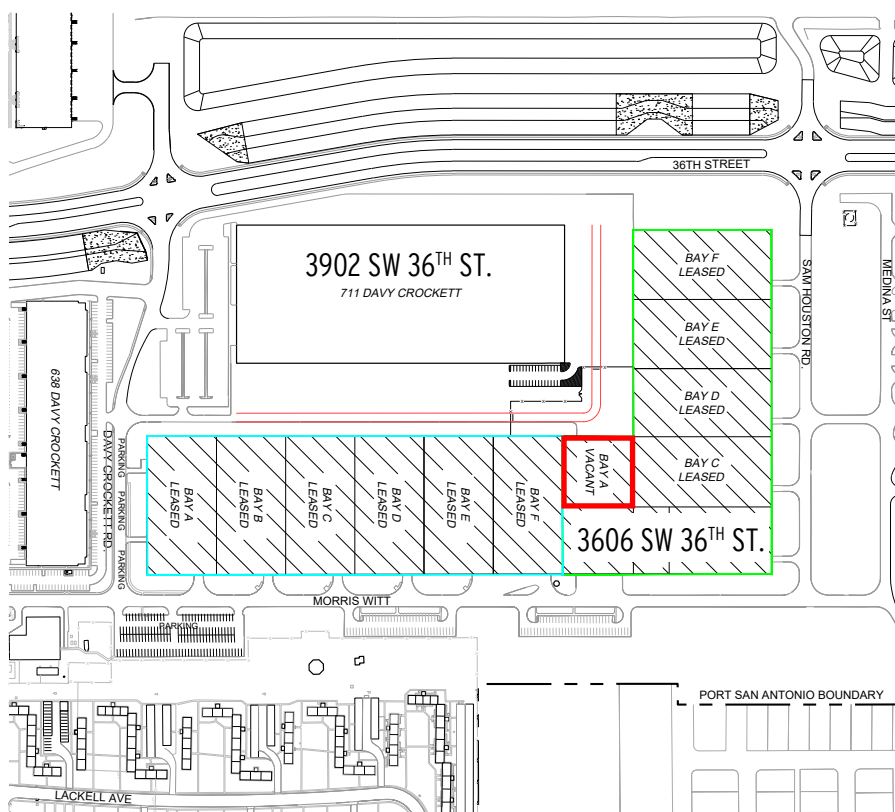


1ST FLOOR-BAY A
2,390+- SF



2ND FLOOR-BAY A
3,850+- SF

SITE PLAN



Port San Antonio's campus, known as **Tech Port**, is the region's largest technology hub. And it is also one of the nation's most dynamic and rapidly growing innovation communities.

Today, more than 80 tenant customers and their 19,000 on-site employees—working for globally renowned marquee industry names alongside an array of local startups—are connecting with lifechanging opportunities in their careers, educational pathways and as entrepreneurs.

Port San Antonio's vision is to continue to connect the world's largest government and commercial employers to facilitate the delivery of innovative solutions that are used around the world.



Port customers include applied technology pioneers like Plus One Robotics (left) and the Alamo Regional Security Operations Center (ARSOC) - the nation's first integrated operations focused on protecting local critical infrastructure, including municipal government and utilities, against the growing threat of cyberattacks.

DRIVING THE FUTURE

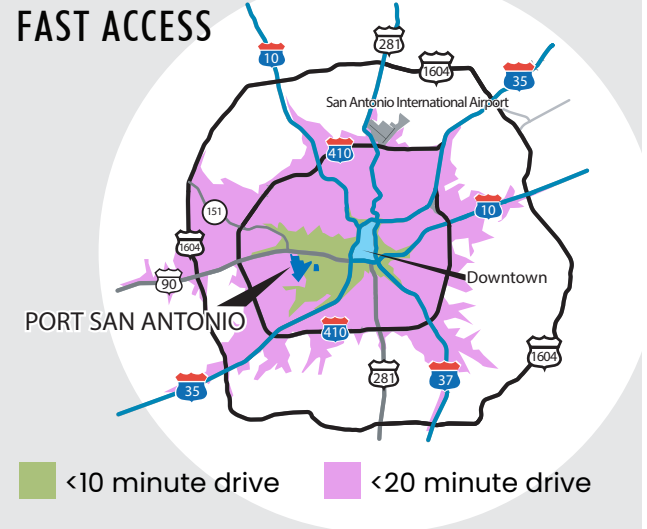
We're advancing plans for the development of leading-edge facilities to accommodate strategic growth by next-generation technologies. These planned facilities will strengthen the strategic connections within our Tech Port community: **industry**, **education**, **defense** and **government**.

AIR FORCES (AFCYBER) CAMPUS

Tech Port is already home to numerous Air Force headquarter operations and thousands of personnel focused on **cybersecurity**, **medical operations**, **engineering** and other key functions. Now, a proposed complex near our main entrance will deliver state-of-the-art facilities for leading information security defenders—a platform to ensure the protection of our critical infrastructure across the nation, around the world and in space.



FAST ACCESS



San Antonio has some of the nation's shortest commute times among major metro areas, and the vast majority of people in the region are within a 20-minute drive of the Tech Port Campus.

CONSOLIDATED FACILITY / VERTIPORT

At Kelly Field, we're also advancing plans to offer one of the world's first consolidated facilities able to accommodate traditional fixed-wing aircraft and the upcoming generation of **electric vertical take-off and landing (eVTOL)** technologies, which are also being pioneered by various industries already based on the campus.

