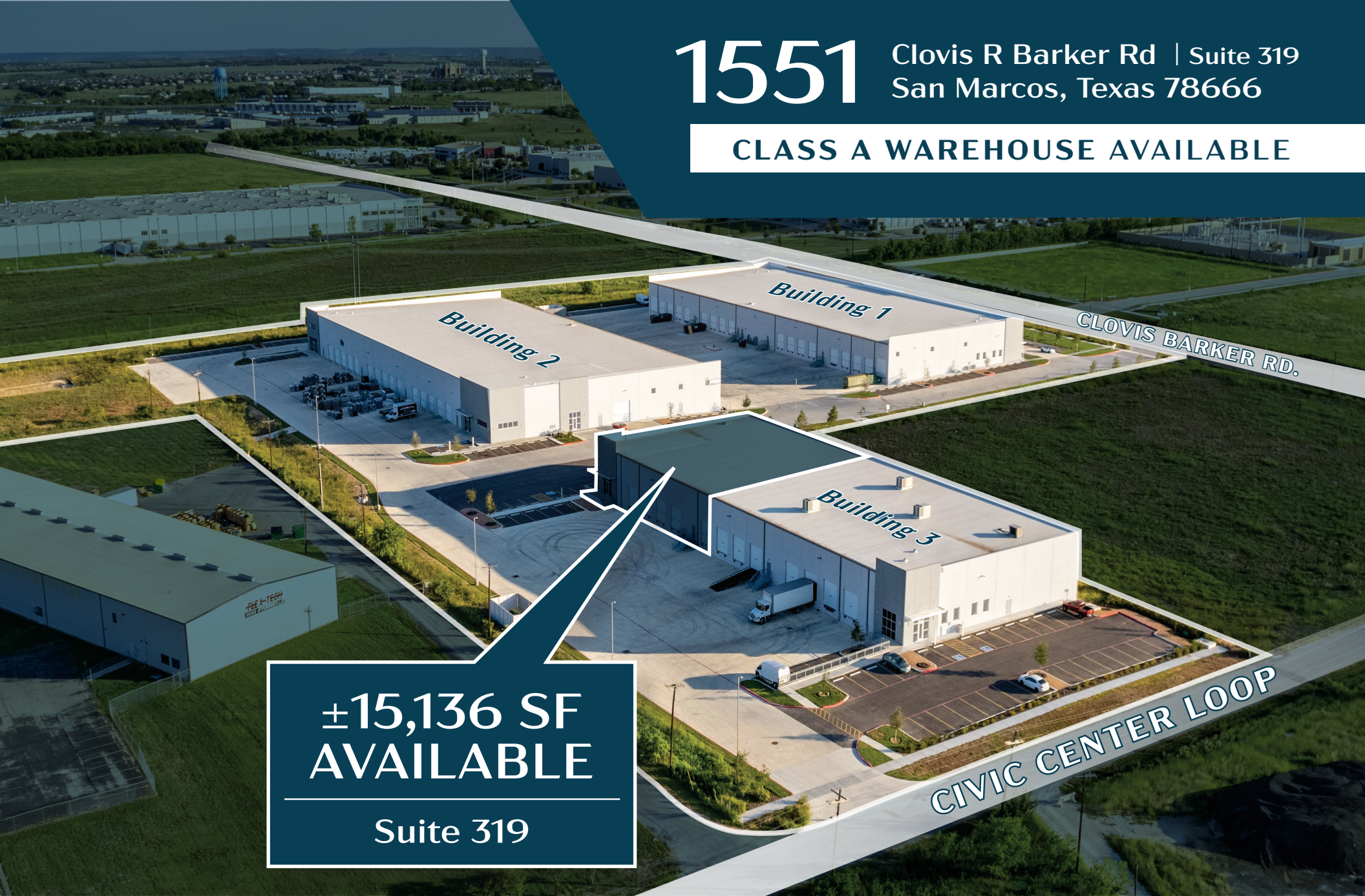


1551

Clovis R Barker Rd | Suite 319
San Marcos, Texas 78666

CLASS A WAREHOUSE AVAILABLE



**±15,136 SF
AVAILABLE**

Suite 319

T **TRANSWESTERN**
CONTACT INFORMATION

CHARLIE WEIL, SIOR | VICE PRESIDENT
CHARLIE.WEIL@TRANSWESTERN.COM
210.253.2934

BAILEY SOUSA | ASSOCIATE
BAILEY.SOUSA@TRANSWESTERN.COM
281.757.6228

HIGHLIGHTS

AVAILABLE SF ±15,136 SF

OFFICE SF ±1,500 SF
DELIVERING FEB 2024

YEAR BUILT 2022

CLEAR HEIGHT 24'

DOCK HIGH DOORS 5 DOCKS (9' x 10')

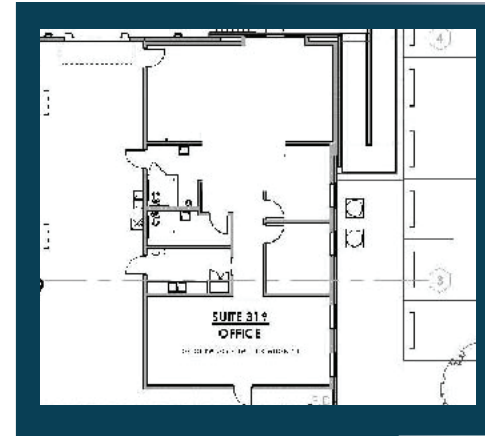
RAMP 1 RAMP (12' X 14')

TRUCK COURT DEPTH 85'

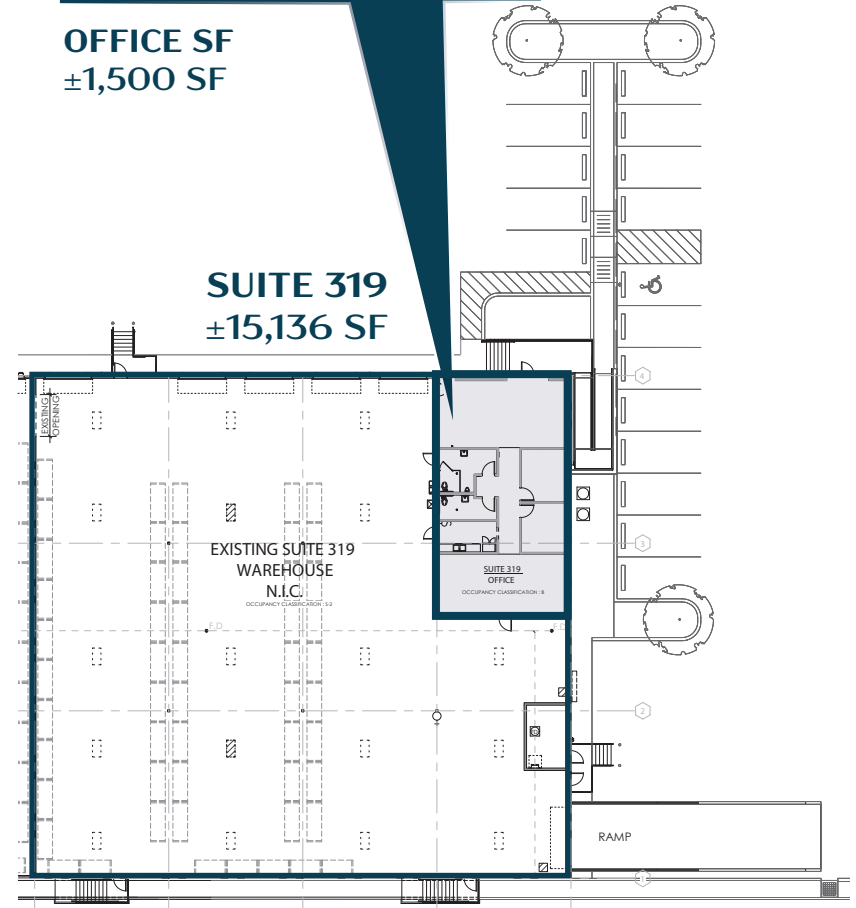
SUBLEASE TERM MARCH 31, 2027

RATE \$11.40/SF NNN

NNN ESTIMATE \$3.40/SF



OFFICE SF
±1,500 SF



SUITE 319
±15,136 SF

AERIAL

 30 Minute drive to Austin



 **H-E-B Distribution Center**
392,000 SF



123

TX HWY 123

123


CLOVIS BARKER ST

110

amazon

110

E McCARTY LN

 45 Minute drive to San Antonio



< EGRESS
> INGRESS



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 **TRANSWESTERN** REAL ESTATE SERVICES

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