AVAILABLE NOW

1603 Clovis Barker Rd.
San Marcos, TX 78666

CLOVIS CROSSING
INDUSTRIAL

213,125 SF
TOTAL SPACE AVAILABLE

TWO **CLASS A** INDUSTRIAL BUILDINGS FOR LEASE IN **SAN MARCOS, TEXAS**

TRANSWESTERN

FREEHILL DEVELOPMENT COMPANY

CONTACT INFO

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Nash Frisbie
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HIGHLIGHTS

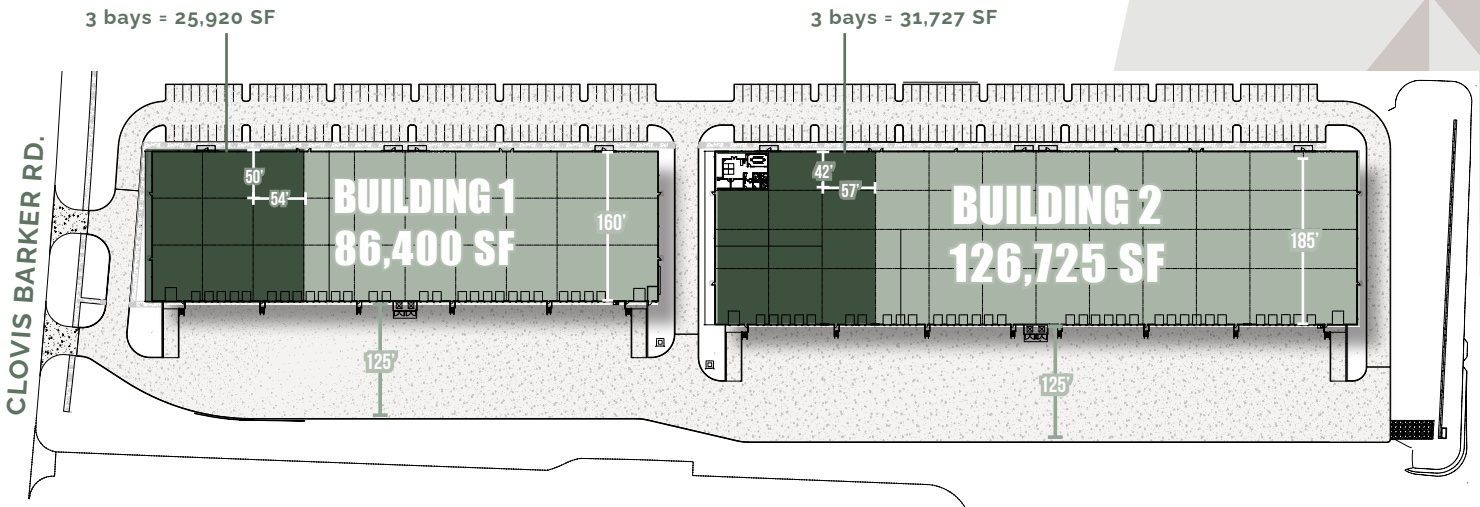
Clovis Crossing Logistics Park is a two-building, light industrial park located in San Marcos, Texas, within the fastest growing U.S. county over the last decade, with 53% population growth from 2010-2020 (U.S. Census Data)

- **213,125 square feet of Class A** shallow-bay, logistics space designed to serve small businesses throughout Central Texas
- **Strategically positioned along Interstate 35** and located 30-miles or less from both Austin and San Antonio, offering access to nearly 5 million residents within an approximate 1.5-hour drive of the project.
- **Two** speculative, **shallow-bay, rear-load configurated buildings** with submarket leading **32' clear heights**, ample car parking, and a state-of-the-art design

SPECS

CLEAR HEIGHT	BUILDING DEPTH	TOTAL SQUARE FEET
32'	160' / 185'	213,125

SITE PLAN



Building 1

Square Footage	86,400 SF
Spec Office	N/A
Single Bay SF	8,640 SF
Configuration	Rear-Load
Clear Height	32'
Drive-in Ramps	2
Dock Doors	27
Building Depth	160'
Truck Court	125'
Parking	1.25 / 1,000 SF (107 spaces)
Typical Bay	54' x 50'
Speed Bay	60'
Sprinkler	ESFR
Amps	2,000A Total

Building 2

Square Footage	126,725 SF
Spec Office	2,005 SF
Endcap Bay SF /Inline Single Bay SF	10,637/10,545
Configuration	Rear-Load
Clear Height	32'
Drive-in Ramps	2
Dock Doors	33
Building Depth	185'
Truck Court	125'
Parking	1.00 / 1,000 SF (126 spaces)
Typical Bay	57' x 42'
Speed Bay	60'
Sprinkler	ESFR
Amps	2,500A Total

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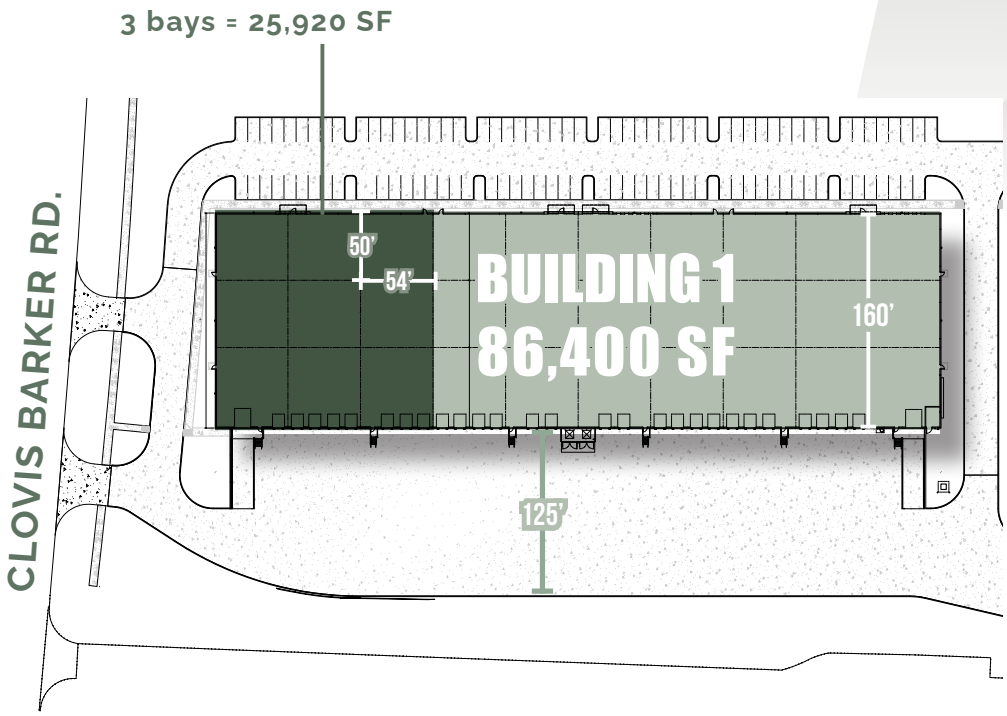
BUILDING 1



Building Specs

Square Footage	86,400 SF	**Building Depth**	160'
Single Bay SF	8,640 SF	**Truck Court**	125'
Configuration	Rear-Load	**Parking**	1.25 / 1,000 SF (107 spaces)
Clear Height	32'	**Typical Bay**	54' x 50'
Drive-in Ramps	2	**Speed Bay**	60'
Dock Doors	27	**Sprinkler**	ESFR
Amps	2,000A Total		

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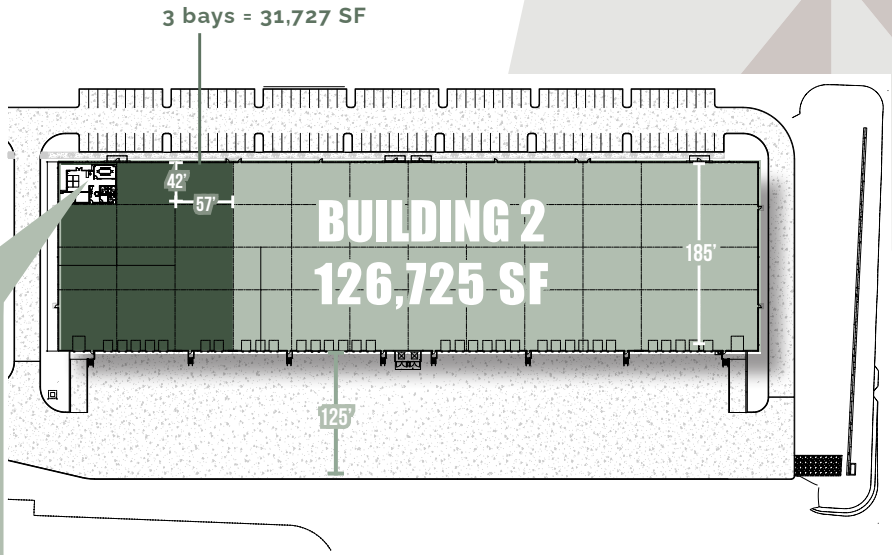
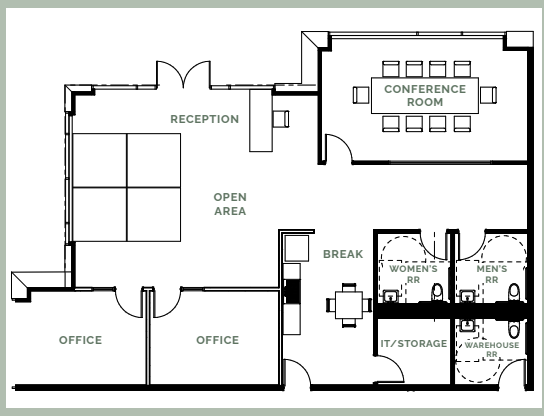
BUILDING 2





SPEC OFFICE: 2,005 SF

Building Specs

Square Footage	126,725 SF	**Building Depth**	185'
Spec Office	2,005 SF	**Truck Court**	125'
Endcap Bay SF / Inline Single Bay SF	10,637/10,545	**Parking**	1.00 / 1,000 SF (126 spaces)
Configuration	Rear-Load	**Typical Bay**	57' x 42'
Clear Height	32'	**Speed Bay**	60'
Drive-in Ramps	2	**Sprinkler**	ESFR
Dock Doors	33	**Amps**	2,500A Total

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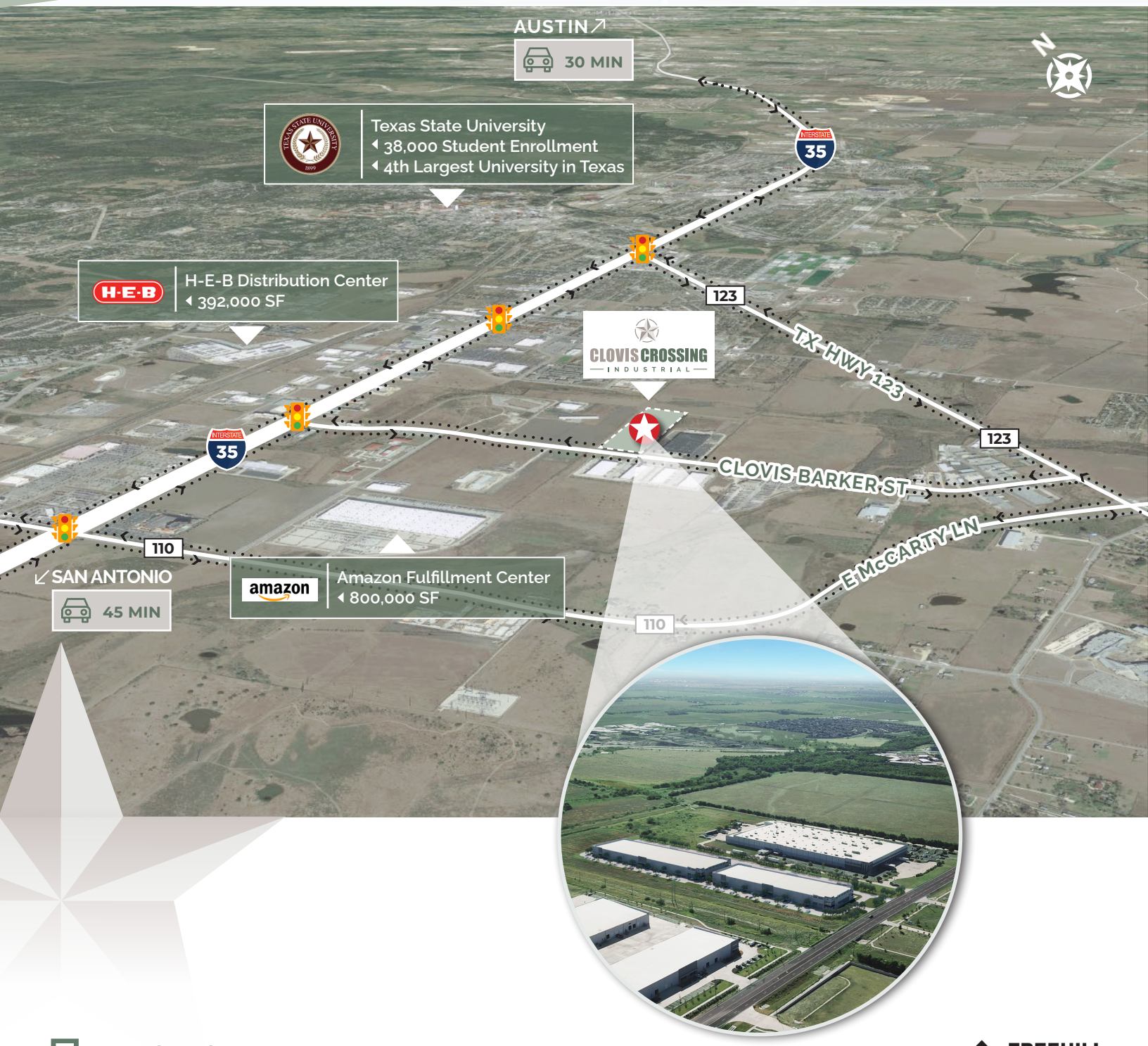
AERIAL MAP



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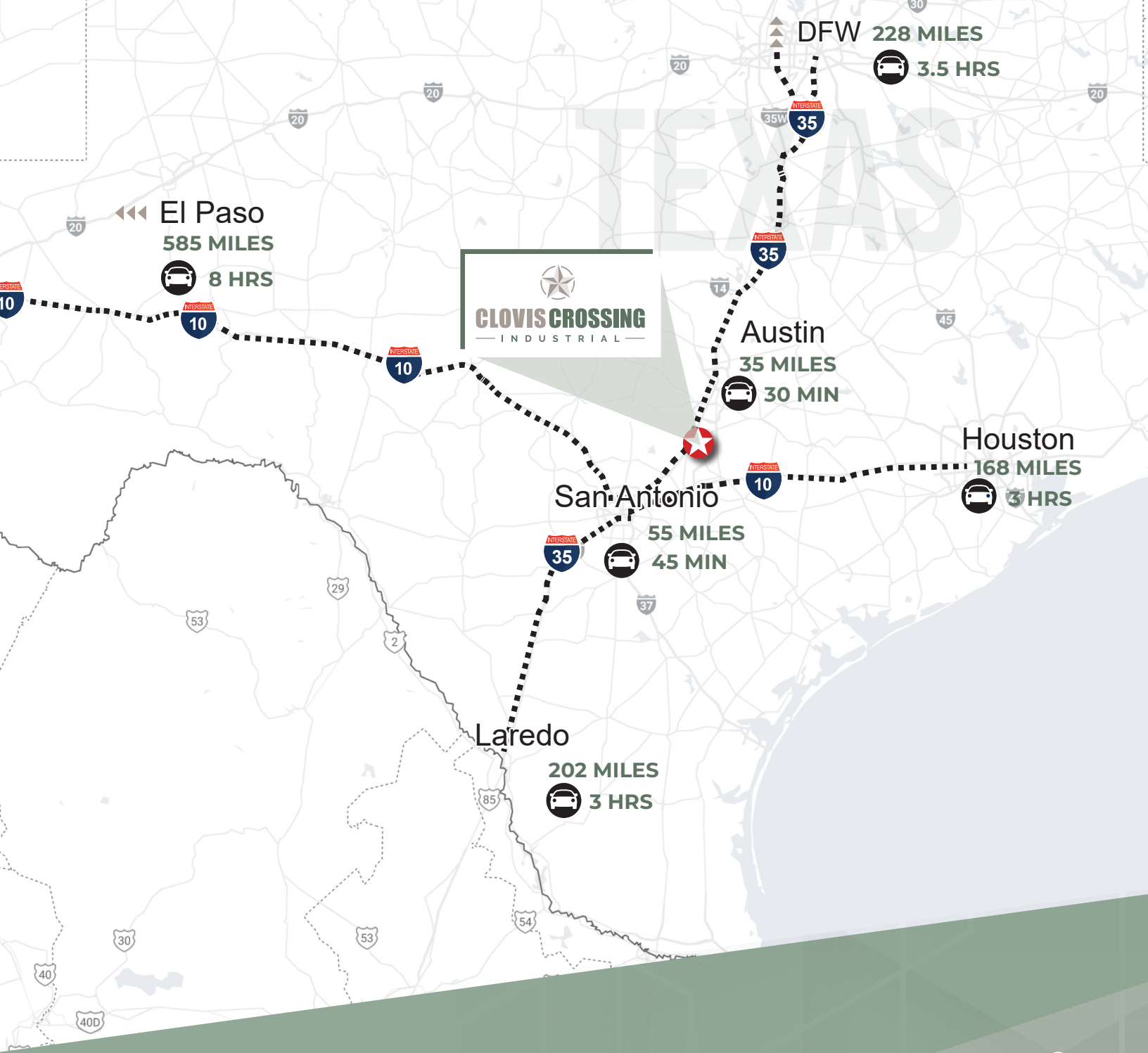

DISTANCE TO NEARBY CITIES

SAN ANTONIO	45 MIN	AUSTIN	30 MIN	LAREDO	3 HRS
EL PASO	8 HRS	HOUSTON	3 HRS	DFW	3.5 HRS

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