

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

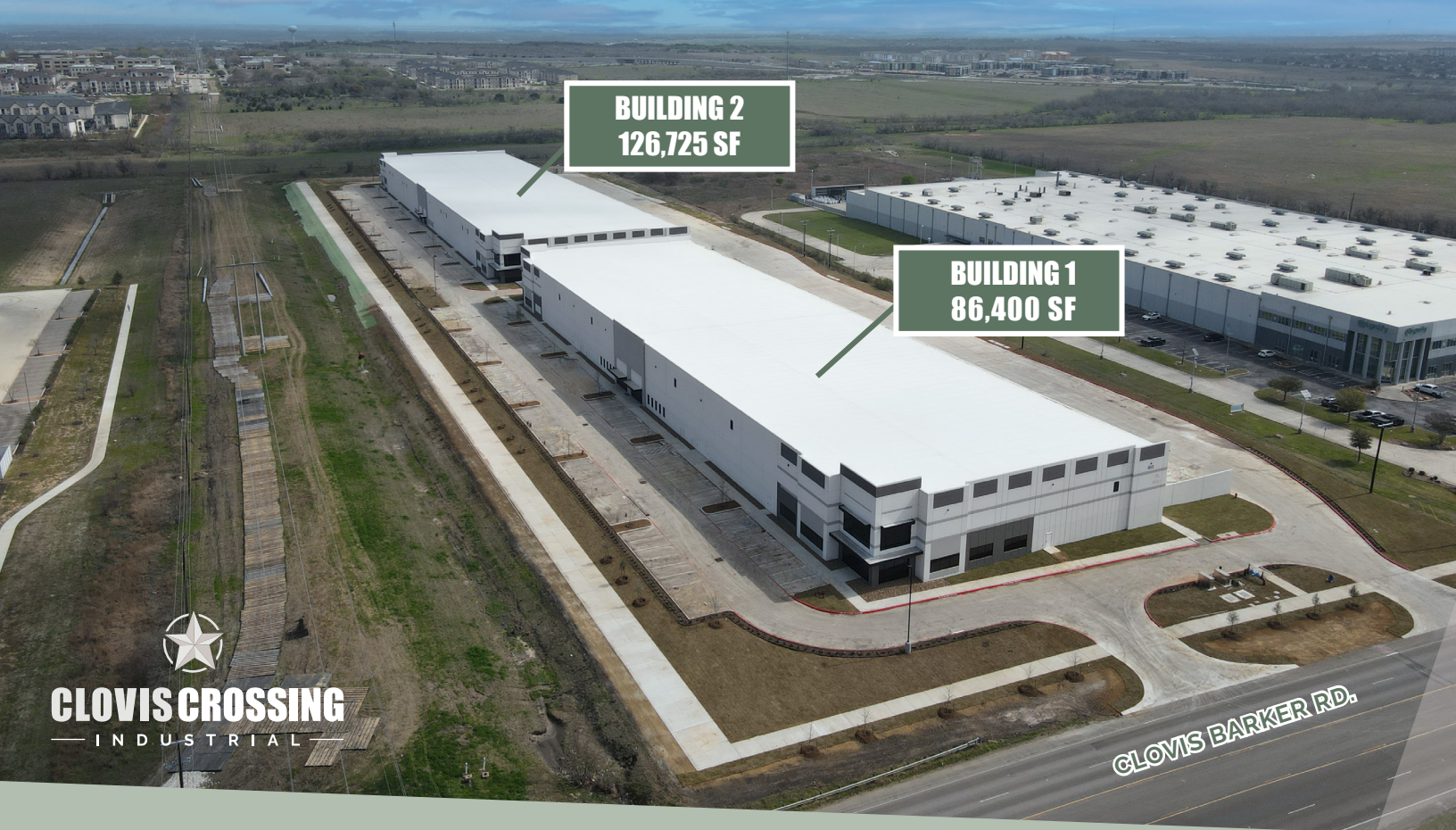
 DENHOLTZ PROPERTIES

CONTACT INFO

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BUILDING 2
126,725 SF




BUILDING 1
86,400 SF



CLOVIS BARKER RD.

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)

HIGHLIGHTS

-  **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 configured buildings** with submarket leading **32' clear heights**, ample car parking, and a state-of-the-art design



CLEAR
HEIGHT

32'



BUILDING
DEPTH

160' / 185'

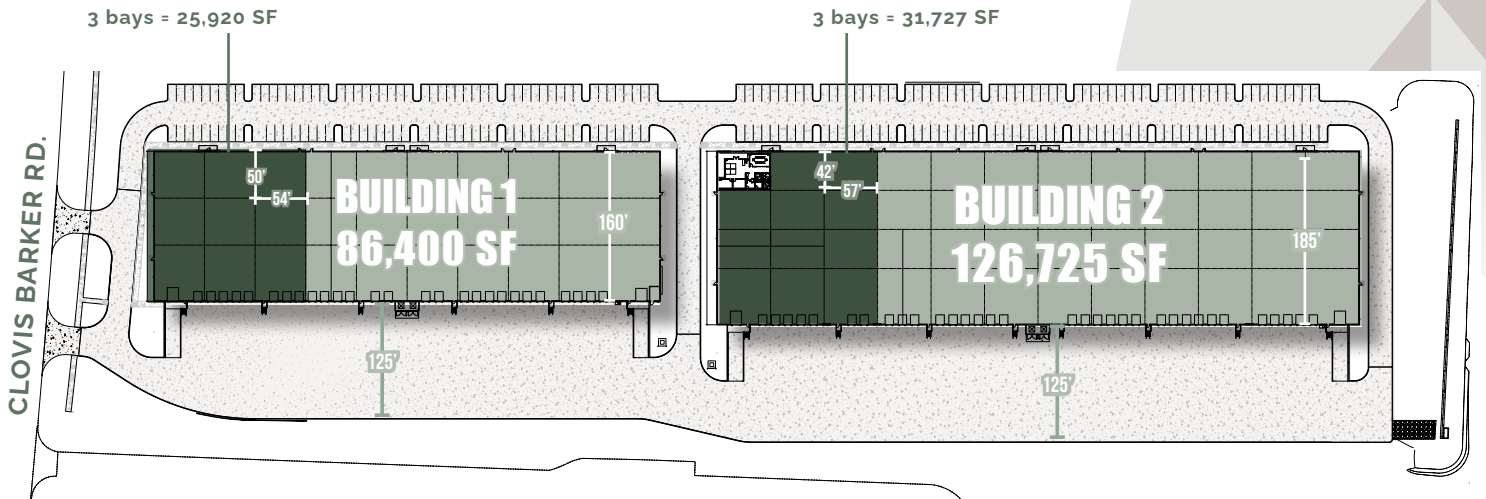


TOTAL
SQUARE FEET

213,125

SPECS

SITE PLAN



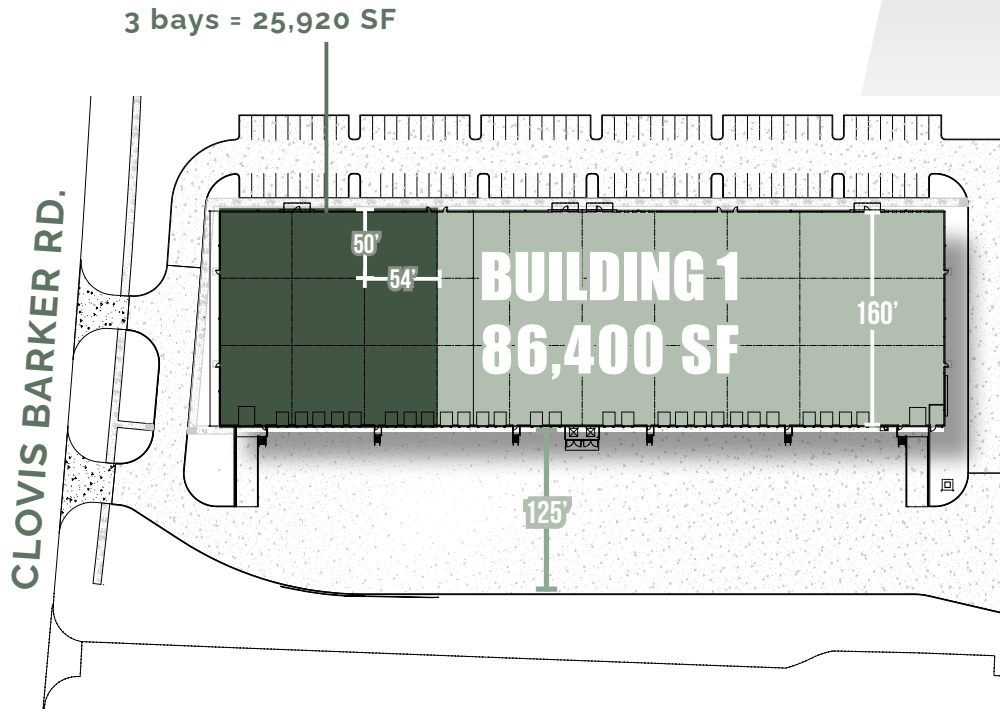
Building 1

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

BUILDING 1

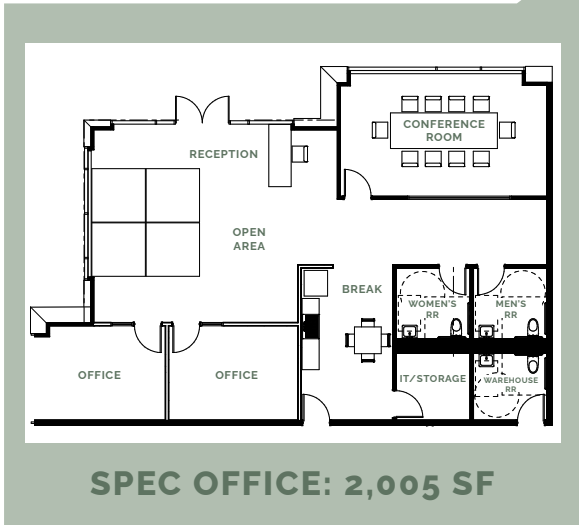
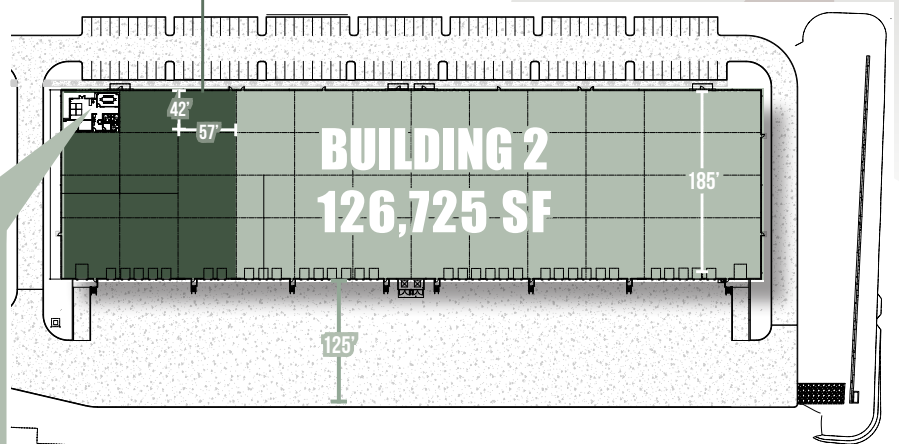


Building Specs

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		

BUILDING 2

3 bays = 31,727 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

AERIAL MAP



AUSTIN ↗

🚗 30 MIN



Texas State University
◀ 38,000 Student Enrollment
◀ 4th Largest University in Texas



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



Amazon Fulfillment Center
◀ 800,000 SF

🚗 45 MIN

↙ SAN ANTONIO



 **TRANSWESTERN**

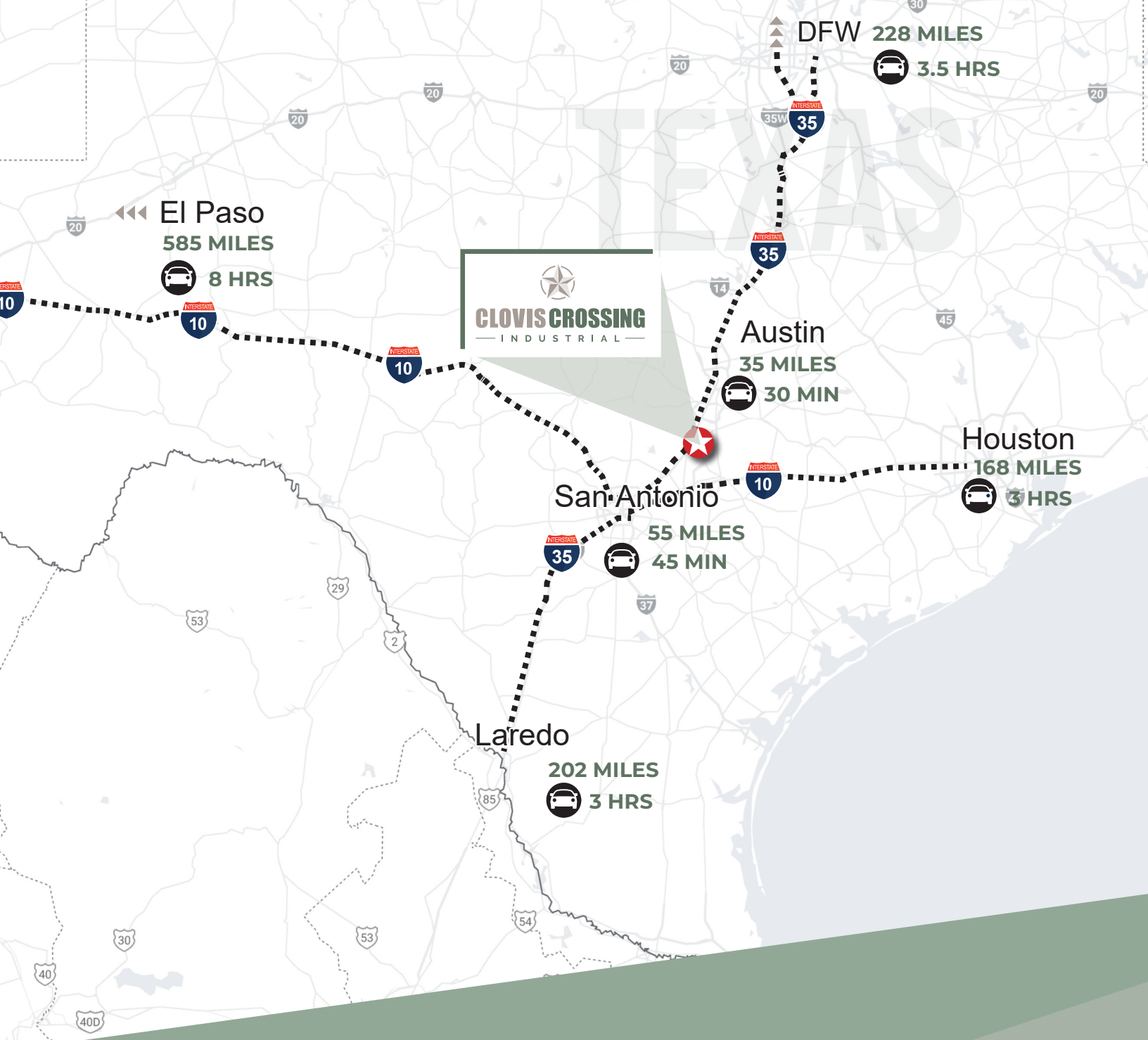
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DISTANCE TO NEARBY CITIES

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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