

**AVAILABLE NOW**

**1603 Clovis Barker Rd.**  
San Marcos, TX 78666



**CLOVIS CROSSING**  
— INDUSTRIAL —



**146,805 SF**

**TOTAL SPACE AVAILABLE**



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

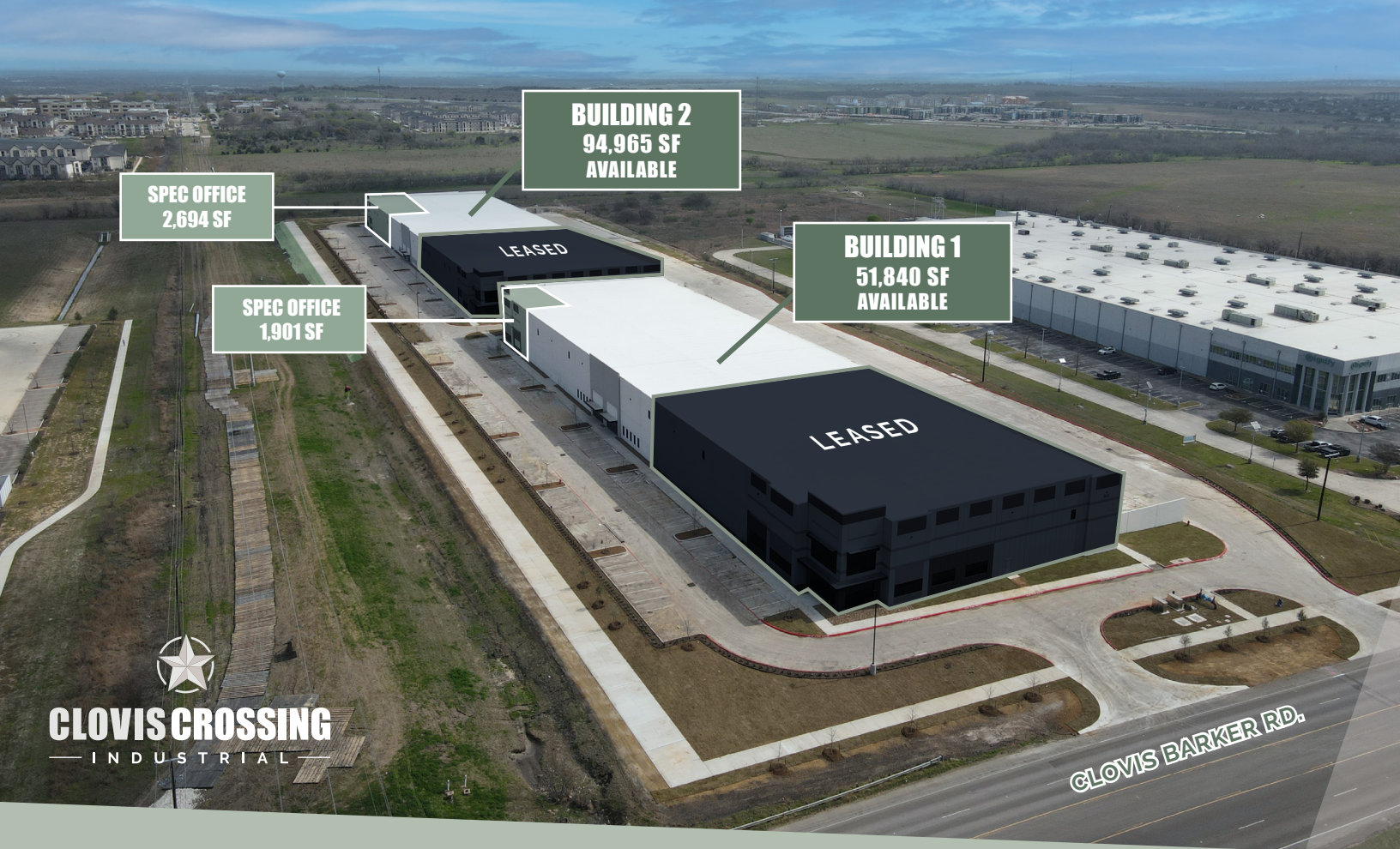
 **TRANSWESTERN**

 **denholtz**

**CONTACT  
INFO**




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## HIGHLIGHTS

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

SPECS



CLEAR  
HEIGHT

32'



BUILDING  
DEPTH

160' / 185'

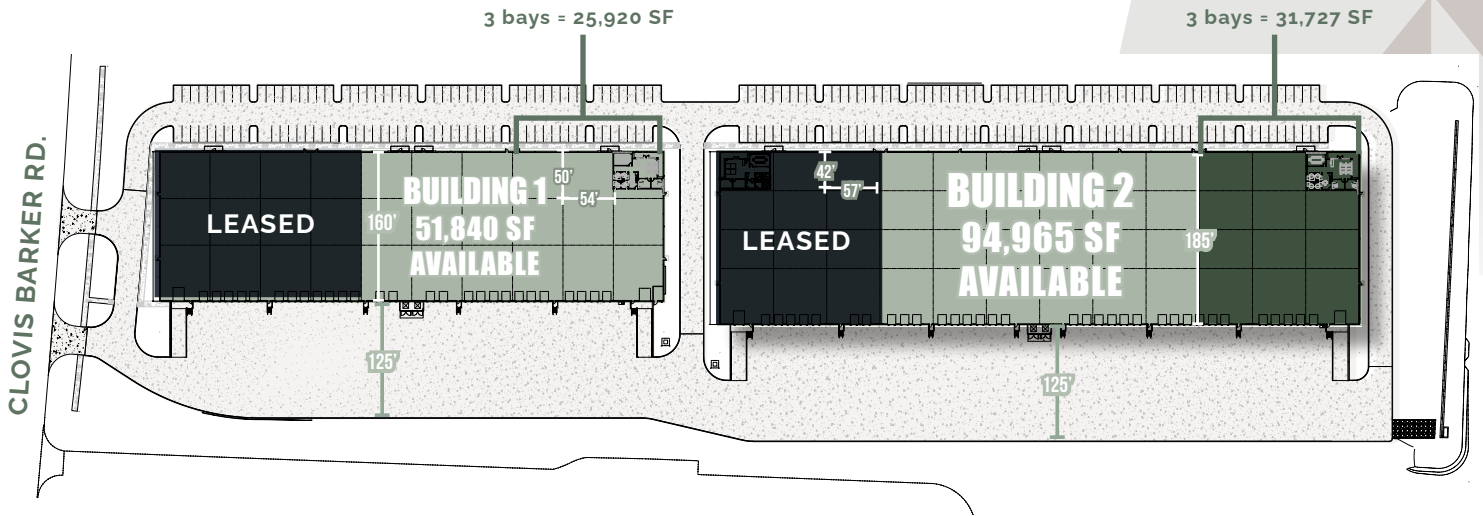


TOTAL  
SQUARE FEET

213,125



# SITE PLAN



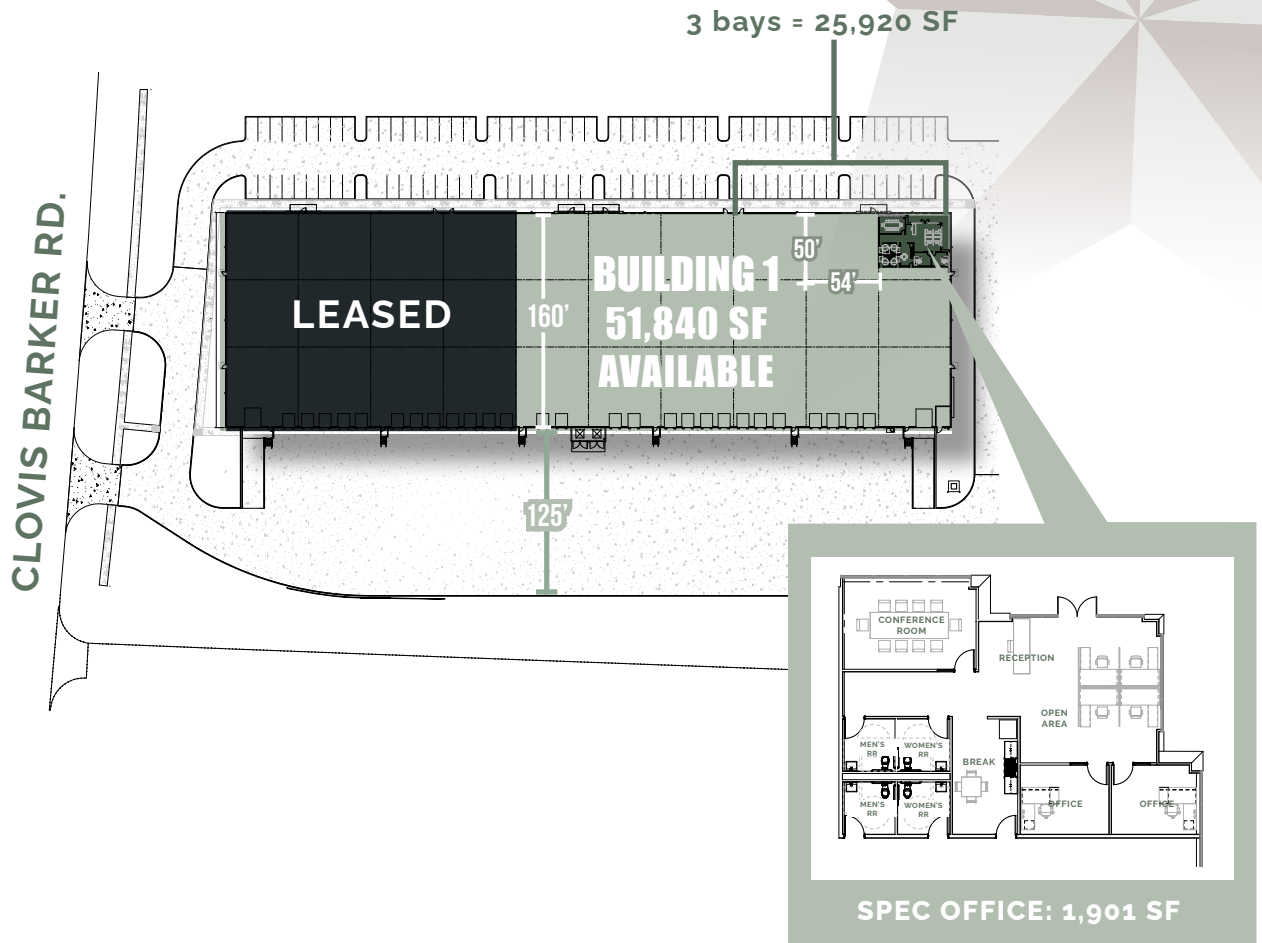
## Building 1

Square Footage	86,400 SF
Spec Office SF	1,901 SF
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 SF	2,694 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

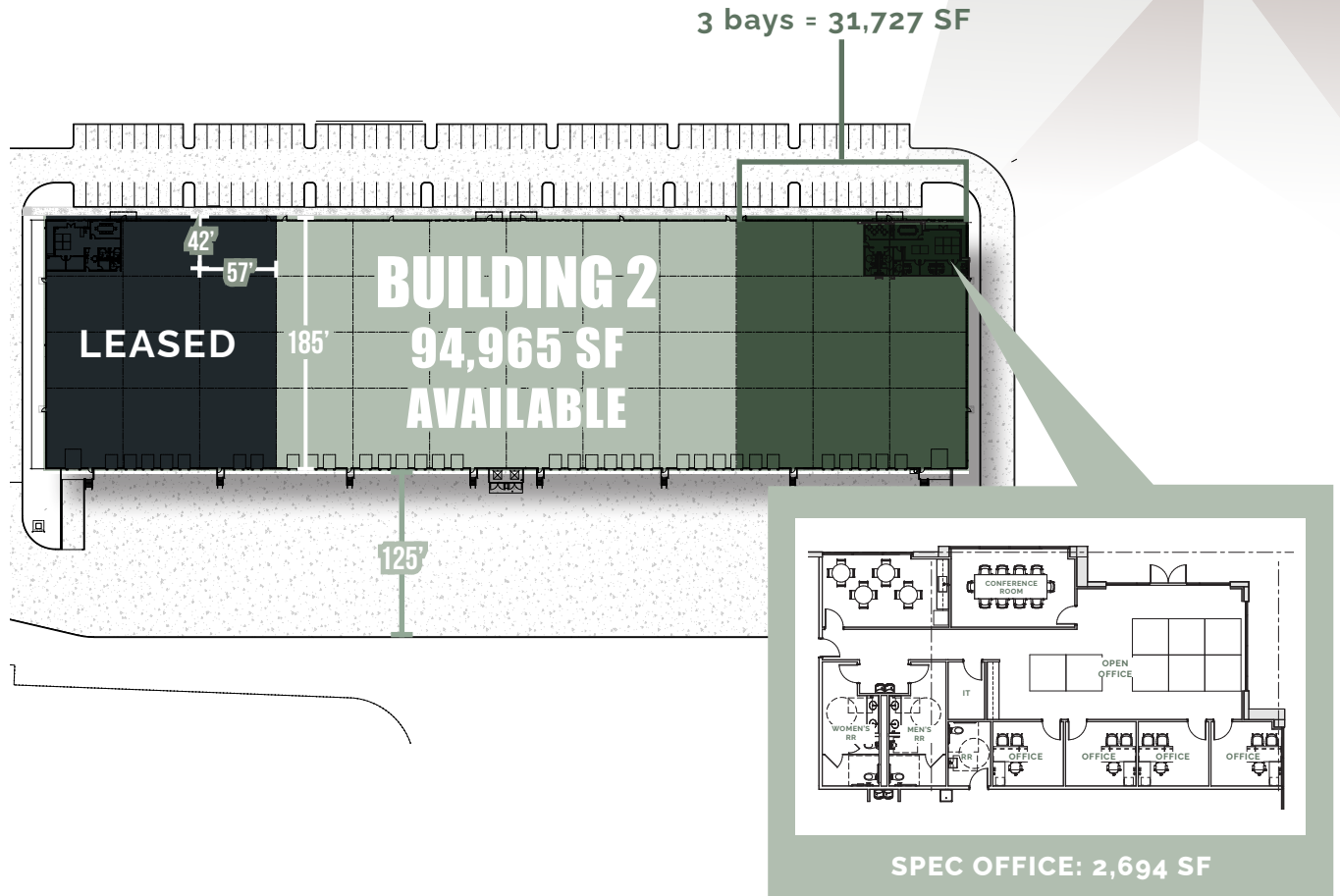


## Building Specs

<b>Square Footage</b>	86,400 SF	<b>Spec Office SF</b>	1,901 SF
<b>Single Bay SF</b>	8,640 SF	<b>Building Depth</b>	160'
<b>Configuration</b>	Rear-Load	<b>Truck Court</b>	125'
<b>Clear Height</b>	32'	<b>Parking</b>	1.25 / 1,000 SF (107 spaces)
<b>Drive-in Ramps</b>	2	<b>Typical Bay</b>	54' x 50'
<b>Dock Doors</b>	27	<b>Speed Bay</b>	60'
<b>Amps</b>	2,000A Total	<b>Sprinkler</b>	ESFR



# BUILDING 2



## Building Specs

<b>Square Footage</b>	126,725 SF	<b>Spec Office</b>	2,694 SF
<b>Endcap Bay SF / Inline Single Bay SF</b>	10,637/10,545	<b>Truck Court</b>	125'
<b>Configuration</b>	Rear-Load	<b>Parking</b>	1.00 / 1,000 SF (126 spaces)
<b>Clear Height</b>	32'	<b>Typical Bay</b>	57' x 42'
<b>Drive-in Ramps</b>	2	<b>Speed Bay</b>	60'
<b>Dock Doors</b>	33	<b>Sprinkler</b>	ESFR
<b>Building Depth</b>	185'	<b>Amps</b>	2,500A Total

# AERIAL MAP



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# BUILDING PHOTOS







## 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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