



# CORRIDOR

COMMERCE CENTER

# 157,450 SQ FEET

AVAILABLE FOR LEASE

18200 Interstate 35 | Buda, TX 78610



DELIVERED & READY FOR OCCUPANCY

## PROPERTY HIGHLIGHTS

- New Class A 157,450 SF rear load building with I-35 frontage
- Strategically located along the I-35 corridor between Austin and San Antonio with excellent north and south bound access
- 32' clear with 32 dock high doors and 2 ramps
- Ability to accommodate user between 37,000 SF to 157,450 SF
- Triple Freeport Tax Exemption



### Leasing Information

Carter Thurmond  
210.255.0644  
carter.thurmond@transwestern.com

Nash Frisbie  
512.314.5204  
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## BARINGS

TRANSWESTERN REAL ESTATE SERVICES

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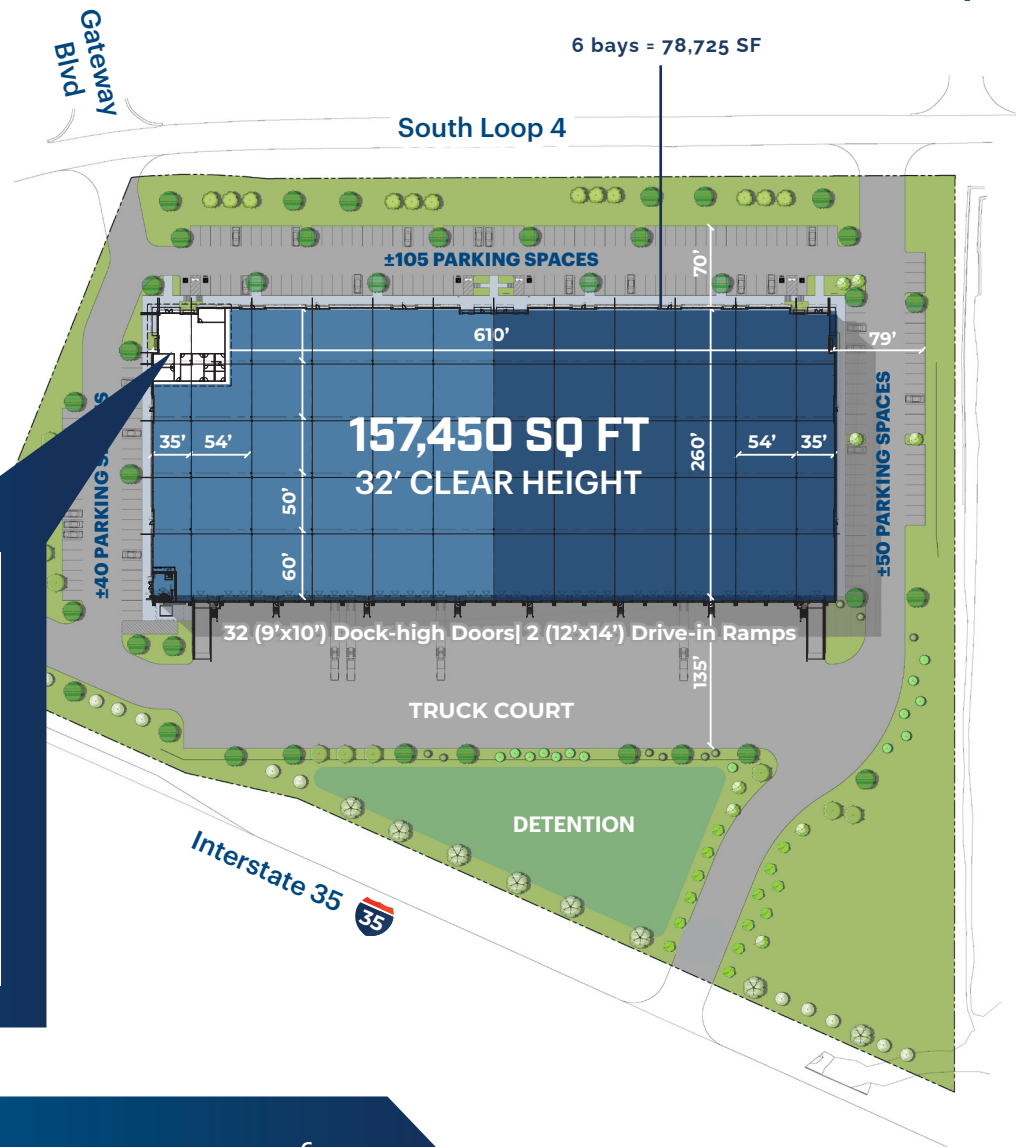
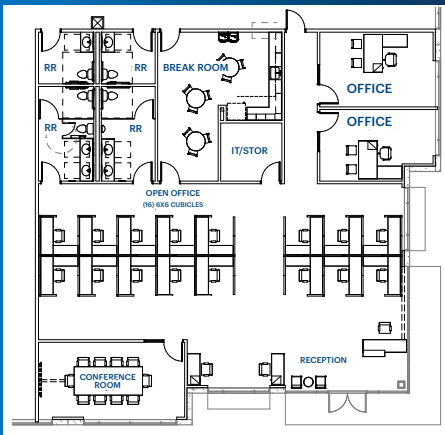
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## SITE PLAN

**SPEC OFFICE**  
3,736 SF



Provides direct access to one of the region's most vital interstates.

## SPACE FEATURES

- 157,450 SF | Rear-load
- 32' Clear Height
- 3,736 SF Spec Office
- 2500 Amps
- 54'x50' Typical
- 60' Speed Bay
- 135' Truck Court Depth
- 260' Building Depth
- 32 Dock-high Doors (9'x10')
- 2 Drive-in Ramps 12'x14'
- ±195 Parking Spaces - 1.24/1,000 SF
- ESFR Sprinkler System
- Encap Bay SF: 9,100 SF
- Inline Bay SF: 14,040 SF





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## | DRIVE TIMES: PROXIMITY TO SELECT CITIES



SAN MARCOS

12 min

AUSTIN

15 min

NEW BRAUNFELS

30 min

SAN ANTONIO

50 min

HOUSTON

2.5 hrs

DFW

3.0 hrs



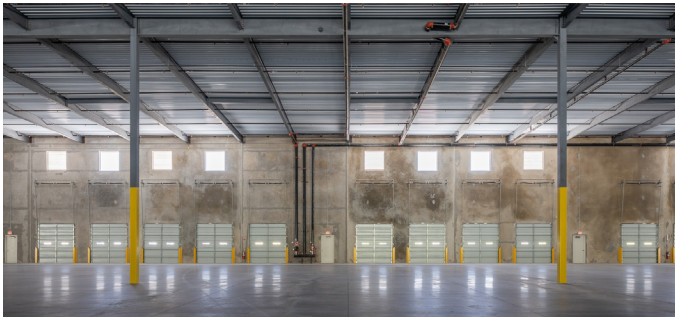


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