



# 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

Nash Frisbie  
512.314.5204  
nash.frisbie@transwestern.com

Bailey Sousa  
713.757.6228  
bailey.sousa@transwestern.com

## BARINGS

TRANSWESTERN REAL ESTATE SERVICES

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.





# CORRIDOR

## COMMERCE CENTER

# 157,450 SQ FEET

## AVAILABLE FOR LEASE

### SITE PLAN

### SIZING CAPABILITIES

#### 4 BAYS: 51,220 SF

**Southern Endcap:**  
8 Dock Doors  
1 Ramp  
3,736 SF Spec Office

**Northern Endcap:**  
10 Dock Doors  
1 Ramp  
BTS Spec Office

#### 5 BAYS: 65,260 SF

**Southern Endcap:**  
12 Dock Doors  
1 Ramp  
3,736 SF Spec Office

**Northern Endcap:**  
14 Dock Doors  
1 Ramp  
BTS Spec Office

#### 6 BAYS: 79,300 SF

**Southern Endcap:**  
15 Dock Doors  
1 Ramp  
3,736 SF Spec Office

**Northern Endcap:**  
17 Dock Doors  
1 Ramp  
BTS Spec Office

#### 7 BAYS: 93,340 SF

**Southern Endcap:**  
18 Dock Doors  
1 Ramp  
3,736 SF Spec Office

**Northern Endcap:**  
20 Dock Doors  
1 Ramp  
BTS Spec Office

#### 8 BAYS: 107,380 SF

**Southern Endcap:**  
22 Dock Doors  
1 Ramp  
3,736 SF Spec Office  
BTS Spec Office

**Northern Endcap:**  
24 Dock Doors  
1 Ramp  
BTS Spec Office



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





# CORRIDOR

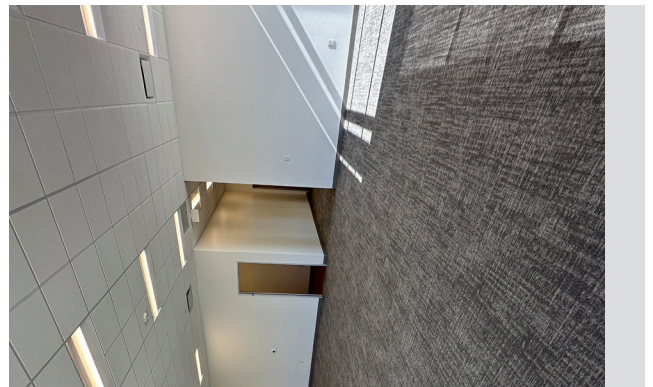
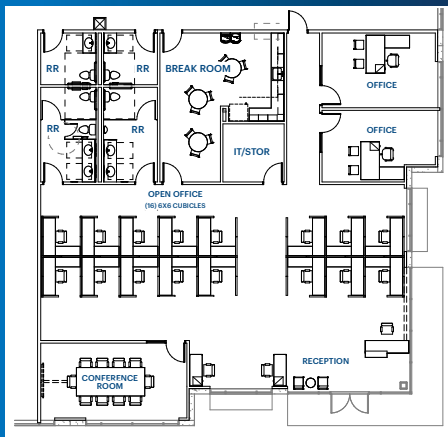
COMMERCE CENTER

# 157,450 SQ FEET

AVAILABLE FOR LEASE

## SITE PLAN |

**SPEC OFFICE**  
3,736 SF



**SPEC SUITE**





# CORRIDOR

COMMERCE CENTER

# 157,450 SQ FEET

AVAILABLE FOR LEASE



## | 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



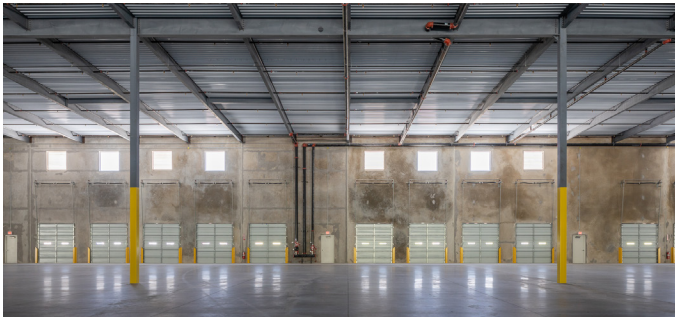


# CORRIDOR

COMMERCE CENTER

# 157,450 SQ FEET

AVAILABLE FOR LEASE



## Leasing Information

Nash Frisbie  
512.314.5204  
nash.frisbie@transwestern.com

Bailey Sousa  
713.757.6228  
bailey.sousa@transwestern.com

## BARINGS

 TRANSWESTERN REAL ESTATE SERVICES

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.





# CORRIDOR

COMMERCE CENTER

# 157,450 SQ FEET

AVAILABLE FOR LEASE



## Leasing Information

Nash Frisbie  
512.314.5204  
nash.frisbie@transwestern.com

Bailey Sousa  
713.757.6228  
bailey.sousa@transwestern.com

## BARINGS

 TRANSWESTERN REAL ESTATE SERVICES

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.