



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
nash.frisbie@transwestern.com

BARINGS

T TRANSWESTERN REAL ESTATE SERVICES

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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
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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
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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
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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
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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
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↗ 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

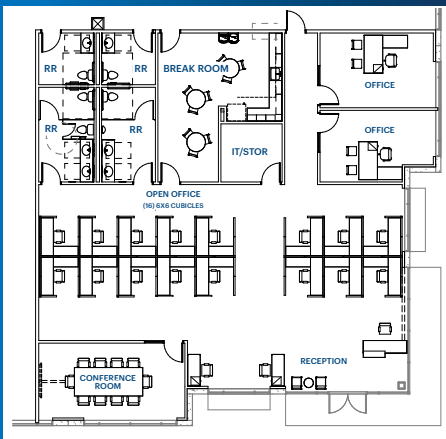
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SITE PLAN |

SPEC OFFICE
3,736 SF



SPEC SUITE



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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**

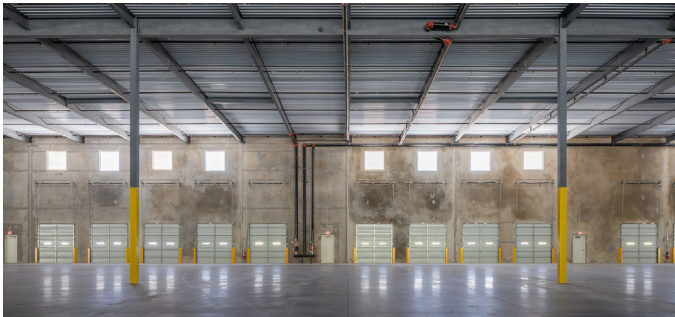


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