



NEW BRAUNFELS COMMERCE CENTER

2609-2633 Goodwin Lane | New Braunfels, Texas 78135

New Class A Industrial Development

+/- 18,000 - 650,000 SF
Available

Move-In Ready Suites Available Now | Trailer Parking Available | Triple Freeport Inventory Tax Exemption



About the Project

New Braunfels Commerce Center is a four-building, master-planned business park accommodating distribution and manufacturing requirements ranging from 18,000 to 650,000 square feet. Each building offers move-in ready suites with Class A office space and LED warehouse lighting. Best-in-class features include 32' clear height, ESFR fire suppression, ample parking, rear-load configuration, and extended concrete truck courts.

Location Advantages

Situated along the I-35 corridor, New Braunfels Commerce Center provides excellent regional connectivity and easy access to one of the busiest trade routes in the United States, connecting to San Antonio (36 mi) and Austin (44 mi) in under an hour and Dallas, Houston & Laredo within four hours.

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CLX VENTURES

For Information, Contact

Kevin Cosgrove
Senior Vice President

kevin.cosgrove@streamrealty.com
210.298.8527

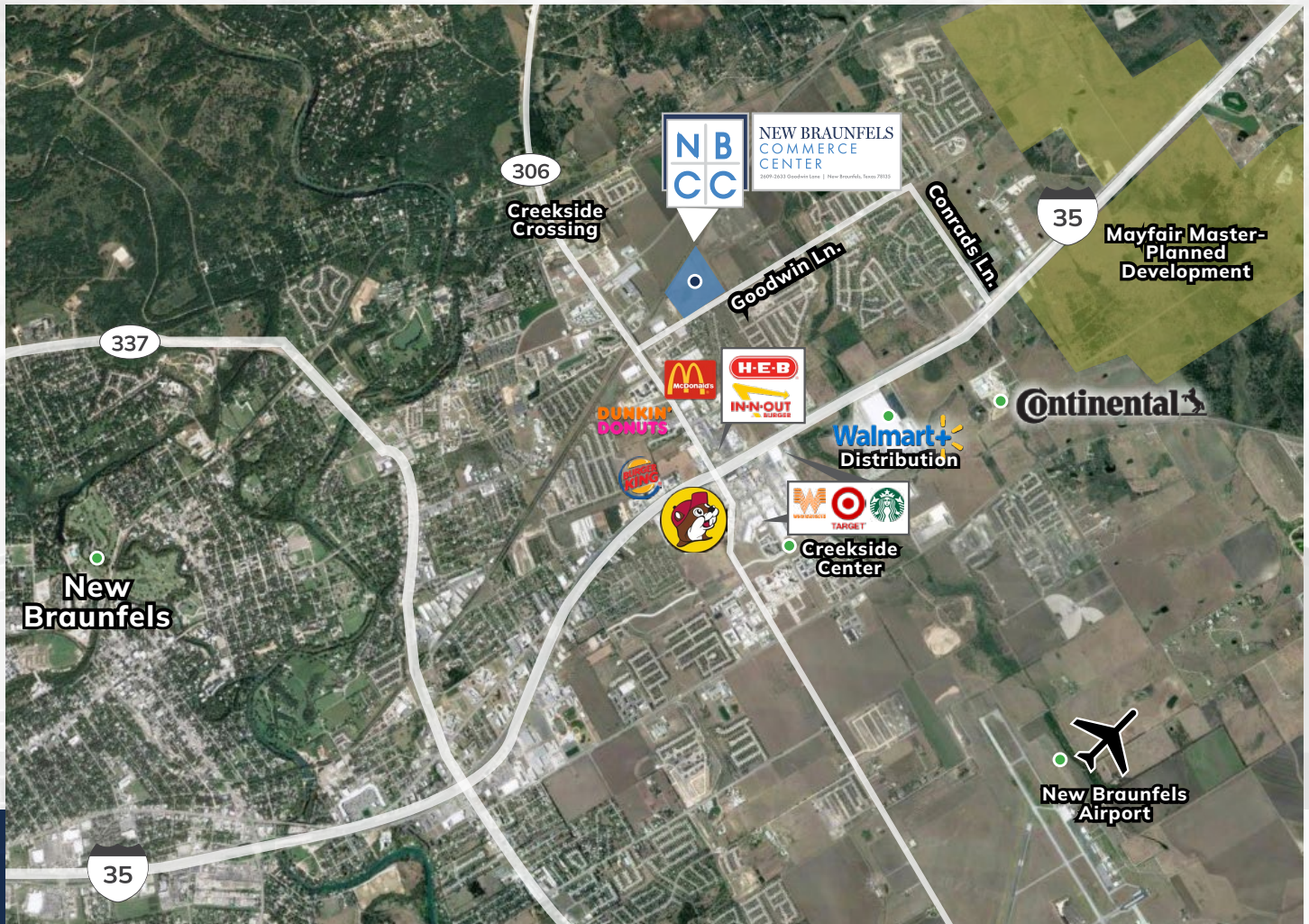
Colton Perkins
Vice President

colton.perkins@streamrealty.com
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**NEW BRAUNFELS
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Location Map

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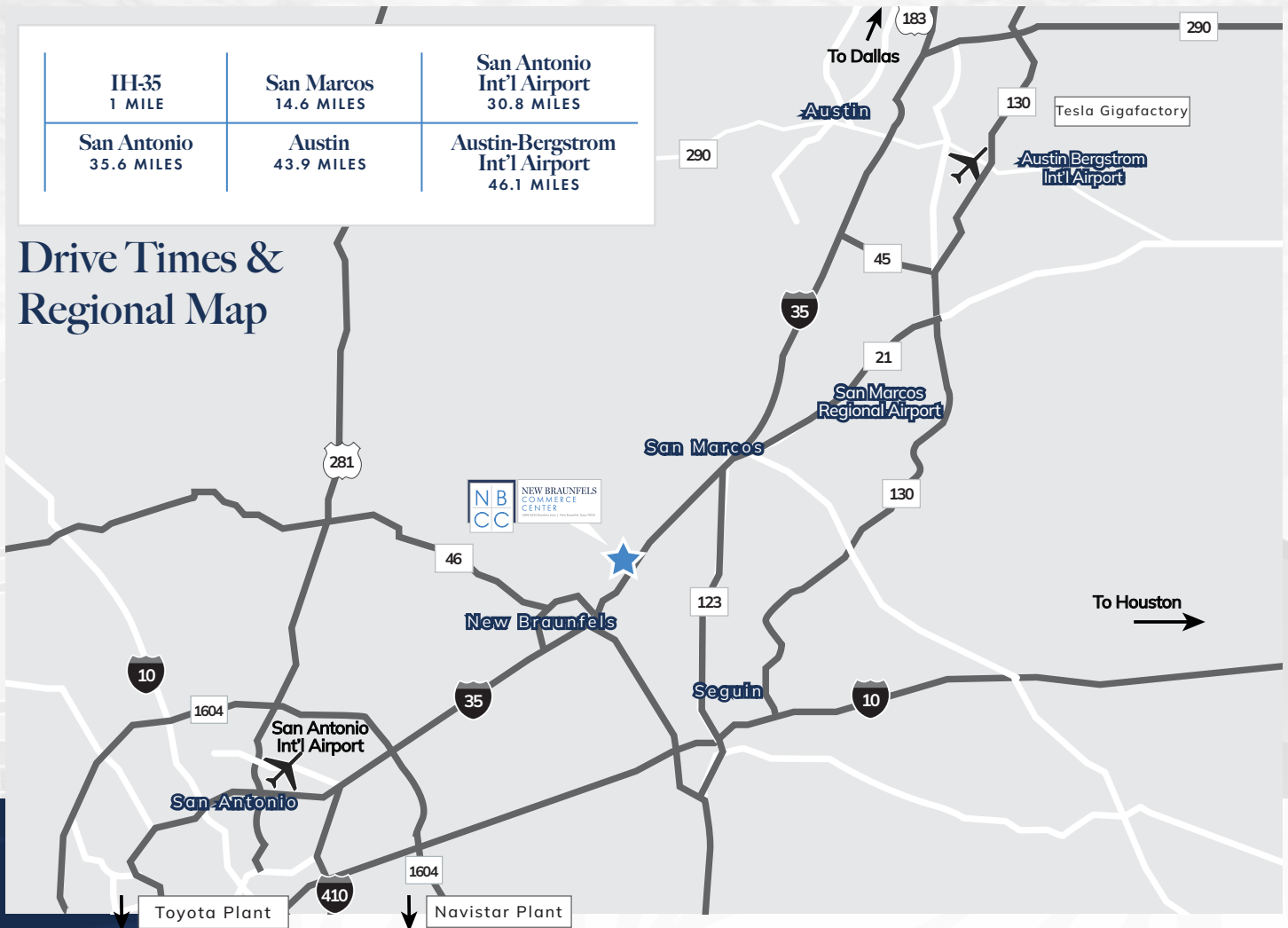
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650,000 SF Available

| | | |
|---------------------------|--------------------------|---|
| IH-35 1 MILE | San Marcos 14.6 MILES | San Antonio Int'l Airport 30.8 MILES |
| San Antonio 35.6 MILES | Austin 43.9 MILES | Austin-Bergstrom Int'l Airport 46.1 MILES |

Drive Times & Regional Map



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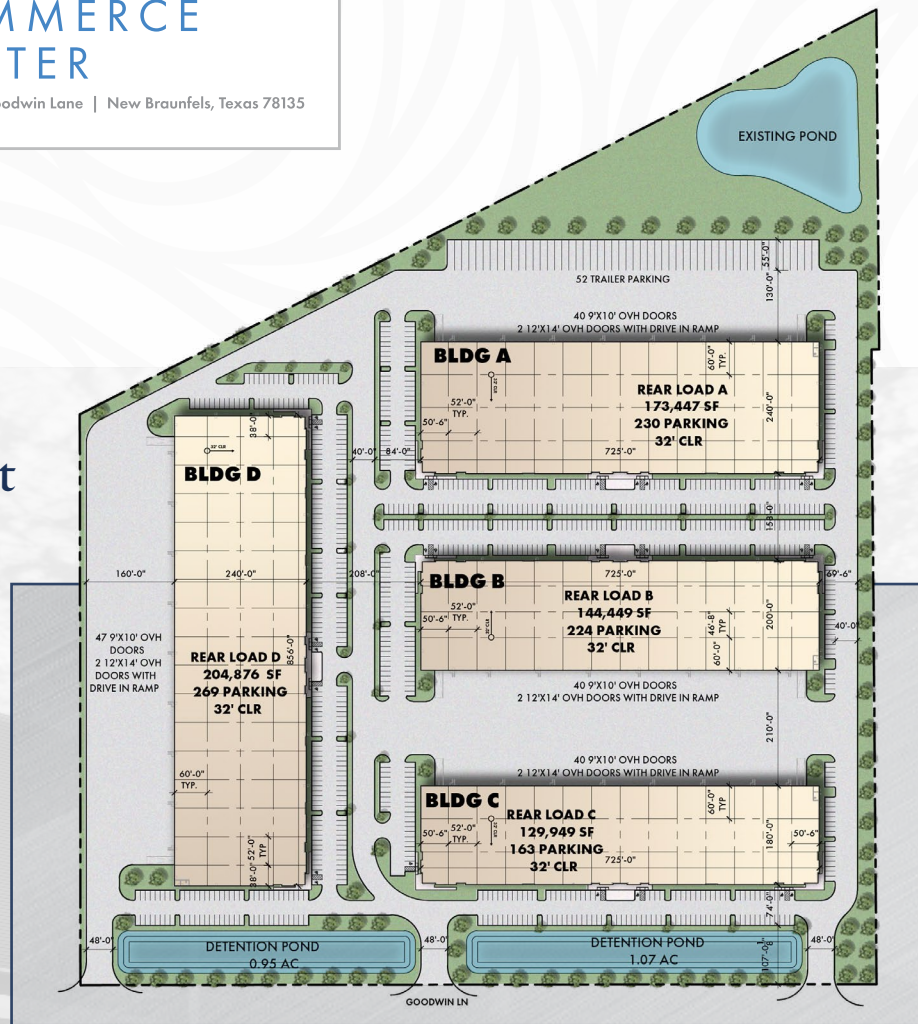


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Property Site Plan



| | Building A | Building B | Building C | Building D |
|------------------------|------------|---------------|---------------|------------|
| Size | 173,447 SF | 144,449 SF | 129,949 SF | 204,876 SF |
| Loading | Rear | Rear | Rear | Rear |
| Clear Height | 32' | 32' | 32' | 32' |
| Building Depth | 240' | 200' | 180' | 240' |
| Truck Court | 185' | 210' (Shared) | 210' (Shared) | 170' |
| Dock High Doors | 40 | 40 | 40 | 47 |
| Drive-In Doors | 2 | 2 | 2 | 2 |
| Spec Office | 2,730 SF | 2,496 SF | 2,689 SF | 2,543 SF |

Property Specs

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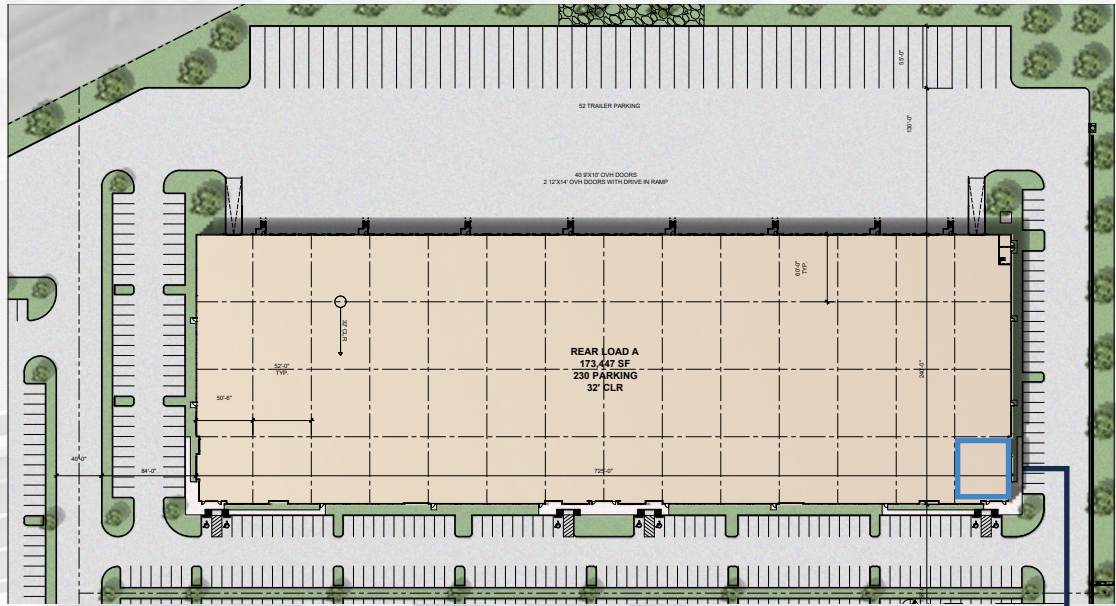
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New Class A Industrial Development

650,000 SF Available

Building A 173,447 SF



Spec Office
2,730 SF

Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
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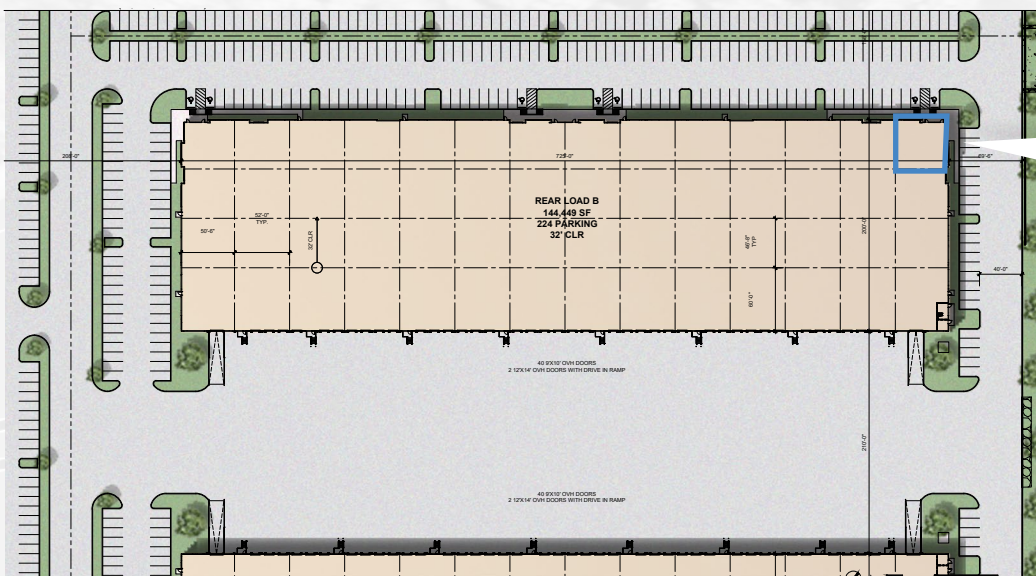
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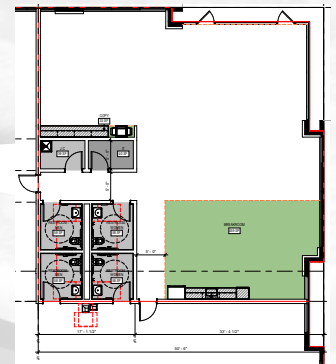
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**Building B
144,449 SF**



**Spec Office
2,496 SF**



Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
|------------|---------|--------------|----------------|---------------|-----------------|----------------|-------------|
| 144,449 SF | Rear | 32' | 200' | 210' (Shared) | 40 | 2 | 2,496 SF |

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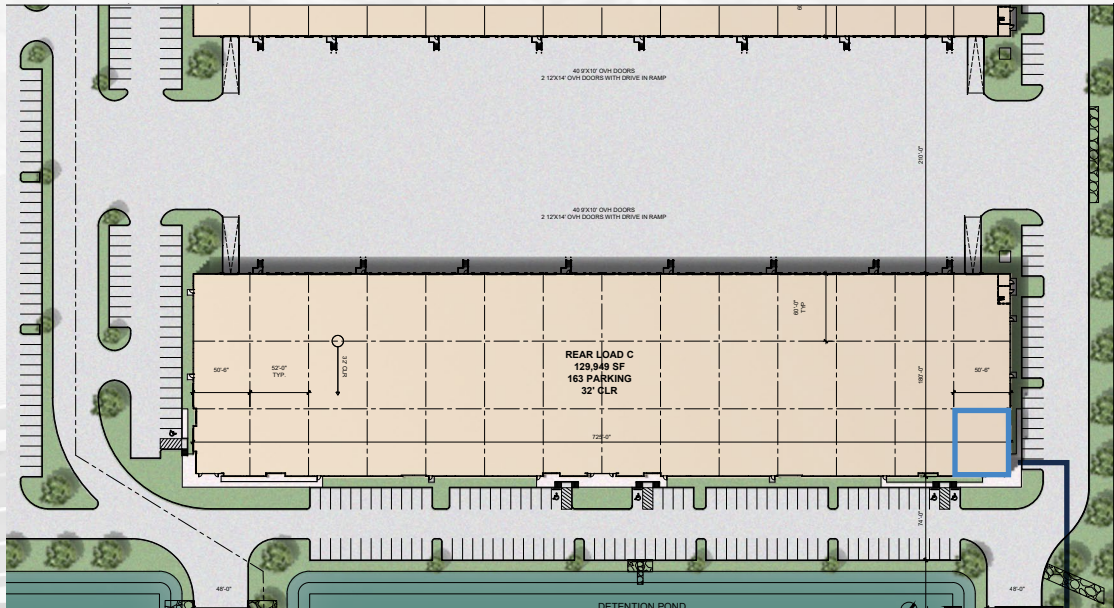
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New Class A Industrial Development

650,000 SF Available

Building C 129,949 SF



Spec Office
2,689 SF

Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
|------------|---------|--------------|----------------|---------------|-----------------|----------------|-------------|
| 129,949 SF | Rear | 32' | 180' | 210' (Shared) | 40 | 2 | 2,689 SF |



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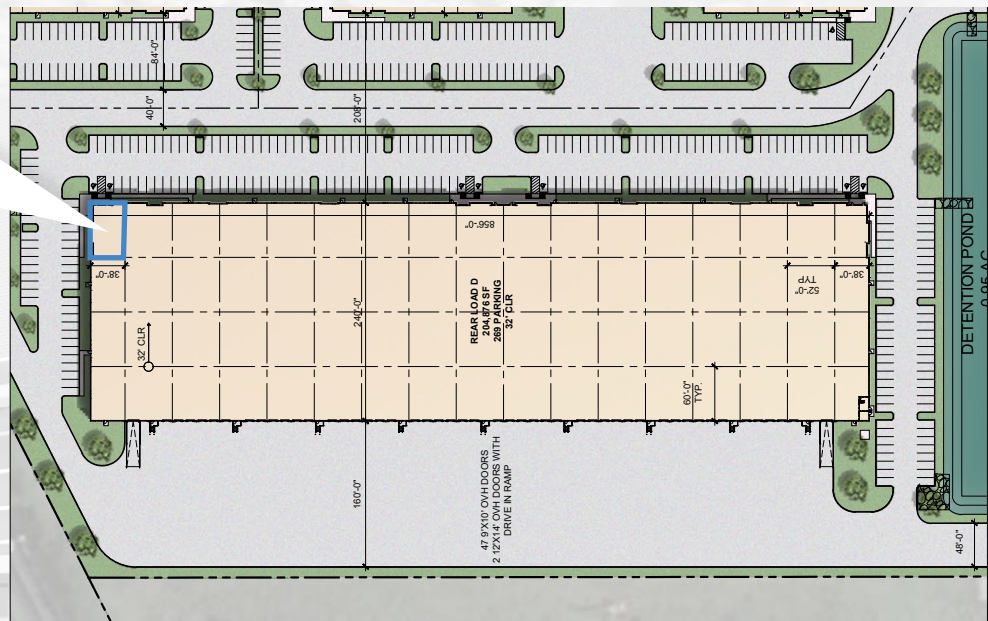
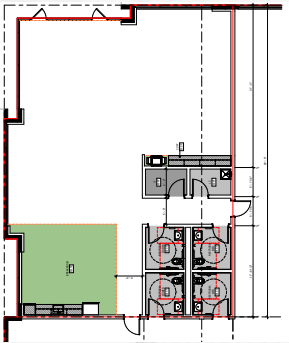
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New Class A Industrial Development

650,000 SF Available

Building D 204,876 SF

Spec Office
2,543 SF



Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
|------------|---------|--------------|----------------|-------------|-----------------|----------------|-------------|
| 204,876 SF | Rear | 32' | 240' | 170' | 47 | 2 | 2,543 SF |

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