

# FOR LEASE

4320 INTERSTATE 35 N FRONTAGE RD, NEW BRAUNFELS, TEXAS



## 10,306 SF Warehouse on 2.60-Acres

### ABOUT THE PROPERTY:

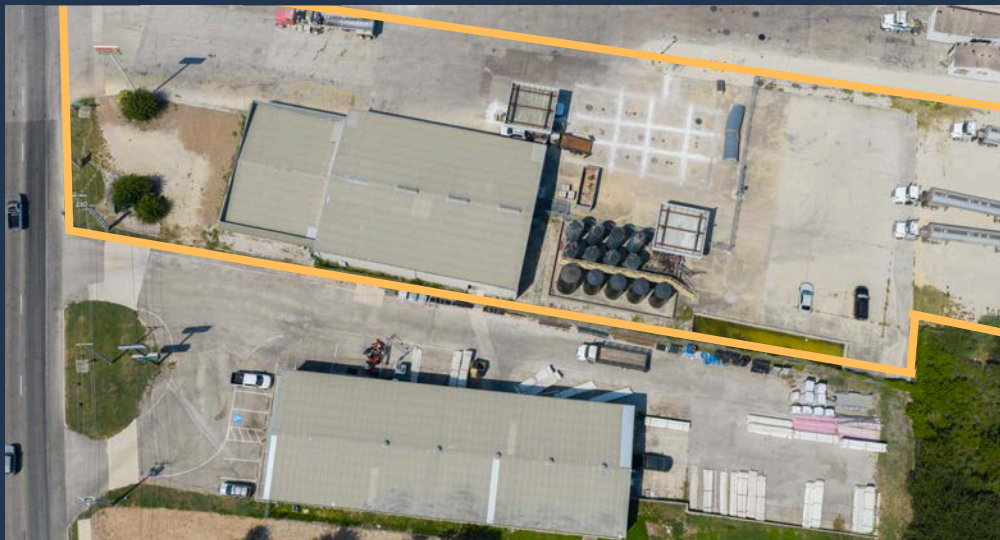
4320 Interstate 35 N Frontage Rd is a 10,306 SF industrial warehouse facility located in the Comal County submarket of New Braunfels, TX. The facility features one dock-high door and one grade-level door, 18' clear height, nine private offices, and two conference rooms. Additional highlights include a concrete-stabilized yard, pylon signage, and rear access via Loop 337 (482) and Solms Rd. With direct frontage road access to IH-35, this property delivers outstanding functionality and convenience for a wide range of industrial users.

### FEATURES:

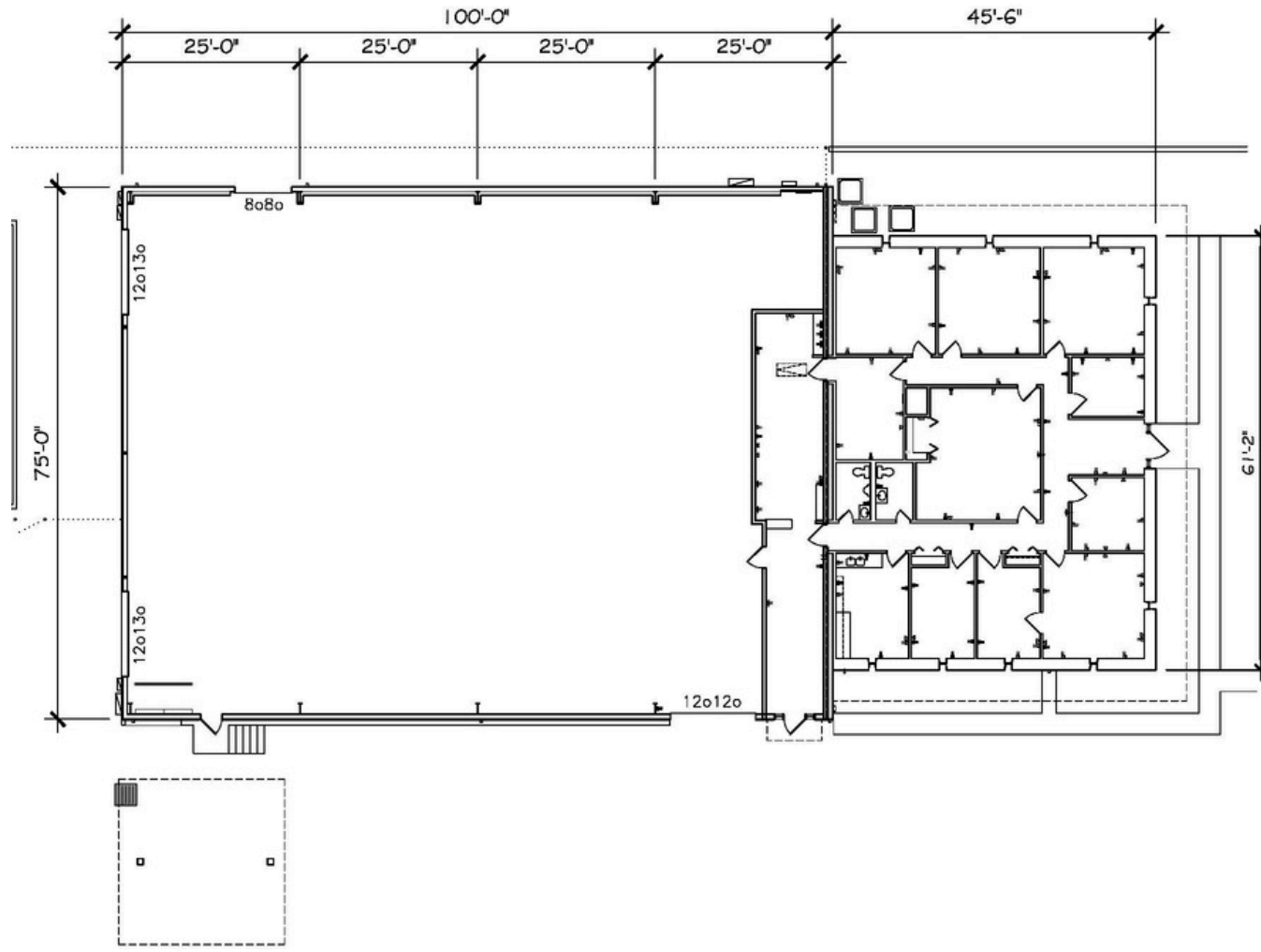
- 10,306 SF on 2.60 acres (incl. 2,784 SF office)
- Dock high and grade level loading
- Rear access to 482 and Solms Rd
- Ample outdoor storage
- 18' clear height
- High-visibility, high-growth location
- Direct frontage to N and S IH-35 corridor

# PROPERTY PHOTOS

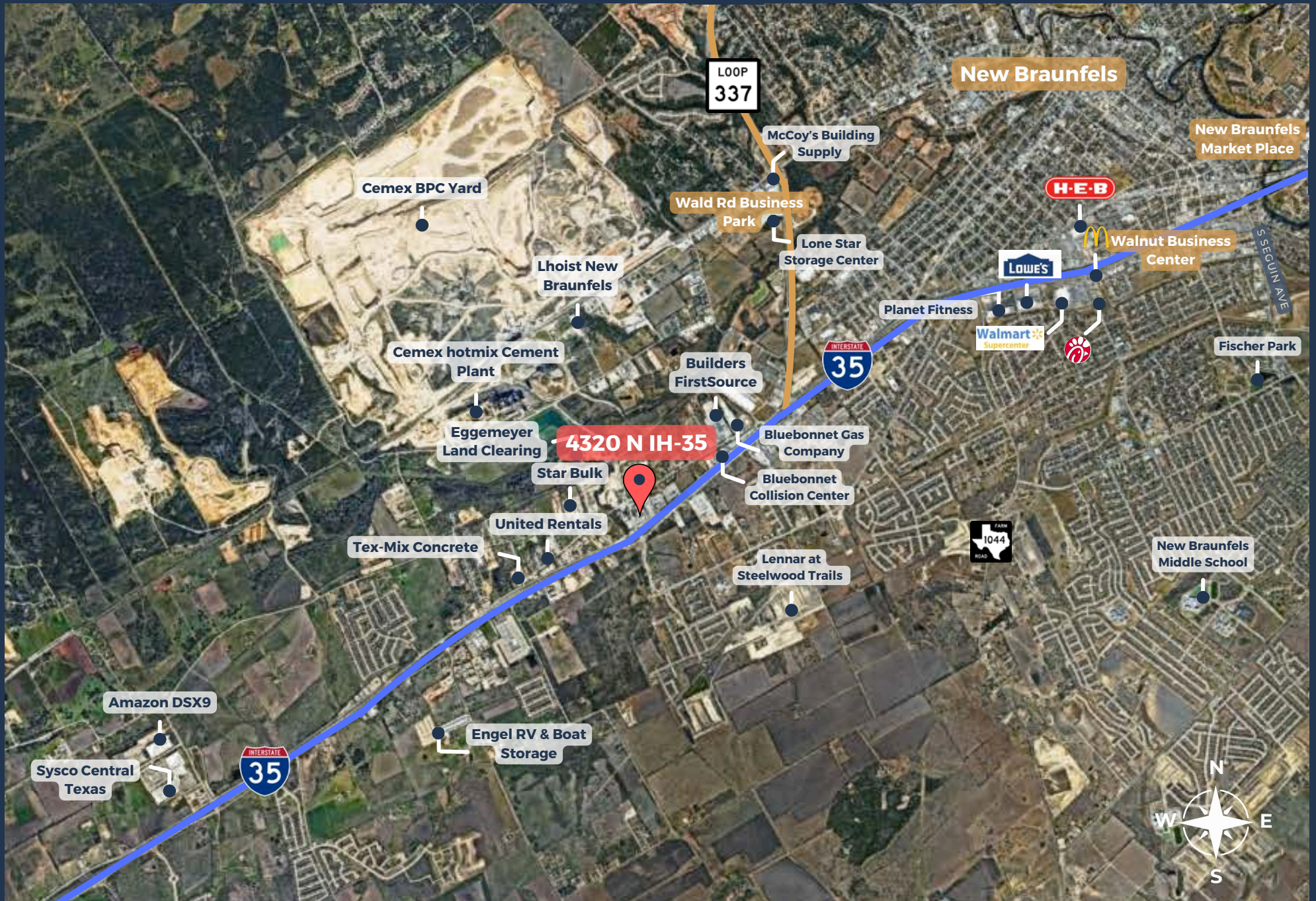
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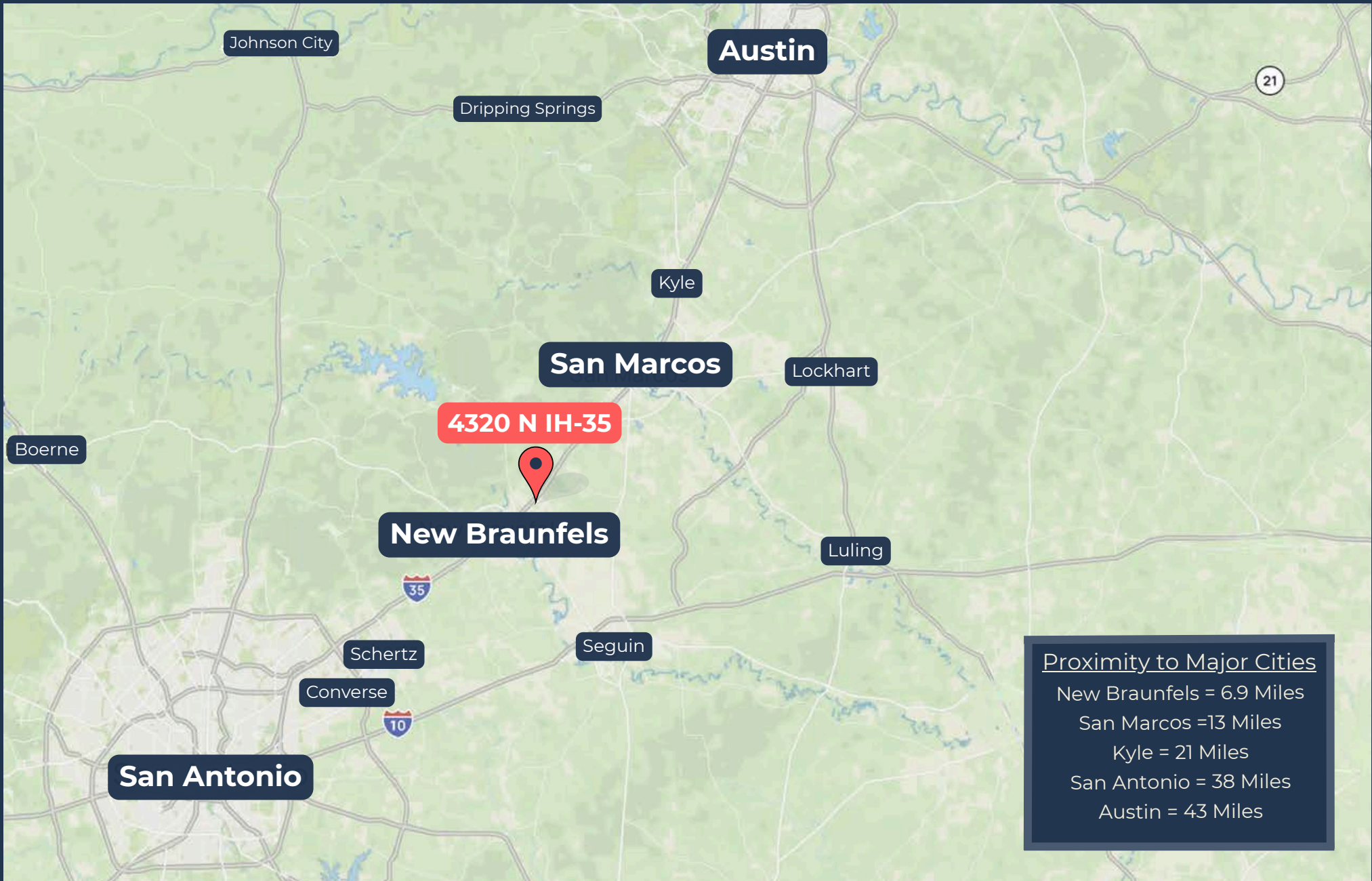
# FLOOR PLAN



# AREA OVERVIEW



# AREA DETAILS & OVERVIEW



Proximity to Major Cities  
New Braunfels = 6.9 Miles  
San Marcos = 13 Miles  
Kyle = 21 Miles  
San Antonio = 38 Miles  
Austin = 43 Miles



# CONTACT OUR TEAM



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