

2000 CLOVIS R. BARKER RD / SAN MARCOS / TX



2000 Clovis R. Barker Road

75,276 SF Industrial Facility for Sale

CBRE

Stand-alone Industrial Facility

+ With Large Secured Yard
and Additional Raw Land



2000 CLOVIS R. BARKER ROAD

Property Overview

2000 Clovis R. Barker Road

This facility offers a unique combination of functional industrial manufacturing space with office space, a secured yard and additional land for future development opportunities. With great direct access to Clovis R Barker connecting to IH-35, the location is optimal to service the IH-35 corridor between Austin and San Antonio.

The property contains just over 30 acres on the total site with +/-75,276 SF of combined manufacturing, industrial, and storage space. The perimeter of the building is all concrete drive lanes and contains a portion of outside storage with additional acreage of undeveloped land for future growth or to be used separately. The warehouse portion offers over +/-60,000 SF of HVAC space which is uncommon but highly desired.

This facility is ideal for owner occupants seeking a manufacturing facility to be able to occupy quickly in a dense labor pool in a high growth area along the IH-35 corridor.

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+ 75,276 SF
Stand-alone
Industrial
Facility located
on 30.53-acres
of land

Building Specifications

Office

Roughly +/-6,330 SF of functional office with a mix of private offices, open office, conference/training rooms, restrooms/lockers and reception area

Fully Sprinklered

Fully equipped with a wet sprinkler system

Crane Served

Exterior crane bay with 10-ton and 20-ton capacities; Pending confirmation of equipment to transfer

Warehouse & Yard

Warehouse/production space to meet manufacturing needs with concrete drive lanes and an outdoor storage yard

Dock High Loading

Two (2) dock doors with pit levelers, and one (1) dock door with edge of dock leveler.

Heavy Power

The building is equipped with 2,500 amps of 277/480 volt, 3-phase electric service (to be confirmed independently)

HVAC Production Space

+/-60,000 SF of the warehouse production area is fully climate controlled for comfort

Grade Level Loading

Multiple grade level doors throughout the facility for easy maneuverability

Additional Land

Undeveloped land to be used for future growth needs or development opportunities



Site Plan

TOTAL BUILDING
+75,276 SF

SITE SIZE
+30.53 AC

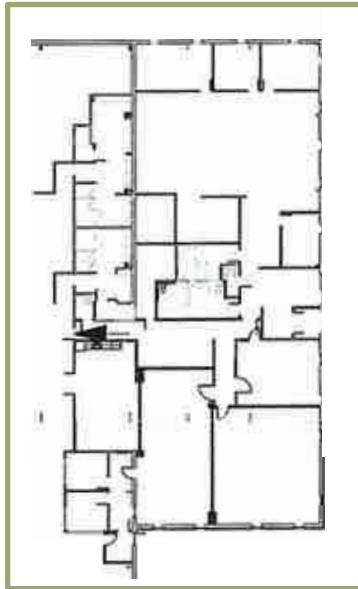
OFFICE SPECIFICATIONS

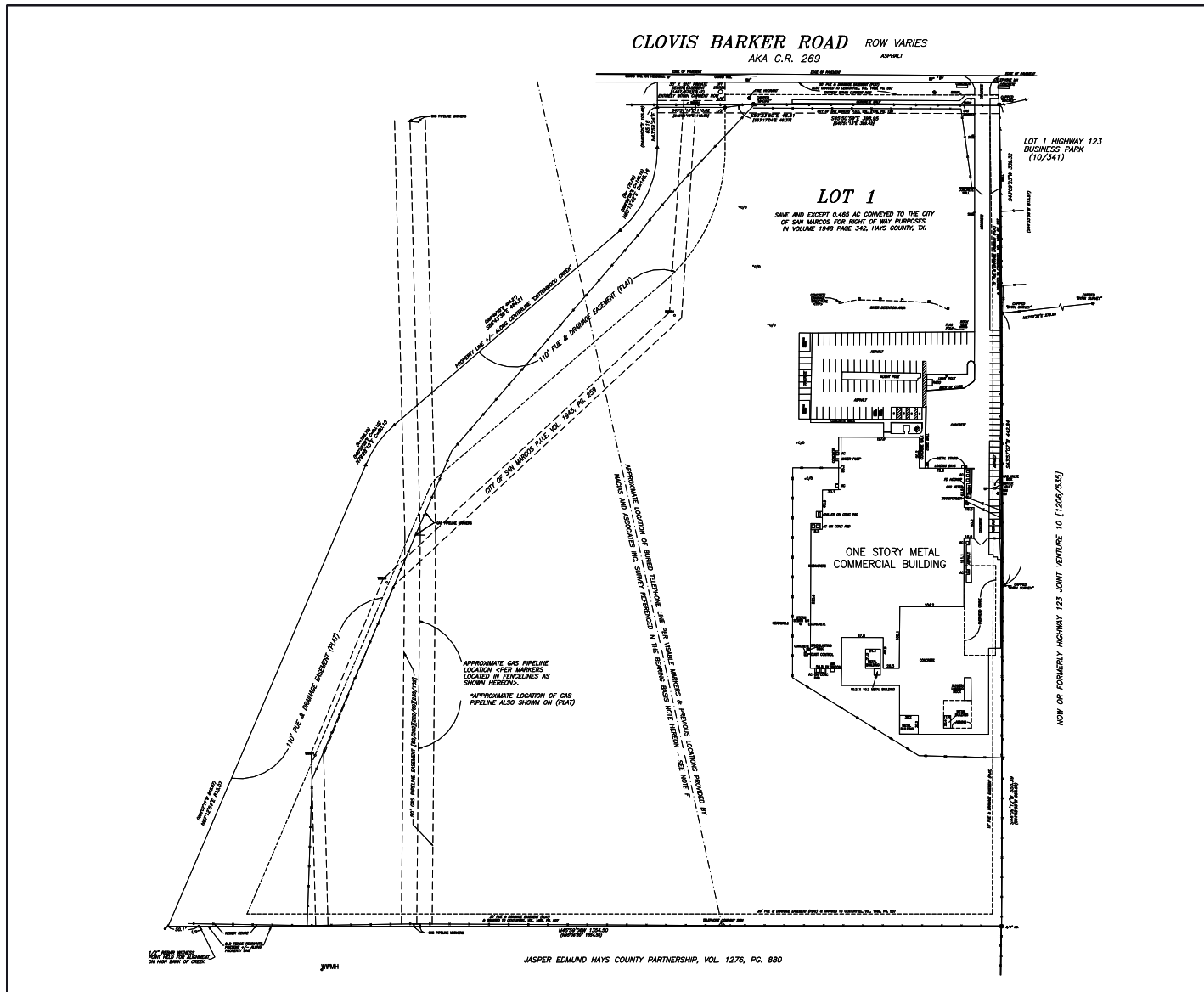
- **±6,330 SF**
- **8 Private Offices**
- **4 Conference Rooms**
- **Training Room**
- **Break Room**
- **Men's & Women's Restrooms**
- **Men's & Women's Locker Rooms**
- **Open Office Area**
- **Shipping Office Area**

WAREHOUSE SPECIFICATIONS

- **Three (3) Dock High Doors**
- **Nine (9) Grade Level Doors**
- **HVAC in ±60,000 SF**
- **Concrete Yard Space**
- **Crane Served**
- **Heavy Power**

Office Plan

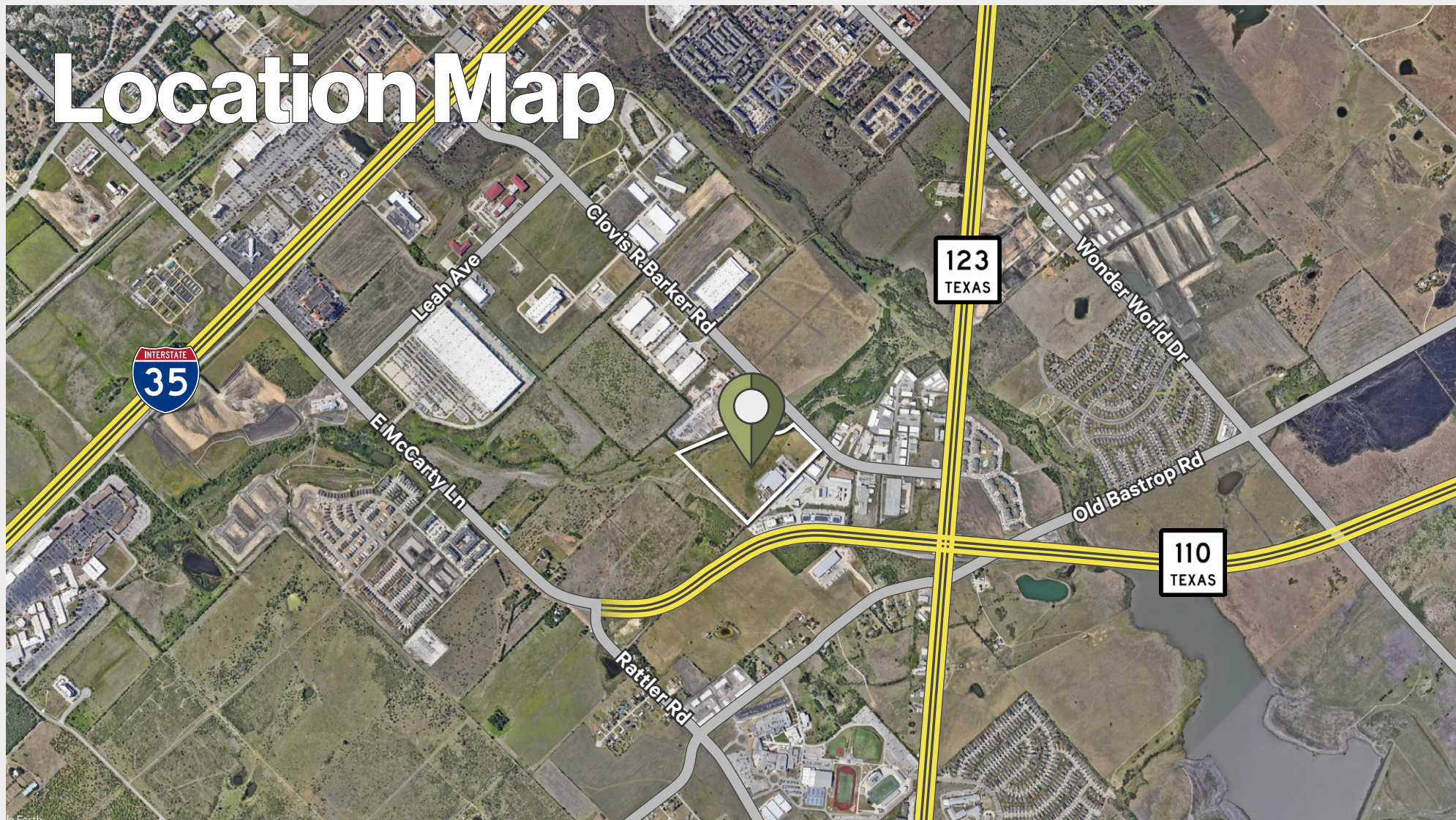




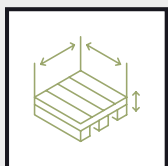
Building Photos



Location Map

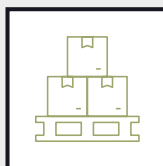


HIGHLIGHTS



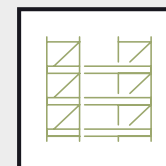
Location

Private Drive to Clovis R. Barker with quick access to Interstate 35



Standalone Option

Facility location and size are ideal for an owner occupant with manufacturing or heavy power needs



Additional Land

Ability to expand outside storage and/or future growth needs with additional land



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