

# FOR SALE OR LEASE

4312 INTERSTATE 35 N FRONTAGE RD, NEW BRAUNFELS, TX 78132



## 9,900 SF Industrial Warehouse on 0.70-Acres

### ABOUT THE PROPERTY:

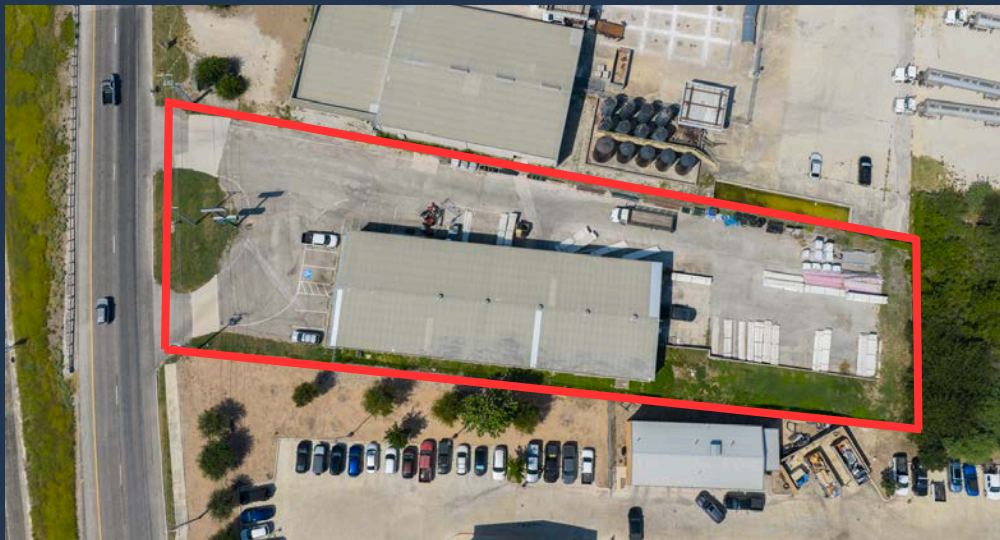
4312 IH-35 N Frontage Rd is a 9,900 SF industrial warehouse property located on 0.70 acres in the Comal County submarket of New Braunfels, TX. This property offers outstanding visibility and accessibility along the north and south IH-35 corridors, connecting San Antonio and Austin. It features dock-high and grade-level loading, abundant outdoor storage, and direct frontage access. Additionally, it is in close proximity to major national retailers. The property offers versatility for a range of uses, including construction, landscaping, logistics, and pr equipment rental.

### FEATURES:

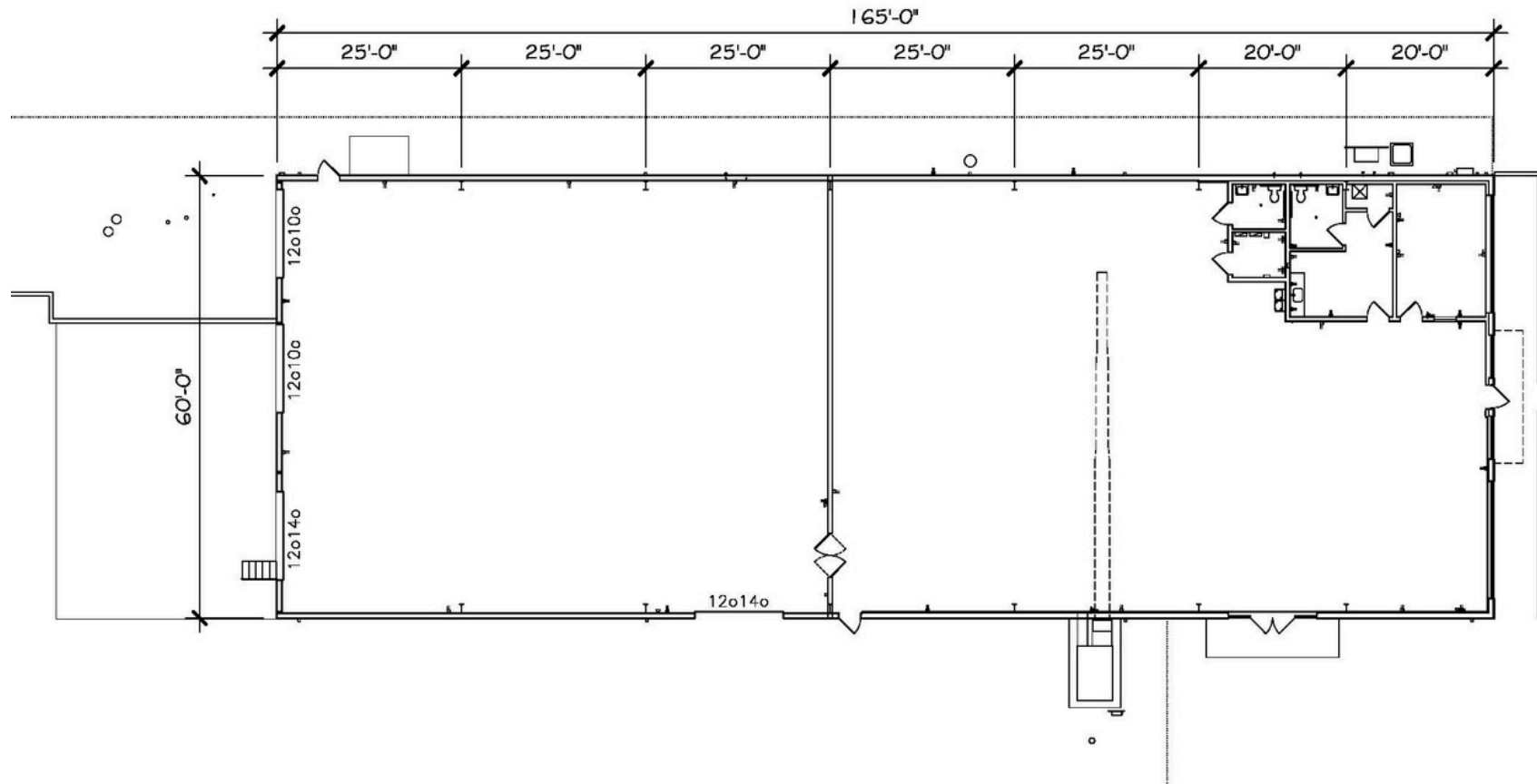
- 9,900 on 0.70 acres
- Dock high and grade level loading
- Ample outdoor storage
- C-3 zoning
- High-visibility, high-growth location
- Direct frontage to N and S IH-35 corridor

# PROPERTY PHOTOS

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# FLOOR PLAN



16' EAVE  
5,400 SF OFFICE  
4,500 SF WAREHOUSE

9,900 SQ.FT.

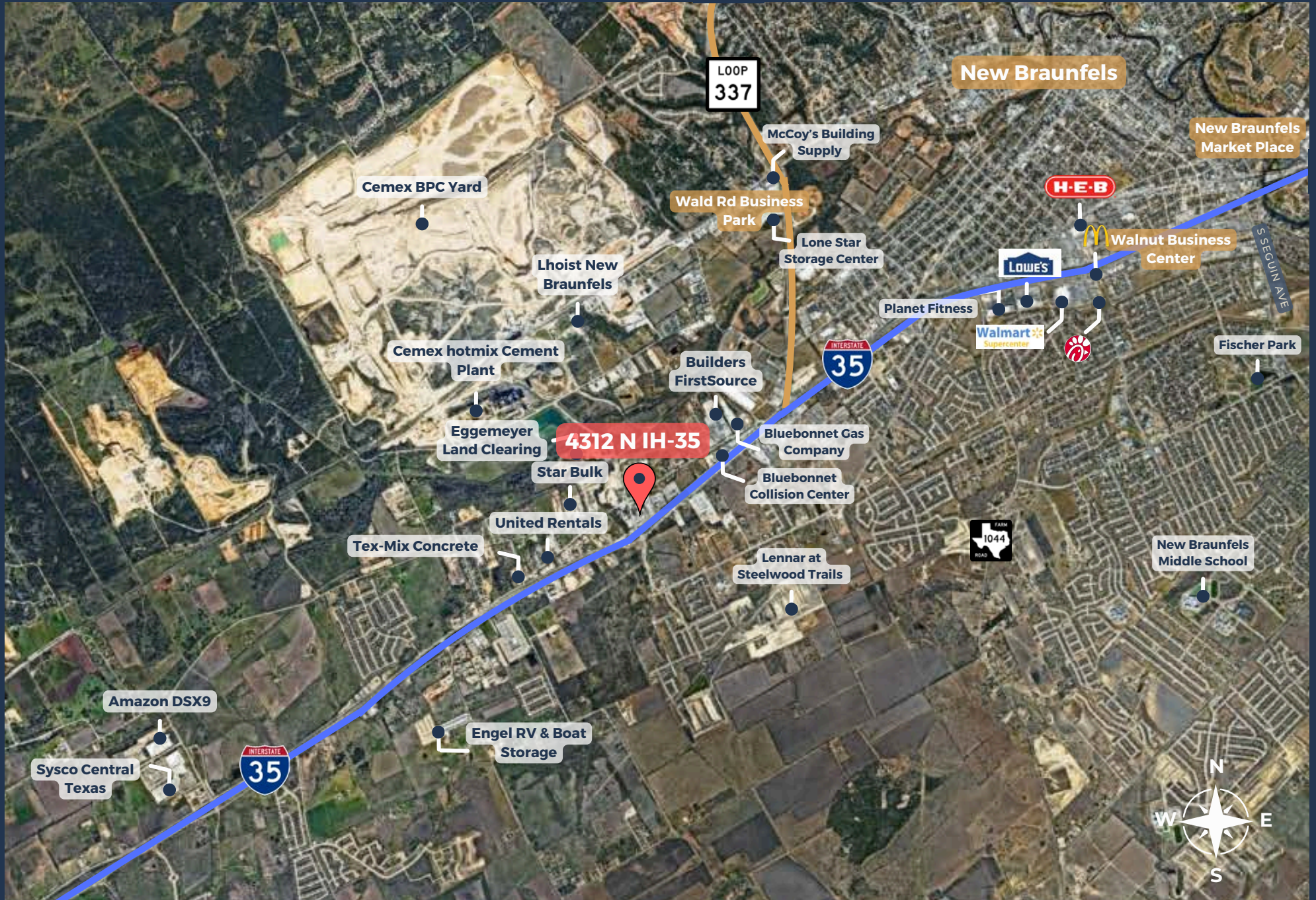
EXISTING FLOOR PLAN 4-6-26

1" = 20'

**4312 IH 35 S**

NEW BRAUNFELS, TX. 78132

# AREA OVERVIEW



# AREA DETAILS & OVERVIEW





# CONTACT OUR TEAM



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