

## **11,250 SF Flex Warehouse / Office Space for Lease – New Braunfels, TX**

Well-maintained **flex industrial unit** located in a highly desirable light industrial area of New Braunfels, just minutes from **IH-35**. Ideal for small businesses, contractors, storage, or light industrial operations.

### **Unit Size:**

**25' x 50' – 1,250 sq ft**

### **Features:**

- Private restroom
- Dedicated office with **A/C**
- Insulated walls and roof
- **Large front roll-up door (Drive-In Bay)**
- 24/7 building access
- I-1 Light Industrial Zoning
- Additional yard space is available if needed

### **Clear Height:**

- Minimum: **14 ft**
- Maximum: **16 ft**

### **Electrical:**

- **110V Single Phase**

### **Lease Rate**

Modified Gross Lease: \$20 per square foot per year

(approximately \$2,083 per month)

### **Please Note:**

No auto mechanic shops.

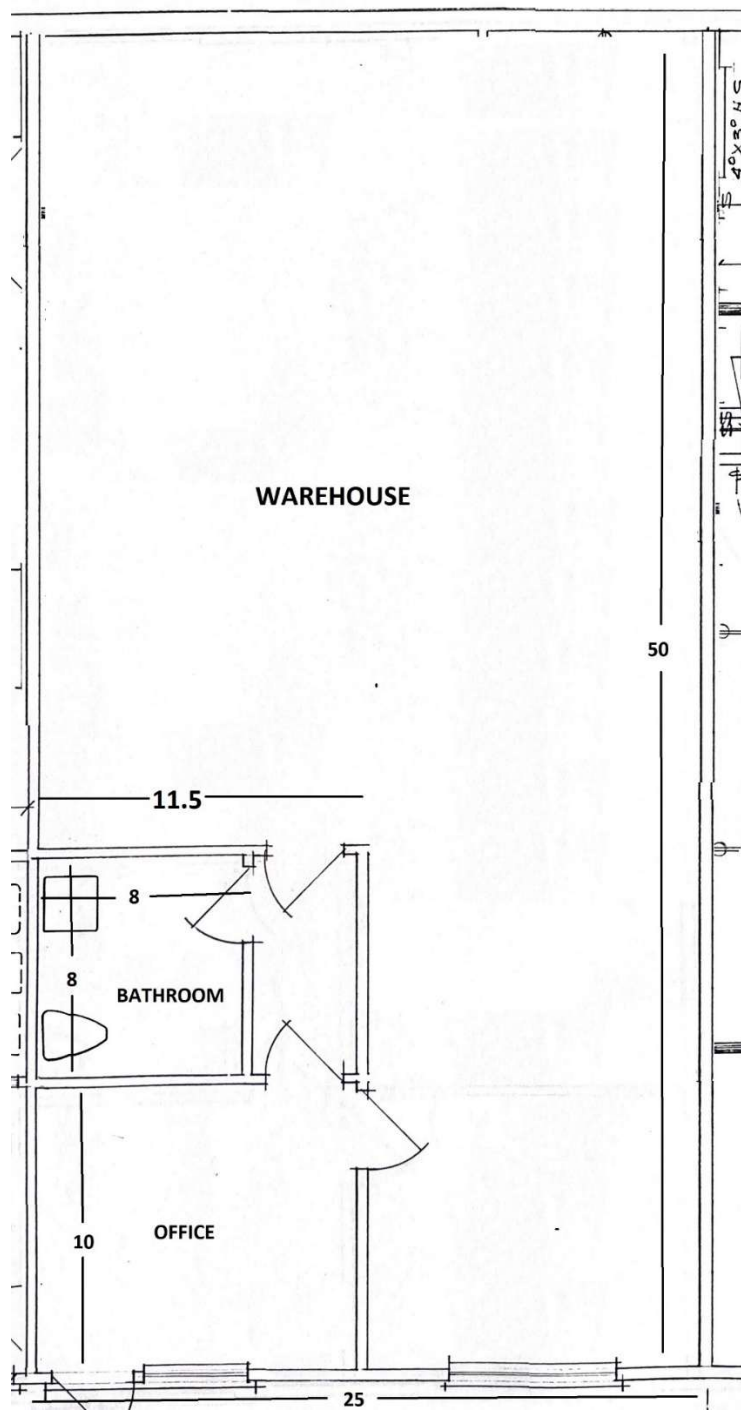
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