

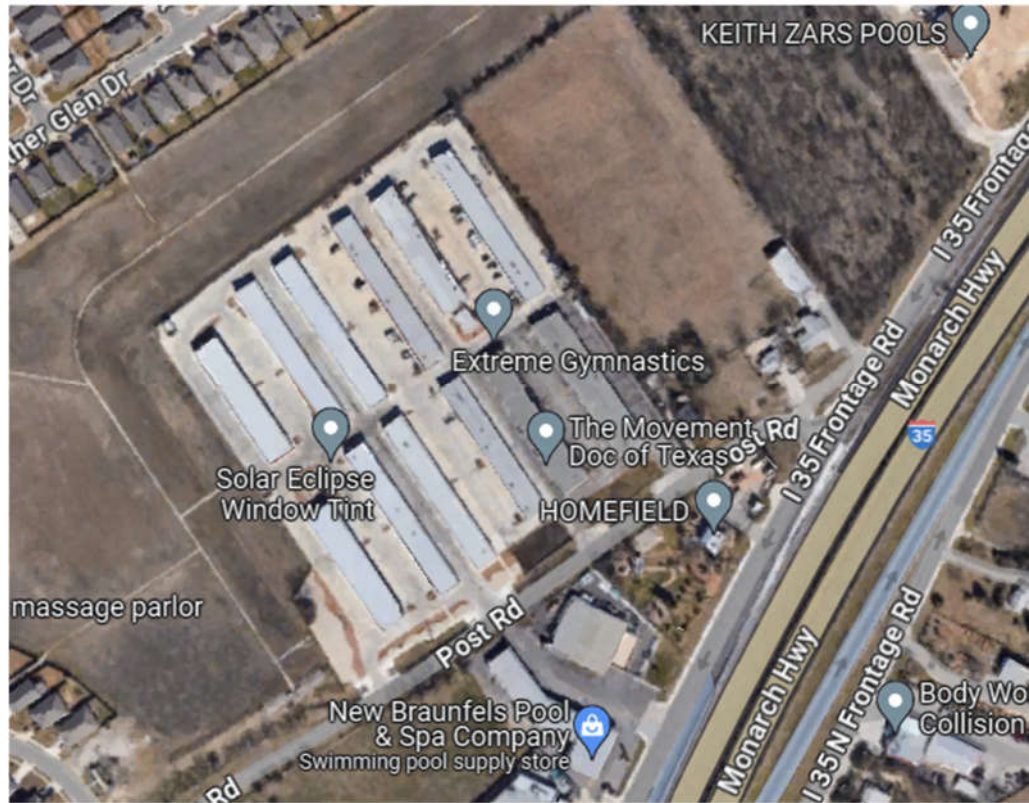
FOR LEASE

Flex Warehouse & Office Warehouse

2,000 SF—12,000 SF

Kayden Park III

1913 Post Road, New Braunfels, Texas 78130



MARY ANN CARTER

Broker

830.606.5353

management@kaydenmgt.com

MARY ANN CARTER REALTY®

1965 Post Road, Suite 100

New Braunfels, Texas 78130

www.kaydenpark.com

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Property Highlights

- Built in 2022
- On-site management
- Close proximity to I-35
- 2,000-12,000 sq. ft. spaces available
- Four buildings have 25'x 40' bays with 16'-18' eaves
- Two buildings have 24'x 50' bays with 18'-20' eaves
- Tenant space is designed by our architect/engineer
- Landlord pays for water, sewer, exterior building maintenance, landscape and grounds maintenance, taxes, and insurance. These costs are included in the rate. If the taxes and insurance increase after the first year, the tenant will pay their pro-rata share of this increase
- Tenant pays electric, garbage, phone, and internet expenses
- Landlord provides HVAC maintenance for a fee of \$25 per month, per unit
- Exterior security cameras
- Enclosed garbage dumpster areas
- Controlled access and turning radius for 18 wheelers
- Tenants can have additional tenant improvements at their expense. Tenant works directly with the on-site contractor

Building Standard Office

- Textured painted walls
- Commercial grade luxury vinyl tile or carpet
- Ceiling tile and grid
- 2'x 4' LED lighting fixtures
- 1 electrical plug on each wall
- 1 communication outlet per office
- 1 glass entry door with glass sidelight
- 1 window in each 2,000 sf. of office space
- 1 accessible restroom per 2,000 sf. of office space

Building Standard Warehouse

- 1 rear entry walk-in door
- 1 overhead door
- Led strip lighting
- Some wall and ceiling insulation
- 1 electric plug on each wall

Lease Terms

- Base rate for building standard, \$2.00/sf office, \$.90/sf warehouse, monthly. These two rates are blended to determine the monthly rate. 5 year lease 3% increase annually.

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