

FOR LEASE

NATIONAL IOS SAN MARCOS

6100 OLD BASTROP HWY,
SAN MARCOS, TX



Travis Secor

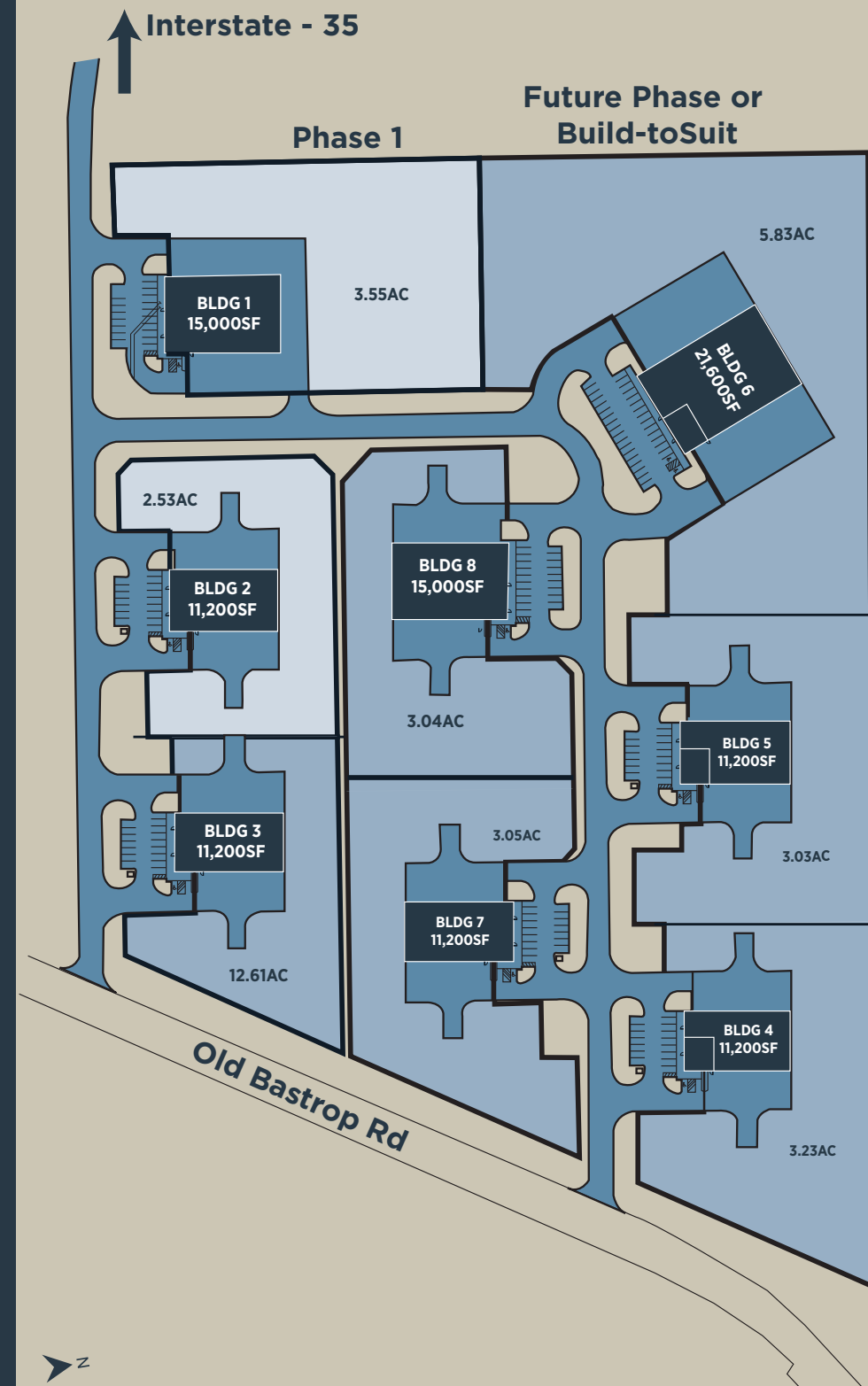
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PROJECT SUMMARY

National IOS San Marcos is a new spec development in San Marcos consisting of eight freestanding industrial buildings ranging from 11,200 – 21,600 SF with large outside storage yards. The site is located along Old Bastrop Hwy in San Marcos with direct access to Interstate 35, offering superb access to the entire Central Texas region.

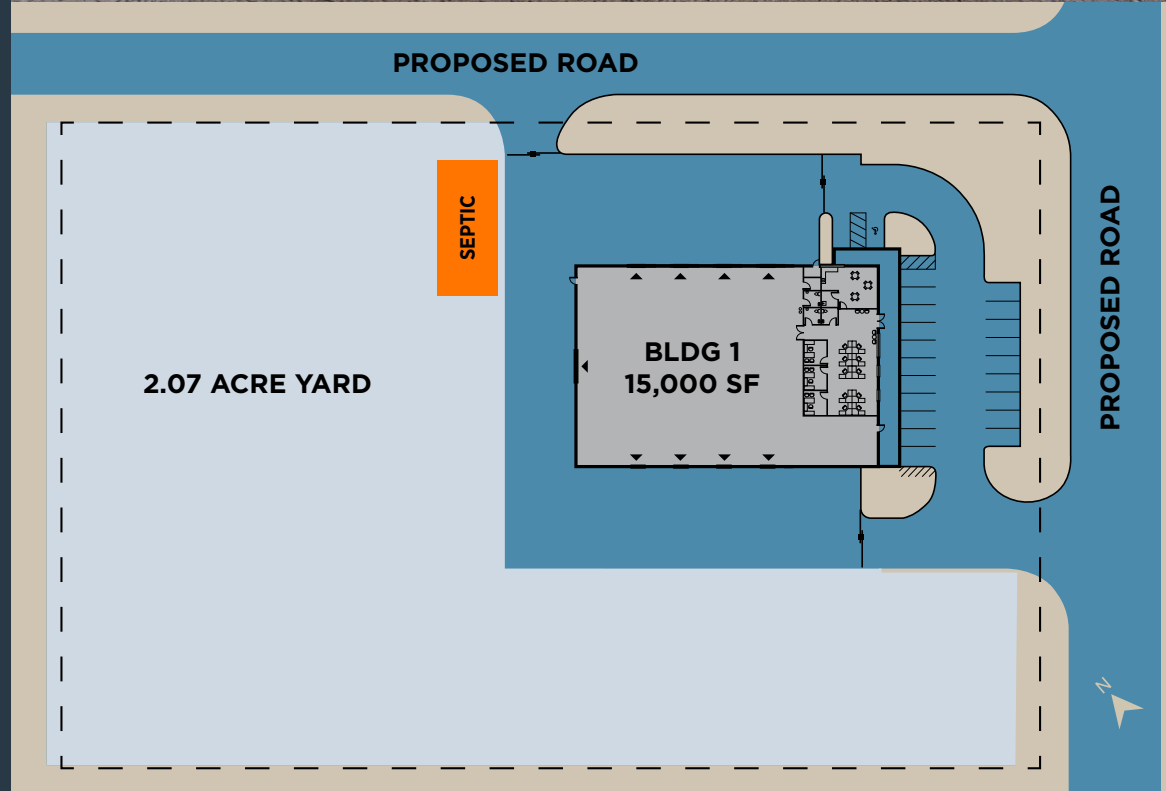
The buildings will feature a spec. office, drive through access with four oversized grade-level doors on each side of the building and a dedicated and fully secure outside storage yard with multiple access driveways.

Phase 1 is breaking ground in Q4 2025 and will consist of a 15,000 SF building on 3.55 acres and an 11,200 SF building on 2.53 acres.



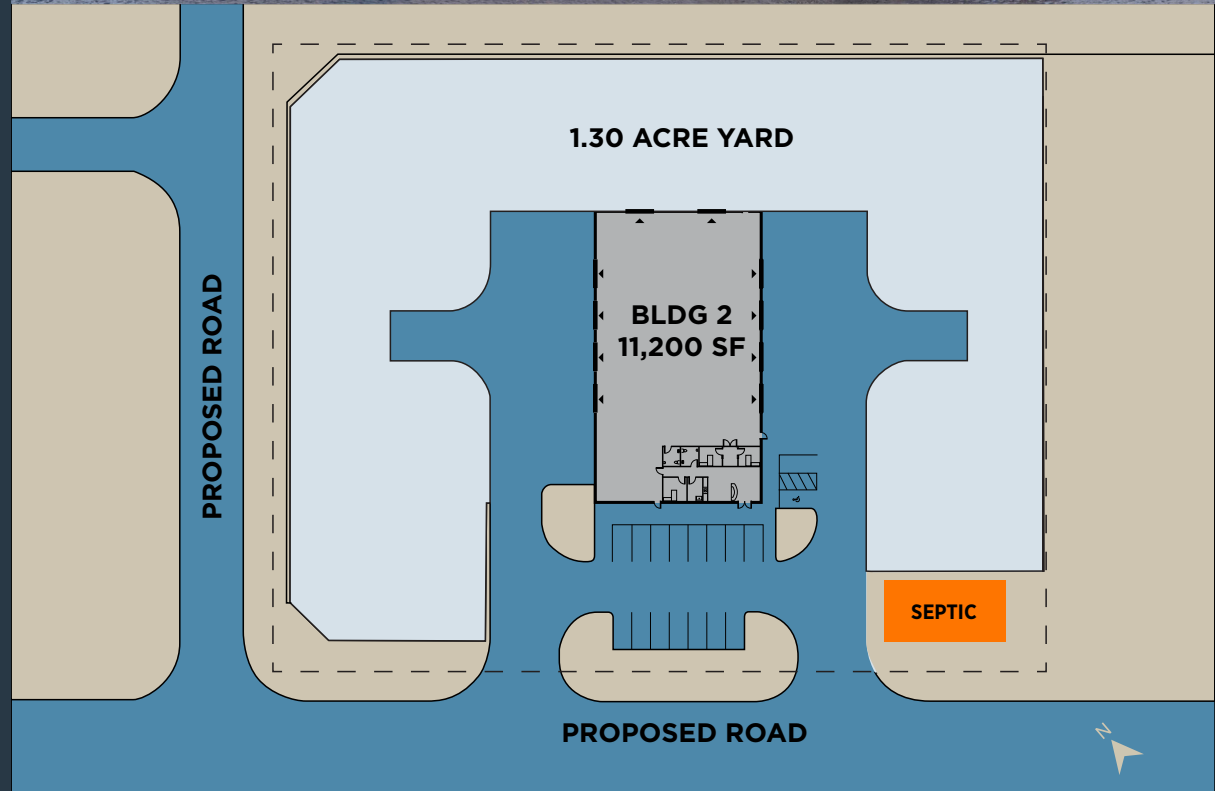
BUILDING 1

- 3.55 acres
- 15,000 SF freestanding building
- 3,000 SF spec office
- 28' clear height
- (9) 14'x16' grade-level doors
- Drive-through access
- 2.07-Acre IOS yard (crushed concrete base)
- (2) access driveways with auto-gates
- 22 parking spaces
- Fully fenced yard
- LED warehouse lighting
- Heavy 3-phase power

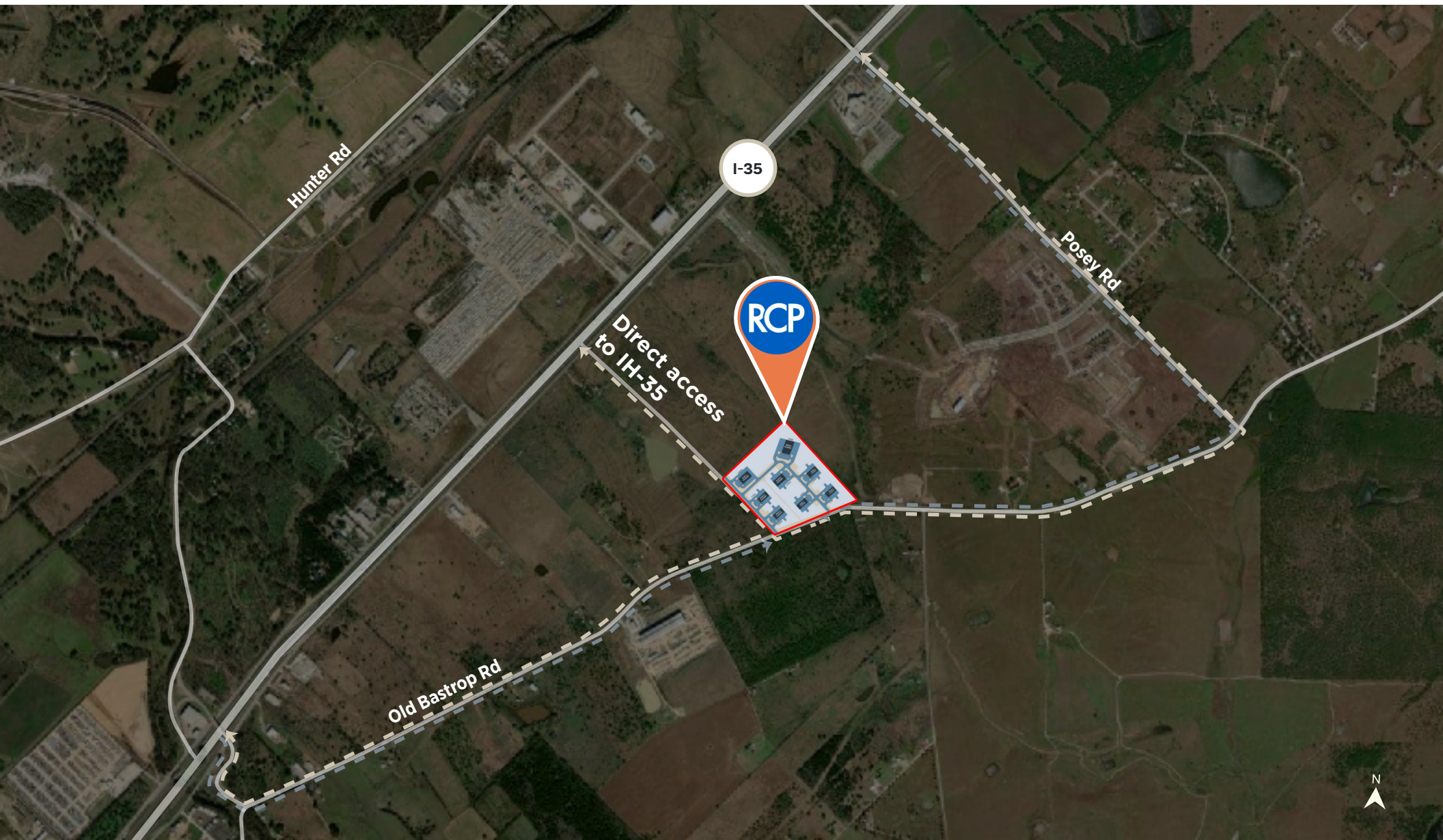


BUILDING 2

- 2.53 acres
- 11,200 SF freestanding building
- 1,500 SF spec office
- 28' clear height
- (10) 14'x16' grade-level doors
- Drive-through access
- 1.30-Acre IOS yard (crushed concrete base)
- (2) access driveways with auto-gates
- 18 parking spaces
- Fully fenced yard
- LED warehouse lighting
- Heavy 3-phase power



ACCESS MAP



DRIVE-TIME MAP

San Antonio

33 minutes

Houston

61 minutes

Laredo

208 minutes

Austin

53 minutes

Dallas

208 minutes

ABIA Airport

33 minutes

CONTACT

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