

# For Lease Hoover & Taylor Industrial Complex

541, 561, 563, 760, 768, 770, 772 & 774 N. Twin Oaks Valley Road, San Marcos



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# Project Highlights

- 541, 561, 563, 760, 768, 770, 772 & 774 N. Twin Oaks Valley Road
- Flexible sized industrial units for small & large tenants
- Street exposure/tenant identity to N. Twin Oaks Valley Road
- Local ownership and property management
- Excellent access to Highway 78 & Interstate 15
- Close proximity to the Sprinter Station
- Deli on-site on the North part of the project
- Close to nearby retail amenities
- Internet service provided by Cox Communications
- Grade level truck loading doors



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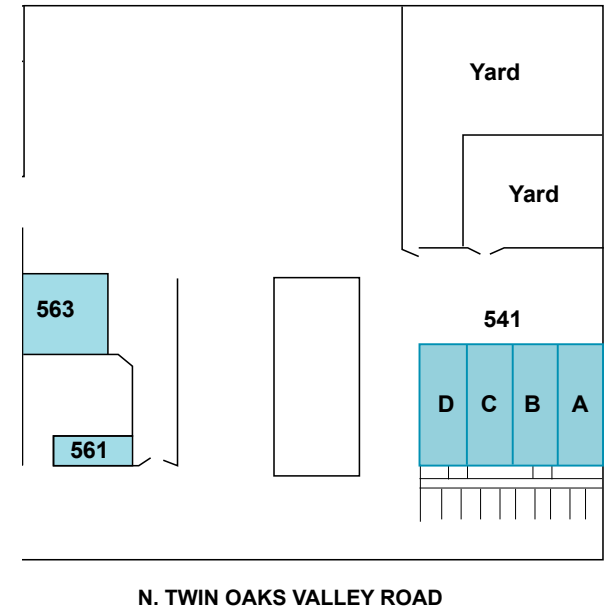
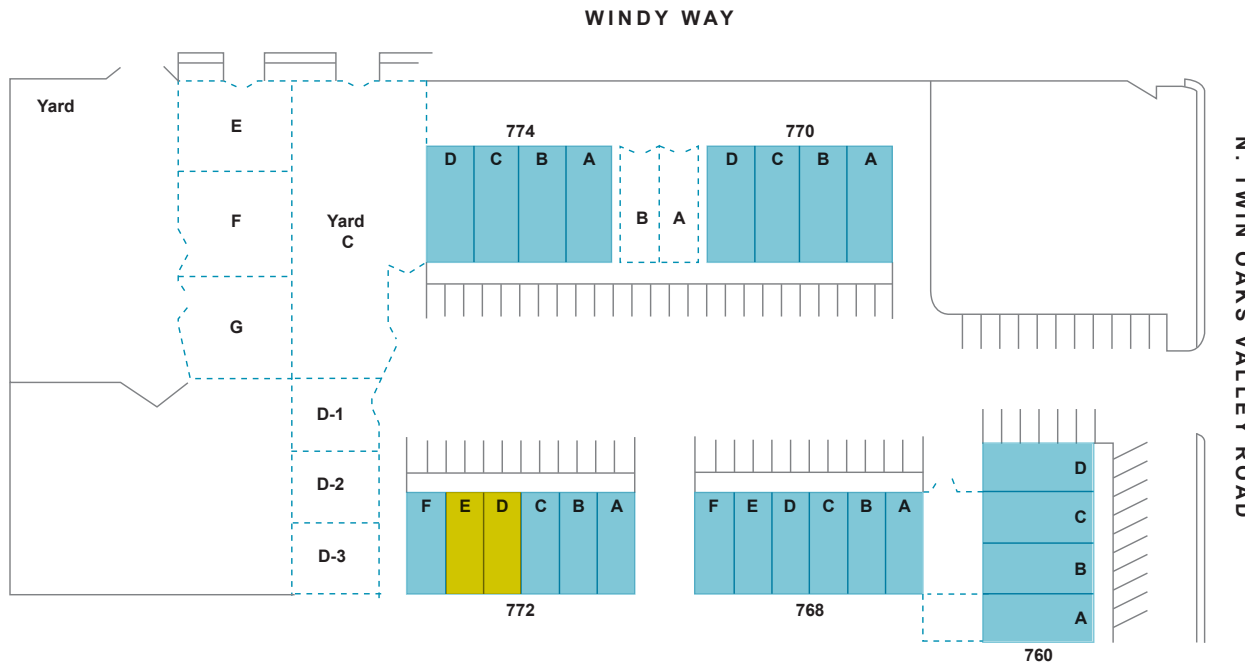


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# Availability Overview

Suite	Size	Percent Office	Loading	Power	Availability	Base Rent
772 N. Twin Oaks Valley Rd, Ste D/E	2,000 SF	30%	Two 10' x 10' Roll-up Doors	Two 100 Amp Panels	August 2024	\$1.65/SF + Trash \$80.00 Per Month

 Available



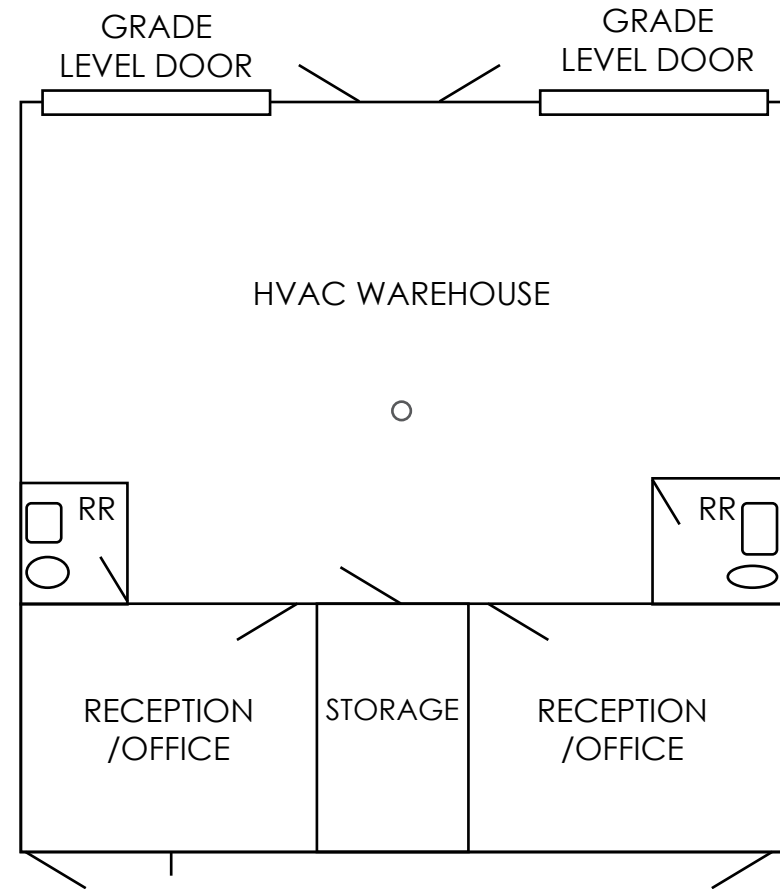
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# Floor Plan

<b>Suite</b>	772 N. Twin Oaks Valley Rd, Ste D/E
<b>Size</b>	2,000 SF
<b>Percent Office</b>	30%
<b>Loading</b>	Two 10' x 10' Roll-up Doors
<b>Power</b>	Two 100 Amp Panels
<b>Availability</b>	August 2024
<b>Comments</b>	Two Large Reception/Offices, Storage Room, Two Restrooms, Warehouse, and 100% Climate Controlled
<b>Base Rent</b>	\$1.65/SF + Trash \$80.00 Per Month



\*Floor plan not to scale

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# Aerial Map

