

FOR SALE PACKAGE

1315 Franklin Drive  
San Marcos, Texas 78666

FOR SALE

ACRE ONE  
AUSTIN COMMERCIAL REAL ESTATE

INDUSTRIAL FOR LEASE

For Lease  
**24,854 SF With Yard**

- APPROXIMATELY 26,907SF WAREHOUSE ON 1.55 ACRES WITH A FENCED YARD
- LOCATED 1.1 MILES AWAY FROM TEXAS STATE UNIVERSITY
- ROUGHLY 2.5 MILES FROM IH-35, AND EASY ACCESS TO HIGHWAY 12
- GENERAL INDUSTRIAL ZONING
- 220 VOLT 3 PHASE POWER
- 1 GRADE LEVEL, 1 SEMI-DOCK LEVEL, AND 4 DOCK HIGH DOORS
- THREE COVERED LOADING DOCKS
- PRICED BELOW REPLACEMENT COST

BROKER CONTACT:

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**ACRE ONE**  
AUSTIN COMMERCIAL REAL ESTATE

PROPERTY DETAILS

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Warehouse Square Feet	Approx. 24,854 SF
Office SF	Approx. 540 SF
Clear Height	Variable
Grade Level, Semi Dock, Dock High	1 - 1 - 4
Land (Acres)	Approx. 1.55 acres
Water	Reworked Water Well
Power	3 Phase Power
Mezzanine SF	Approx. 2053 SF
Concrete Slab Under Roof	Approx. 5212 SF

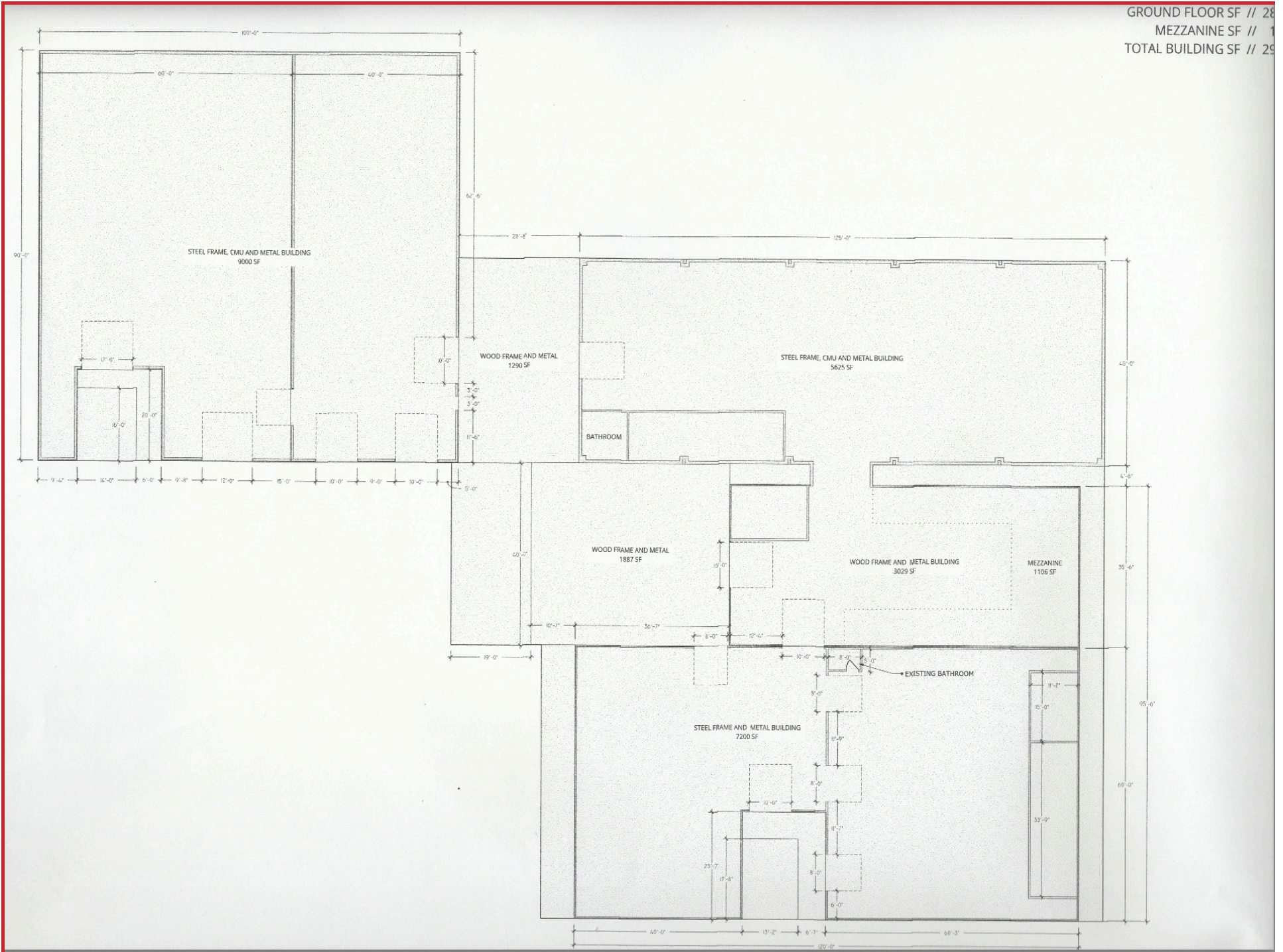


1315 Franklin



# FLOOR PLAN

GROUND FLOOR SF // 28  
MEZZANINE SF // 1  
TOTAL BUILDING SF // 29



FRONT



SURVEY

TAG	AREA
1	6,722.28 SQ FT
2	3,146.90 SQ FT
3	5,687.56 SQ FT
4	8,643.14 SQ FT
5	465.50 SQ FT
6	431.50 SQ FT
7	1,184.63 SQ FT
8	1,333.85 SQ FT
9	11,725.27 SQ FT

