

FOR LEASE

1900 S Cranes Mill Rd, Building 9
New Braunfels, TX 78132



TENANT-READY OFFICE WAREHOUSE | ±11,990 SF AVAILABLE

SUMMARY

Property Specs

LEASE RATE	Contact Broker
TOTAL AVAILABLE	±11,990 SF
TYPE	Flex Office/Retail Warehouse

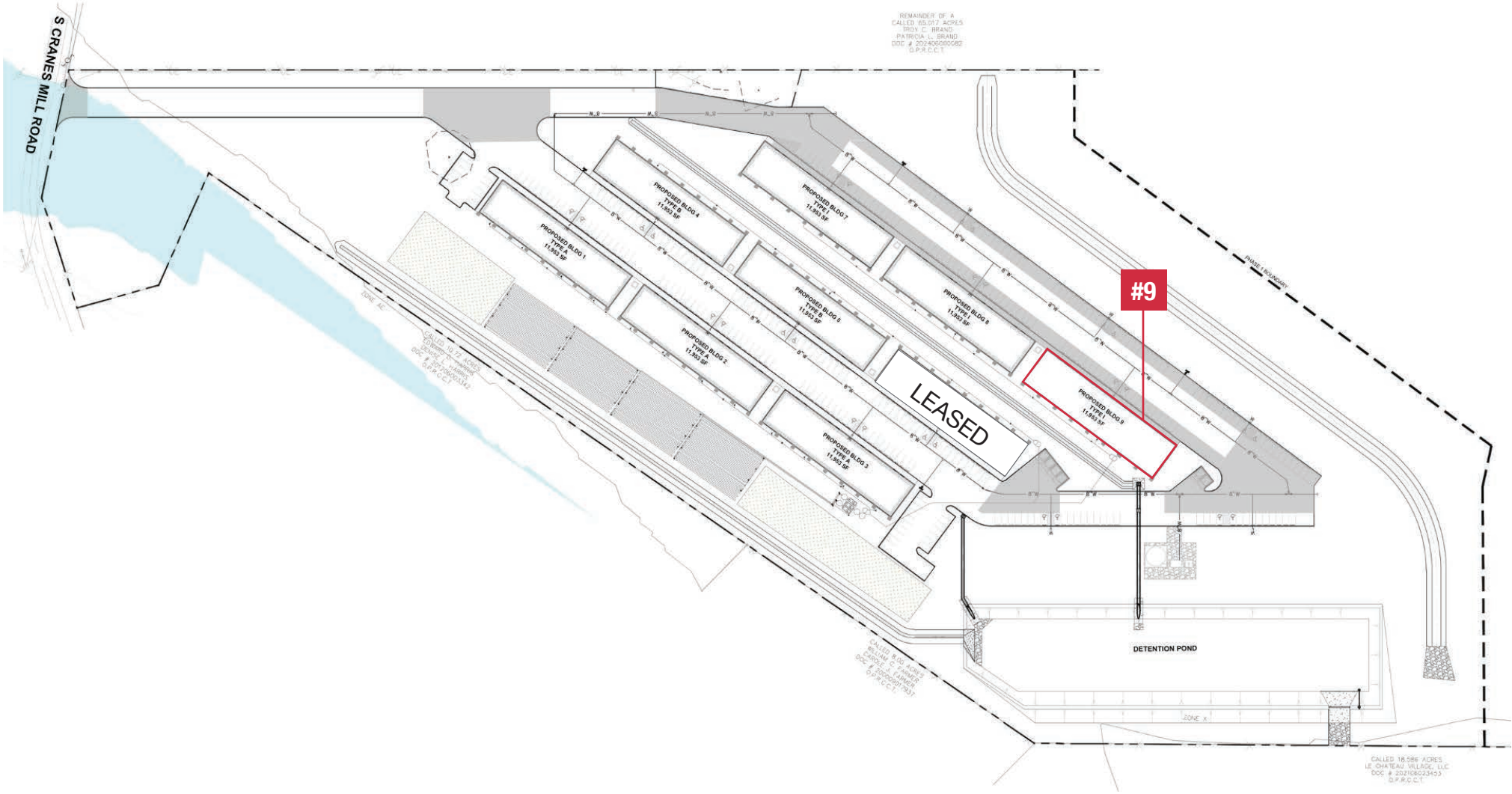
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish
- Shared restroom vestibule for building
- 12'x14' OHD at grade
- Glass storefront, man door w/ canopy
- Optional removable demising wall upgrade available
- 15'8" warehouse clear height
- 3 phase, 480 volt power
- Building signage
- Two (2) ADA restrooms
- Two (2) 240 SF offices

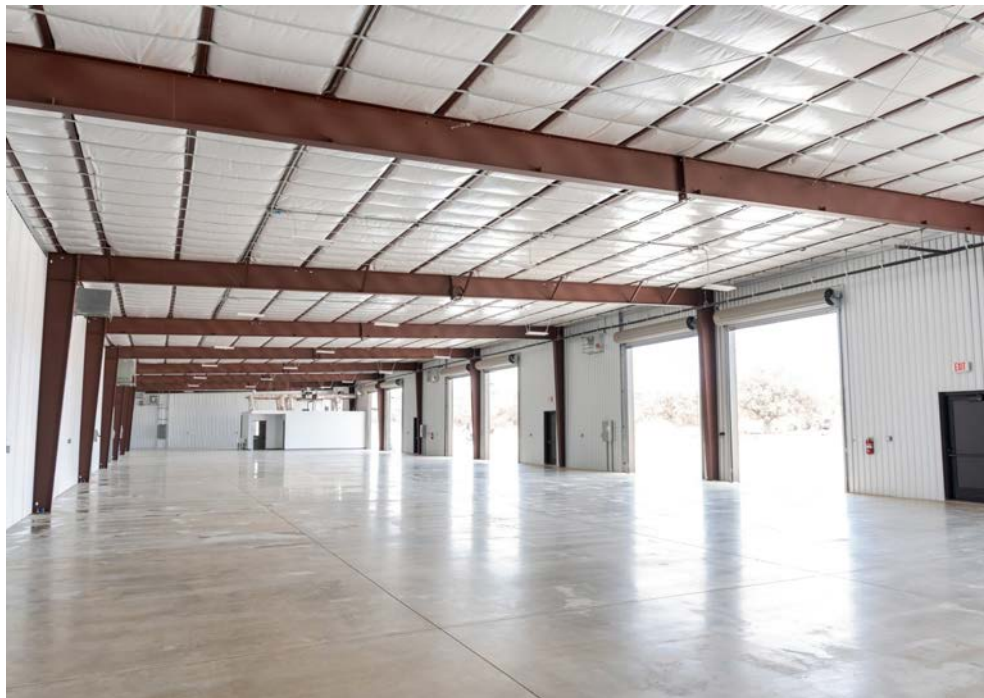


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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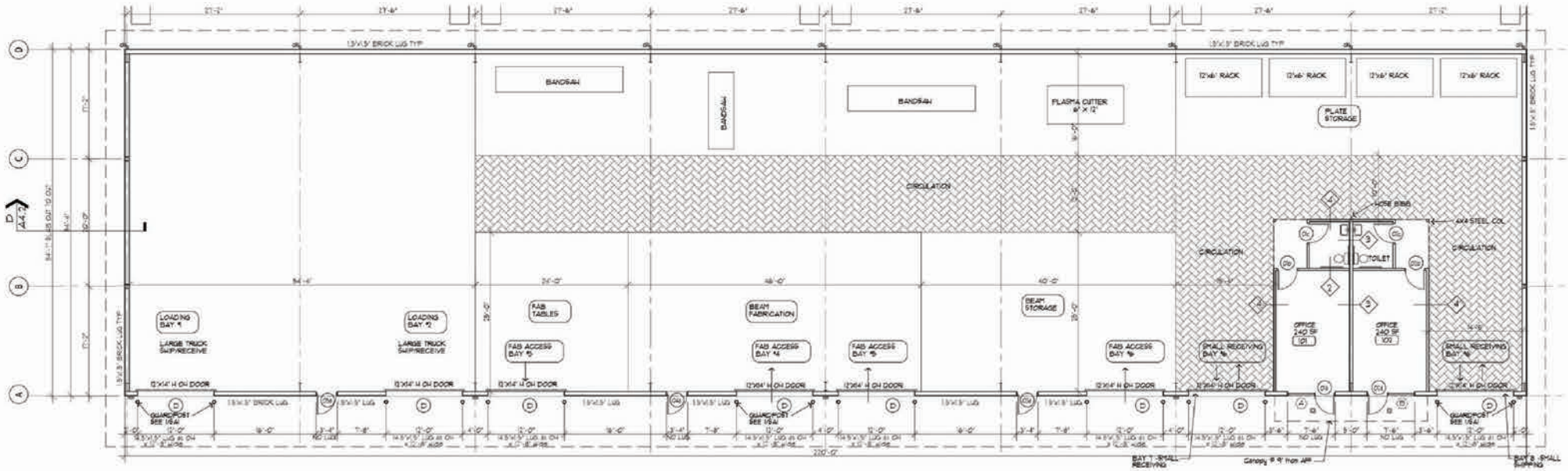
SITE PLAN





TYPE I:

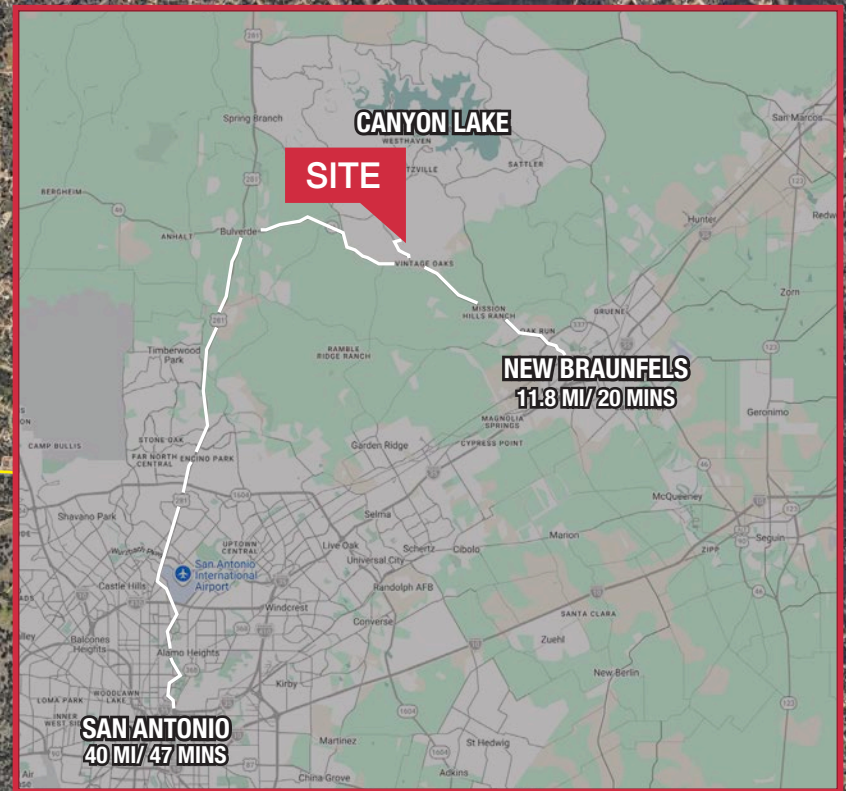
BUILDING #9



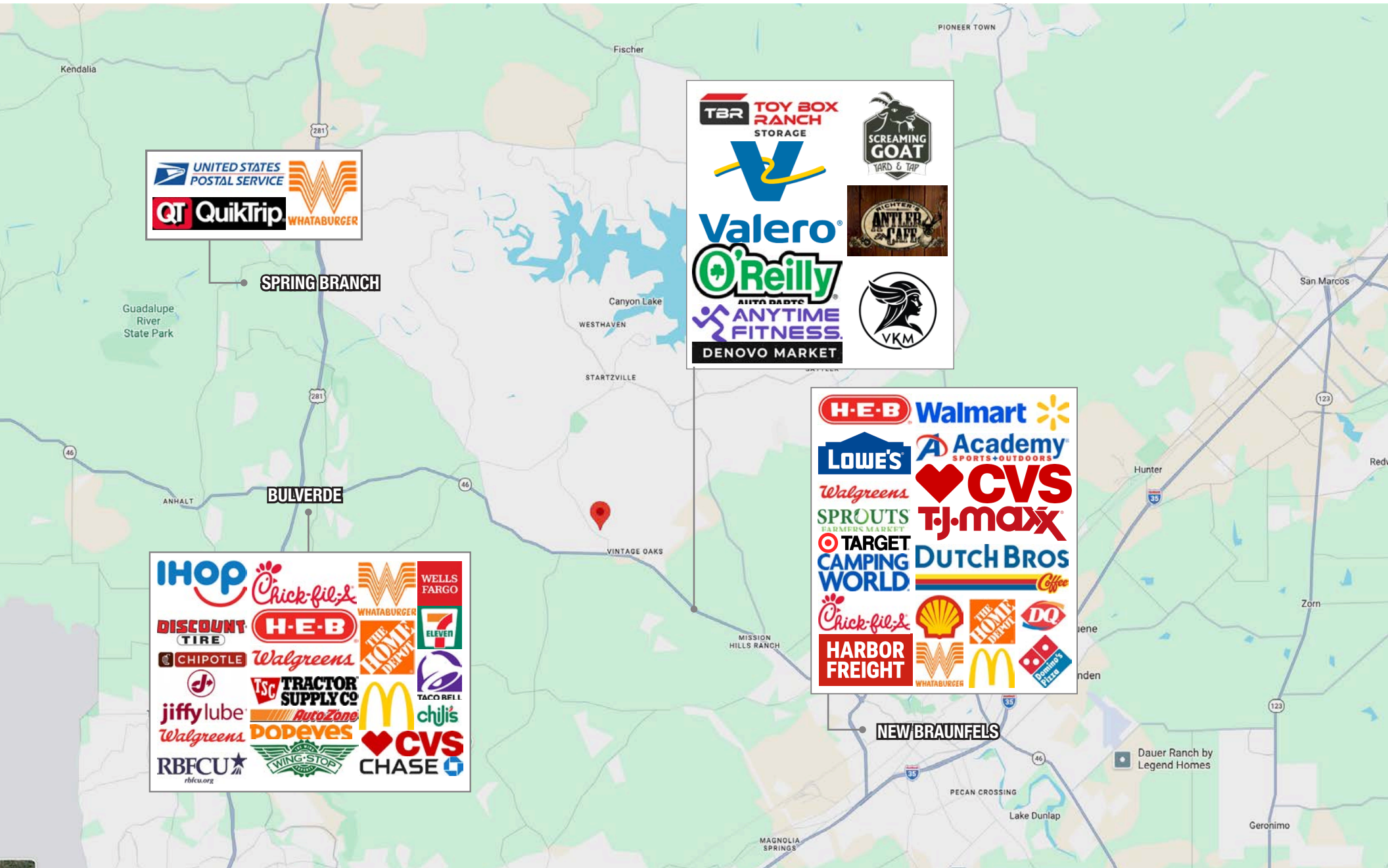
FEATURES

- ±11,990 SF buildings
- Pre-engineered metal building construction
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AREA MAP



TRADE AREAS



TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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