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**FOR LEASE**

**1811**

**CLOVIS BARKER**

SAN MARCOS  
TX

**264,620 SF MANUFACTURING FACILITY**

### **RECENTLY RENOVATED & MOVE-IN READY!**

#### **Enhancements include:**

- » White-boxing and major cosmetic refresh of interiors.
- » Paving and restriping of parking lot and outdoor storage.
- » New roof and updated Infrastructure.

### **PROPERTY HIGHLIGHTS**

- » 100% Conditioned Space
- » Close Proximity to I-35
- » Heavy Power Capabilities with Ability to Expand Service
- » Turnkey Manufacturing Building  
*Ready for Occupancy*

REICH  BROTHERS

 **JLL**



# PROPERTY SUMMARY

ADDRESS	1611 Clovis R. Barker Rd. San Marcos, TX 78666
SQUARE FOOTAGE	264,620 SF
LAND SIZE	24.295 acres
OCCUPANCY	Available immediately
YEAR BUILT	2005
CONFIGURATION	Cross dock*
CLEAR HEIGHT	30'
DOCK-HIGH DOORS	23 Dock high doors (1 oversized) with 11 pit levelers
DRIVE-IN RAMP	Yes
TRUCK COURT DEPTHS	North - 165 - 200'/East - 175'/South - 165'/West - 135'
OUTSIDE STORAGE	1.3 acres fully fenced (5 acres of land for additional IOS)
OFFICE FINISH SF	42,200 SF/first floor: 8,100 SF/second floor: 34,100 SF
PARKING SPACES	359 spaces
PARKING RATIO	1.40/1,000 SF
FIRE PROTECTION	Wet sprinkler system
LIGHTING	LED
HVAC	100% Air-Conditioned
POWER	2 separate transformers both are 3 phase- 2,500A & 480V
ROOF	TPO membrane - replaced 2021
SLAB	6" reinforced concrete
ELECTRIC	Bluebonnet Electric Cooperative Inc.
WATER/SEWER	City of San Marcos
GAS	Centerpoint Energy





Clovis R Barker Rd

165'

Office/  
Second Floor  
Mezzanine

104 PARKING SPACES

50' x 50'

First Floor

135'

340'

58' x 40'

1.3 Acres of  
Fenced Storage

200'

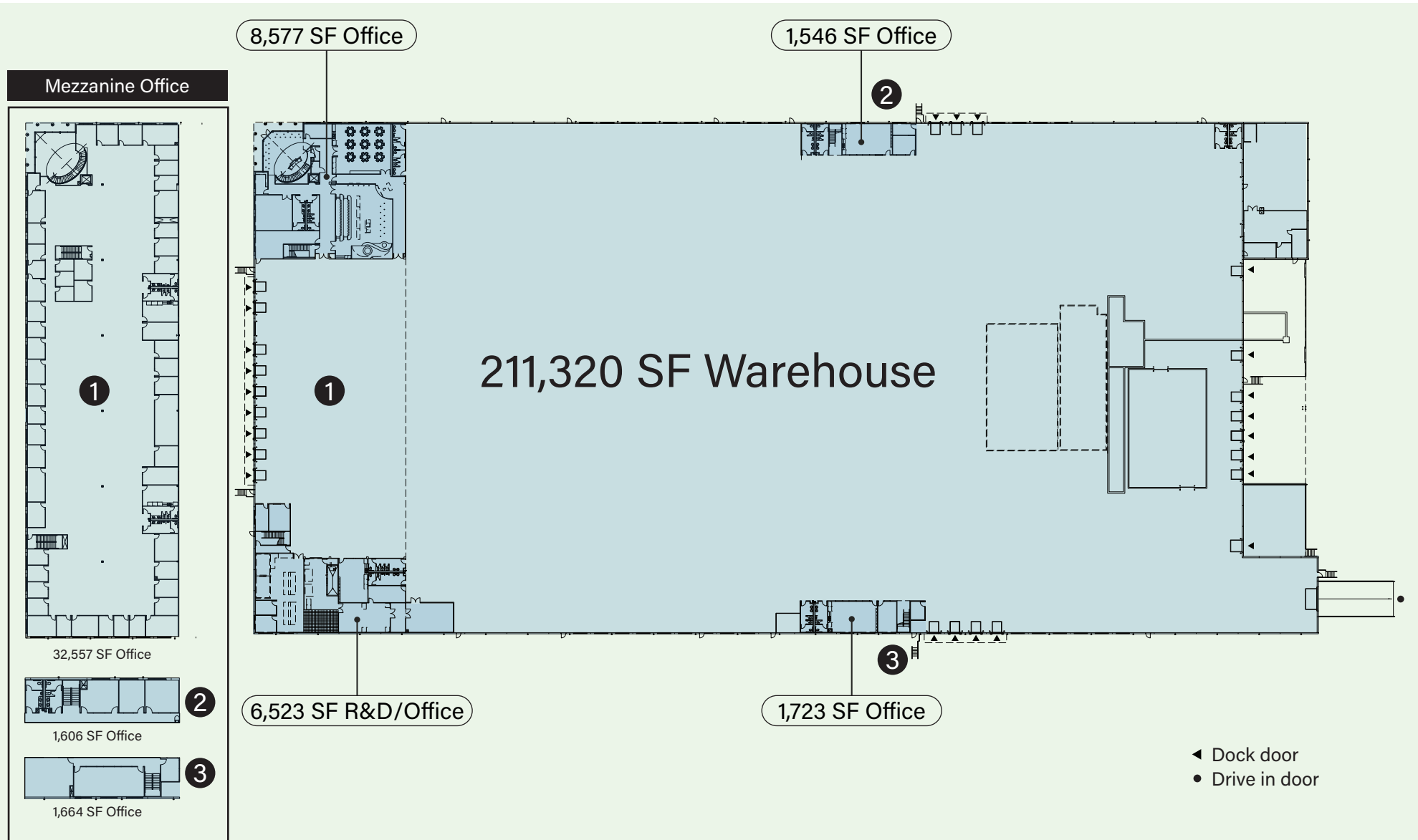
209 PARKING SPACES

175'

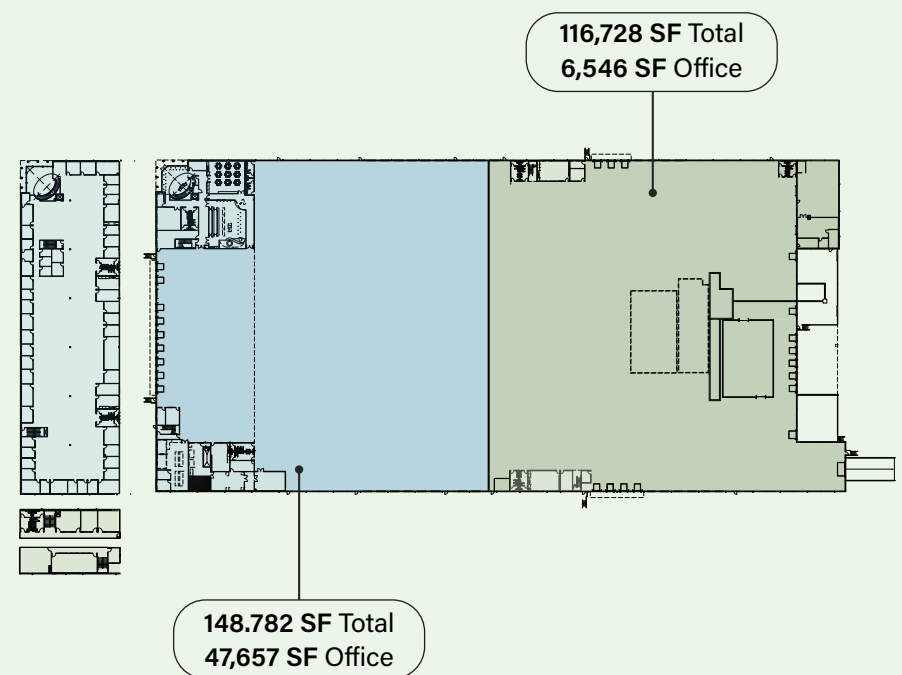
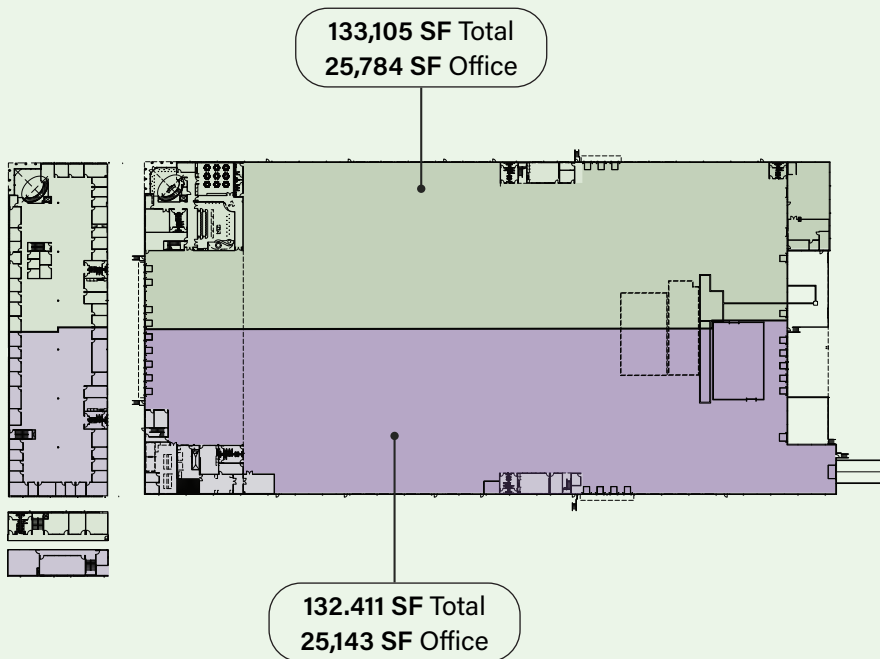
46 PARKING SPACES

# SITE PLAN

# EXISTING FLOOR PLAN



# LEASABLE CONFIGURATIONS





# INGRESS/ENGRESS MAP



LEAH AVENUE



CLOVIS BARKER ROAD



1611

CLOVIS BARKER



Ingress



Egress



.....  
**OFFICE INTERIORS**





# WAREHOUSING AND MANUFACTURING





# ROBUST DEMOGRAPHICS

(within a 5-mile radius)

**42%**

Population Growth Since 2010

**\$87,016**

Average HH Income

**\$367,610**

Median Home Sale Price

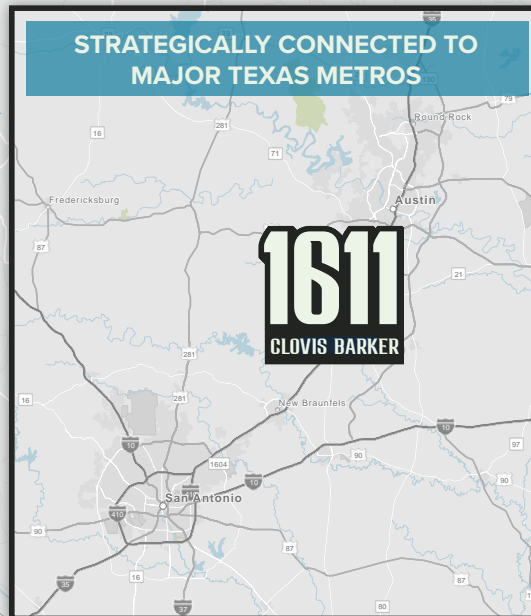
**25.2**

Median Age

## DEMAND DRIVERS

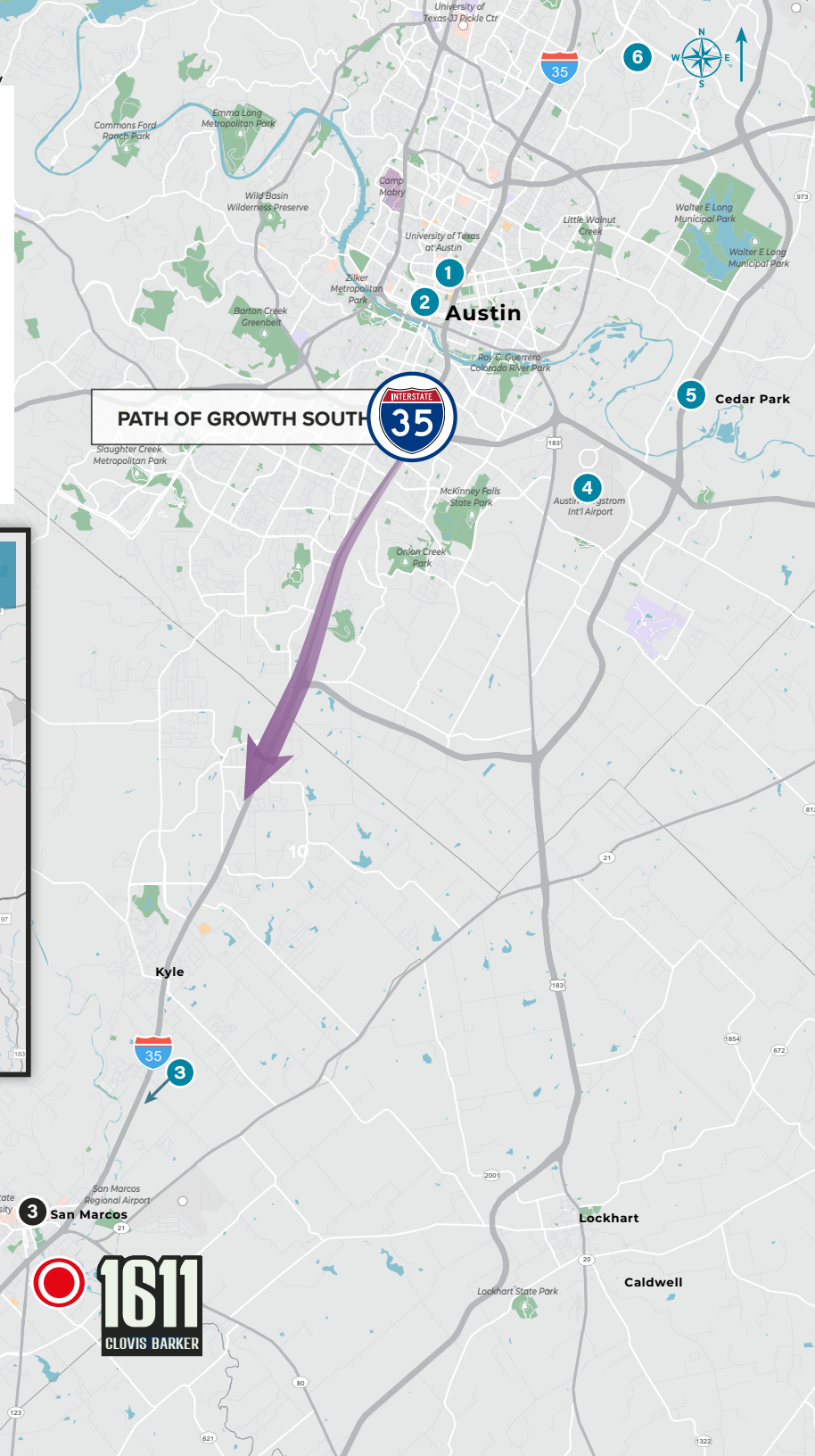
- 1 University of Texas
- 2 Downtown Austin
- 3 Texas State University
- 4 Austin-Bergstrom International Airport
- 5 Tesla Giga Factory
- 6 Samsung Taylor

## STRATEGICALLY CONNECTED TO MAJOR TEXAS METROS



## DRIVE TIMES

AUSTIN	24 Miles 23 Minutes
SAN ANTONIO	35 Miles 34 Minutes
HOUSTON	167 Miles 2 HR 35 Min
DFW	245 Miles 3 HR 48 Min





# CONTACTS

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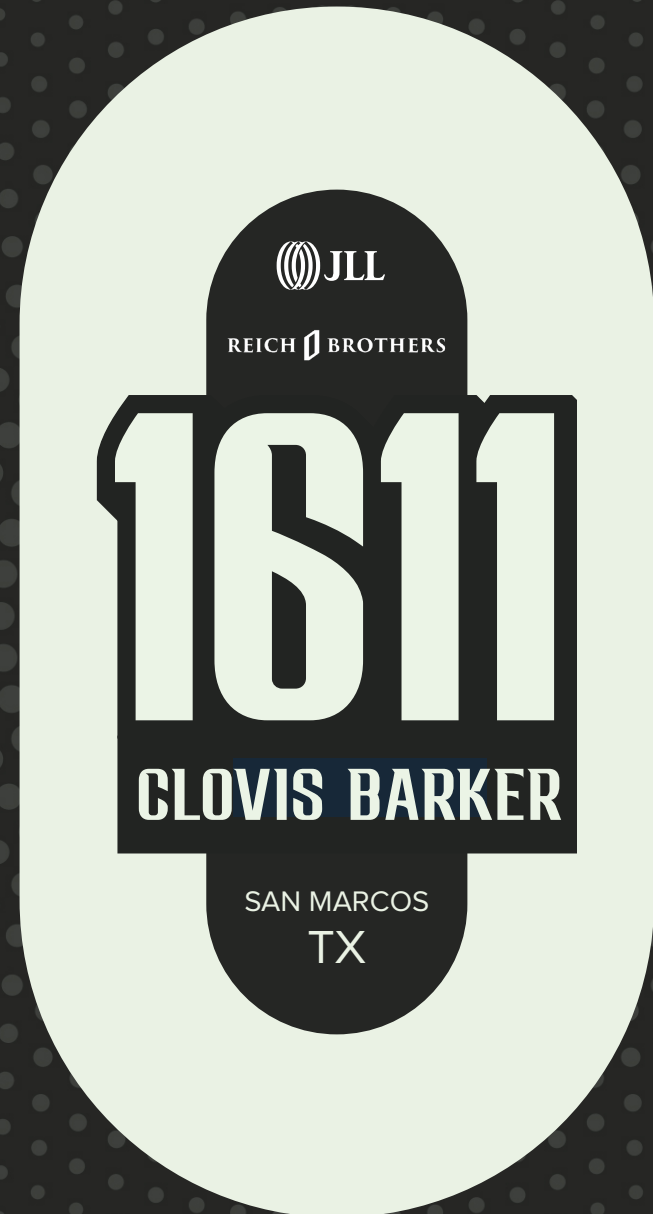
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