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FOR LEASE

1611

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

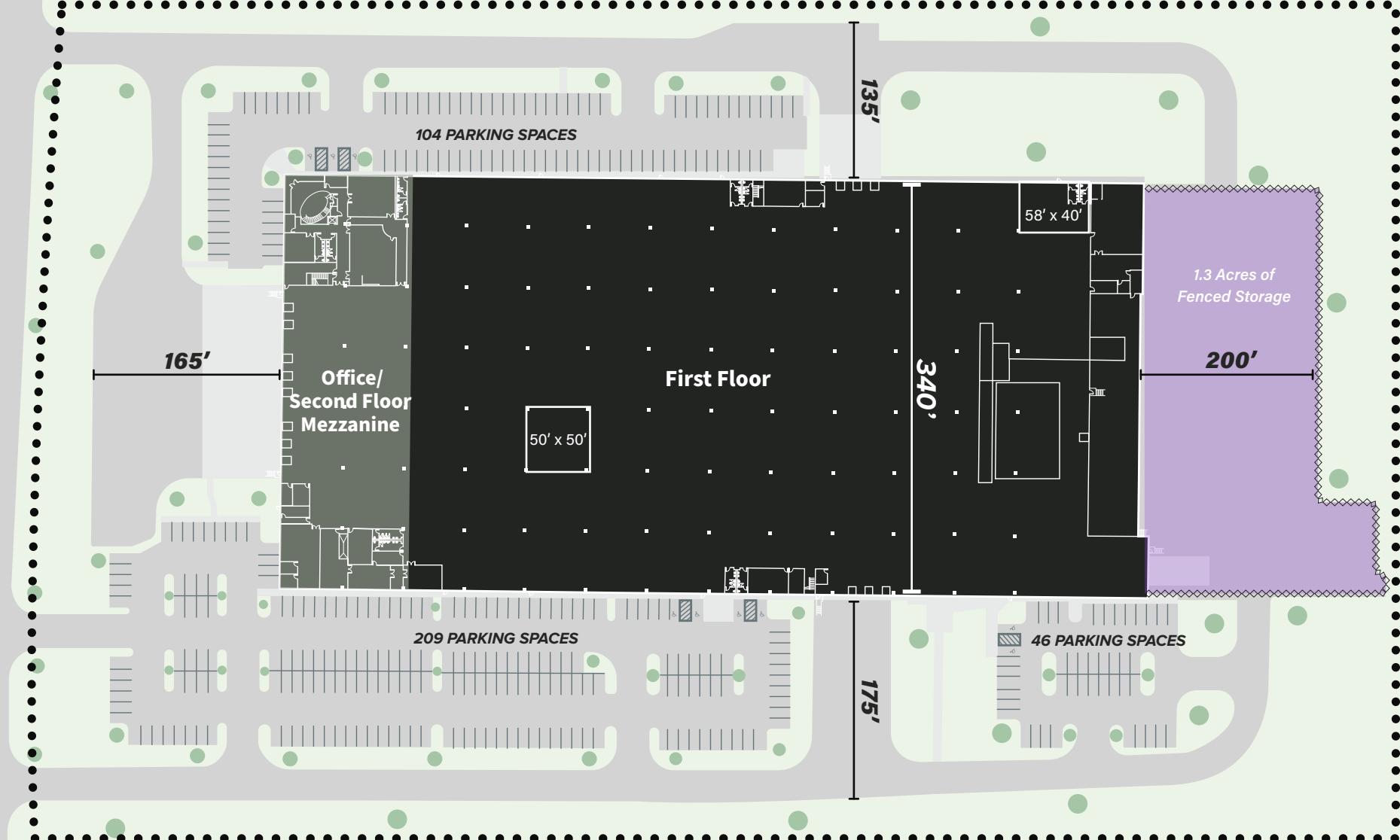
PROPERTY SUMMARY

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



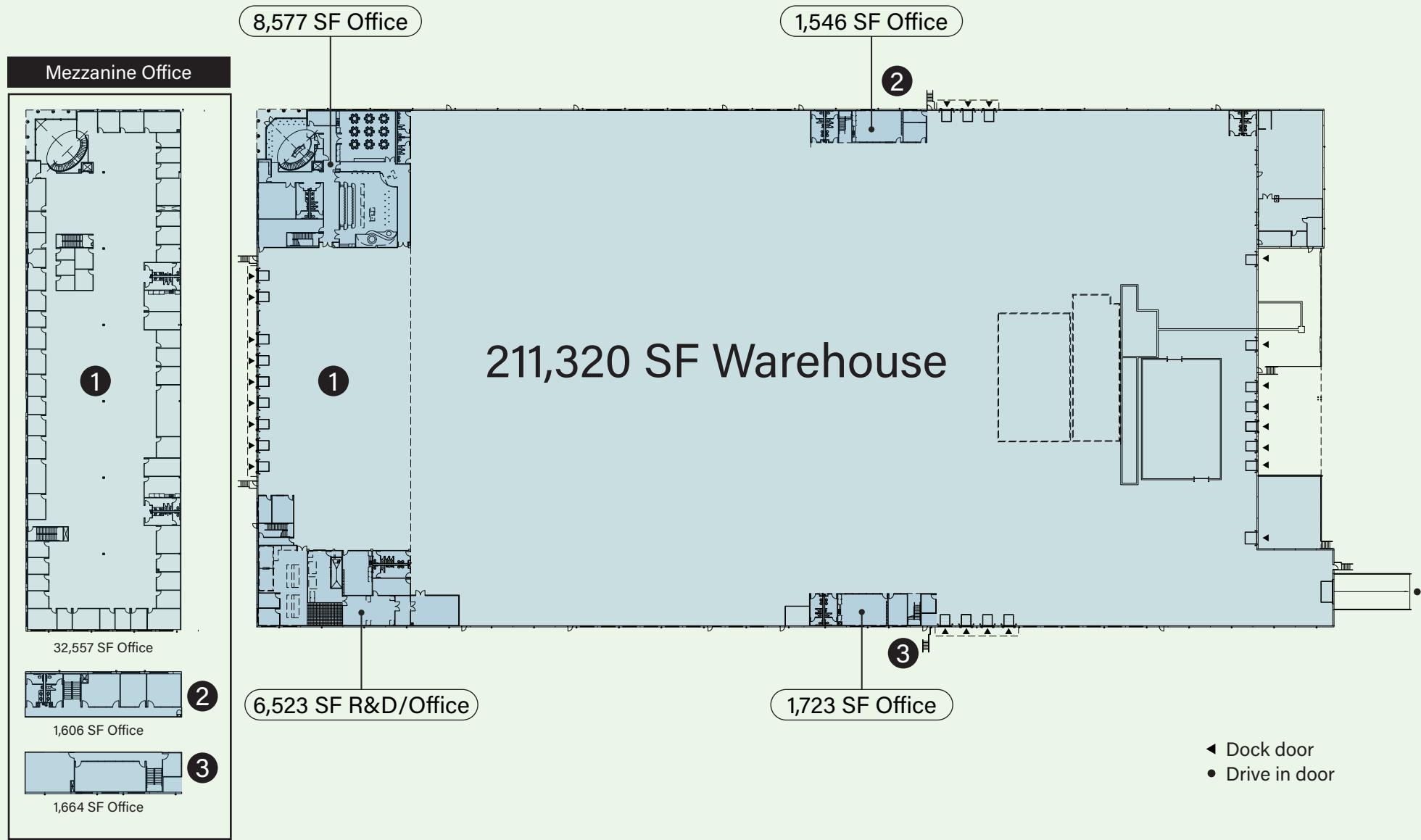


Clovis R Barker Rd

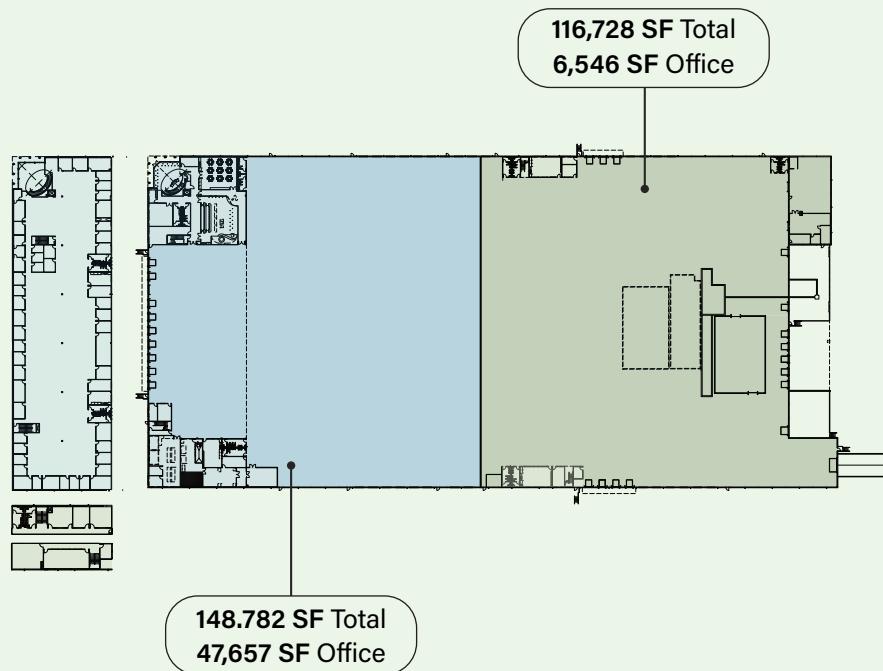
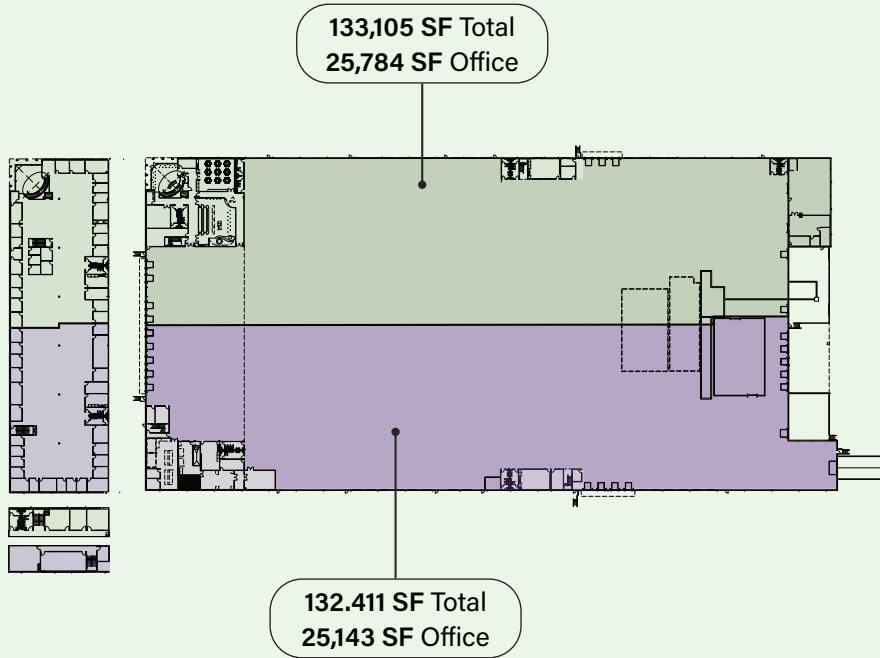


SITE PLAN

EXISTING FLOOR PLAN



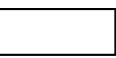
LEASABLE CONFIGURATIONS



INGREES/EGRESS MAP



1611
CLOVIS BARKER

 Ingress
 Egress

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OFFICE INTERIORS



WAREHOUSING AND MANUFACTURING



ROBUST DEMOGRAPHICS

(within a 5-mile radius)

42%

Population Growth Since 2010

\$87,016

Average HH Income

\$367,610

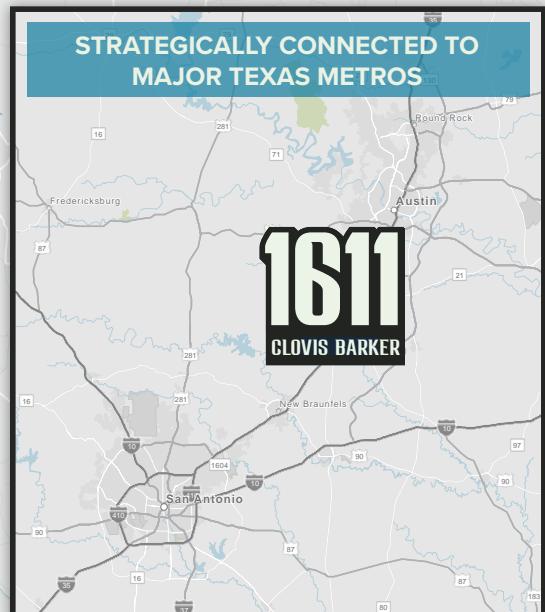
Median Home Sale Price

25.2

Median Age

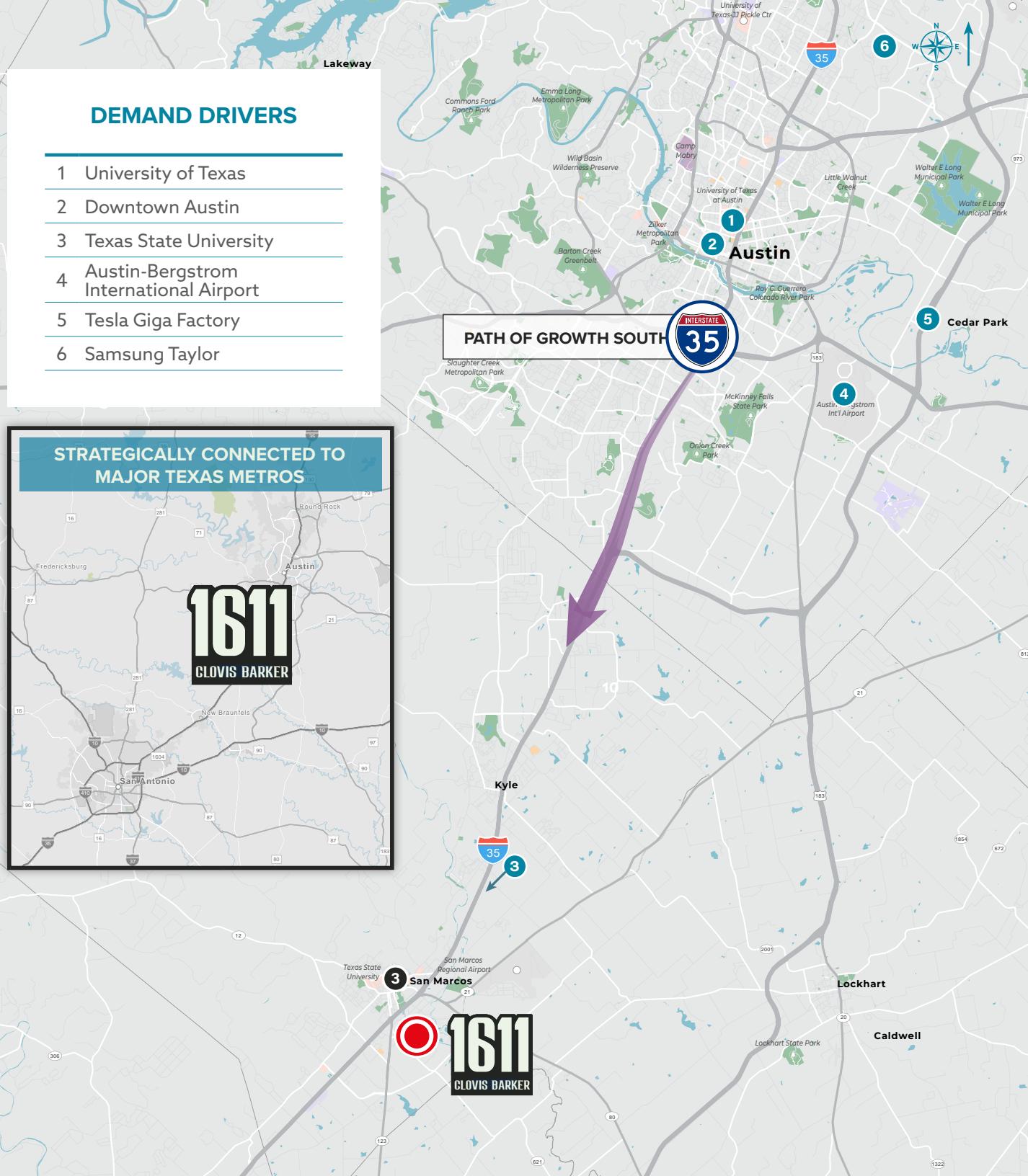
DEMAND DRIVERS

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



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



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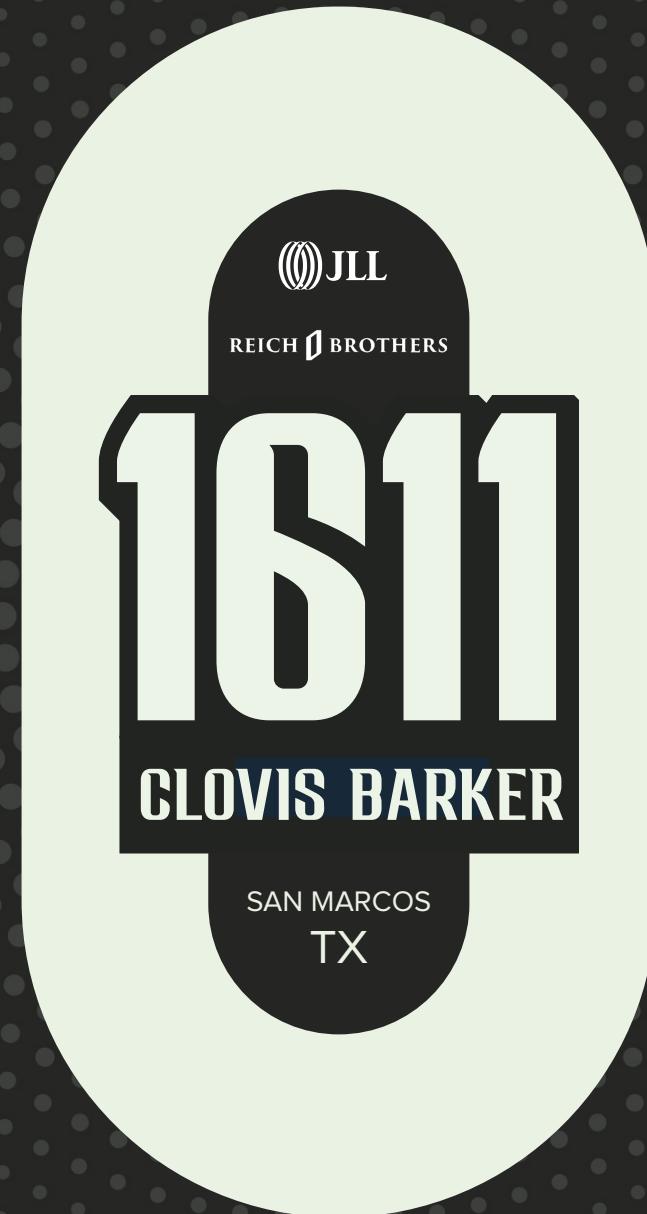
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