



Gateway Business Park

324 Riverwalk Drive, San Marcos, TX 78666

FLEX/OFFICE/WAREHOUSE SPACE - FOR LEASE

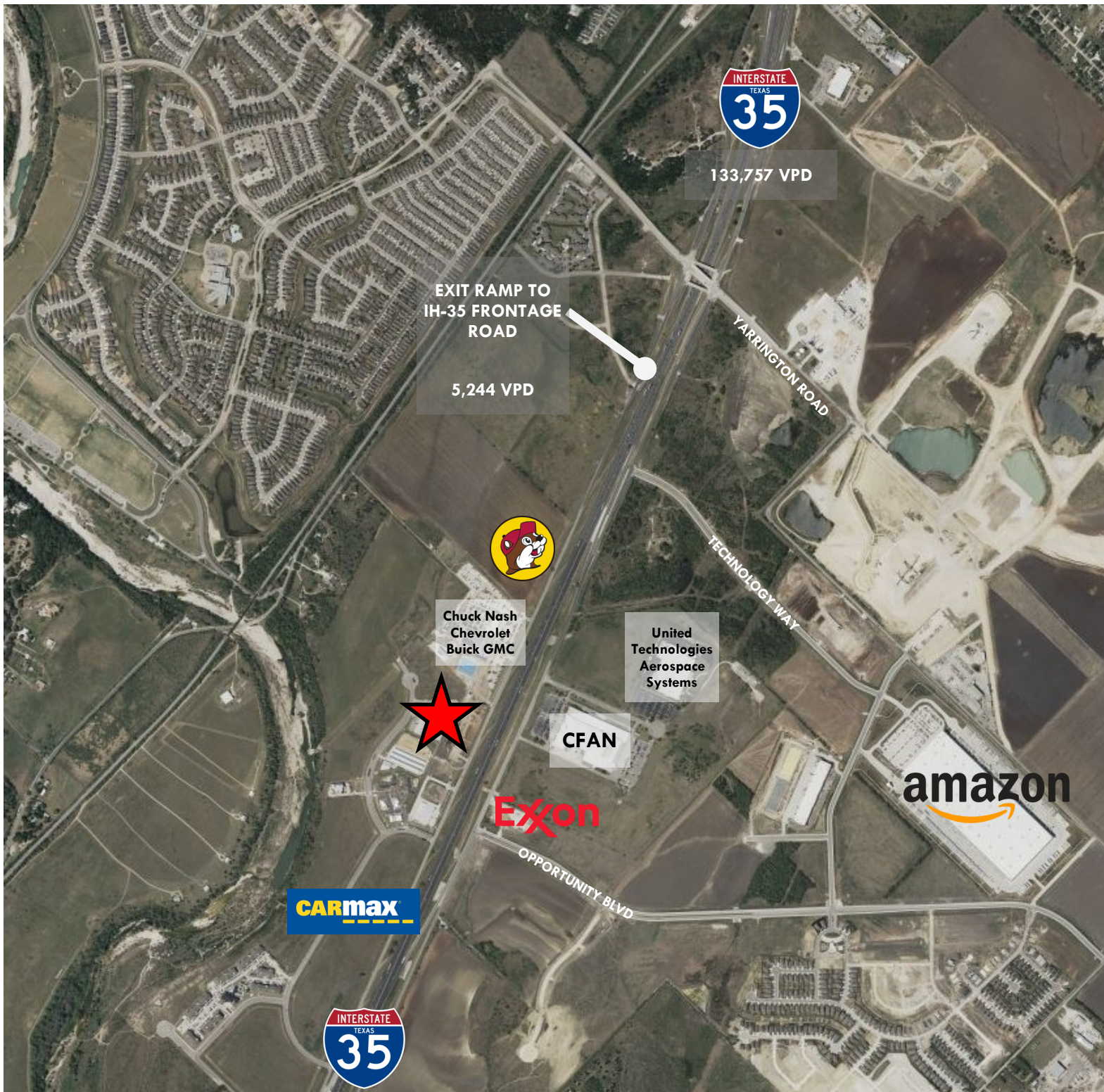
- Flex/Office/Warehouse Space
- 3-Phase Power - 120/208, 125 Amps
- Close Proximity to Amazon Warehouse, new Buc-ee's, and Texas State University!
- Grade-Level Roll-Up Doors
- Built-Out Offices with Warehouse Space Available
- Ready for Move-In Today!
- Brand New Construction
- Easy Access & High Traffic Counts on IH-35
- **Call today for more Information!**





Aerial Overview

Gateway Business Park



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com





Interior Photos



For more information please contact:

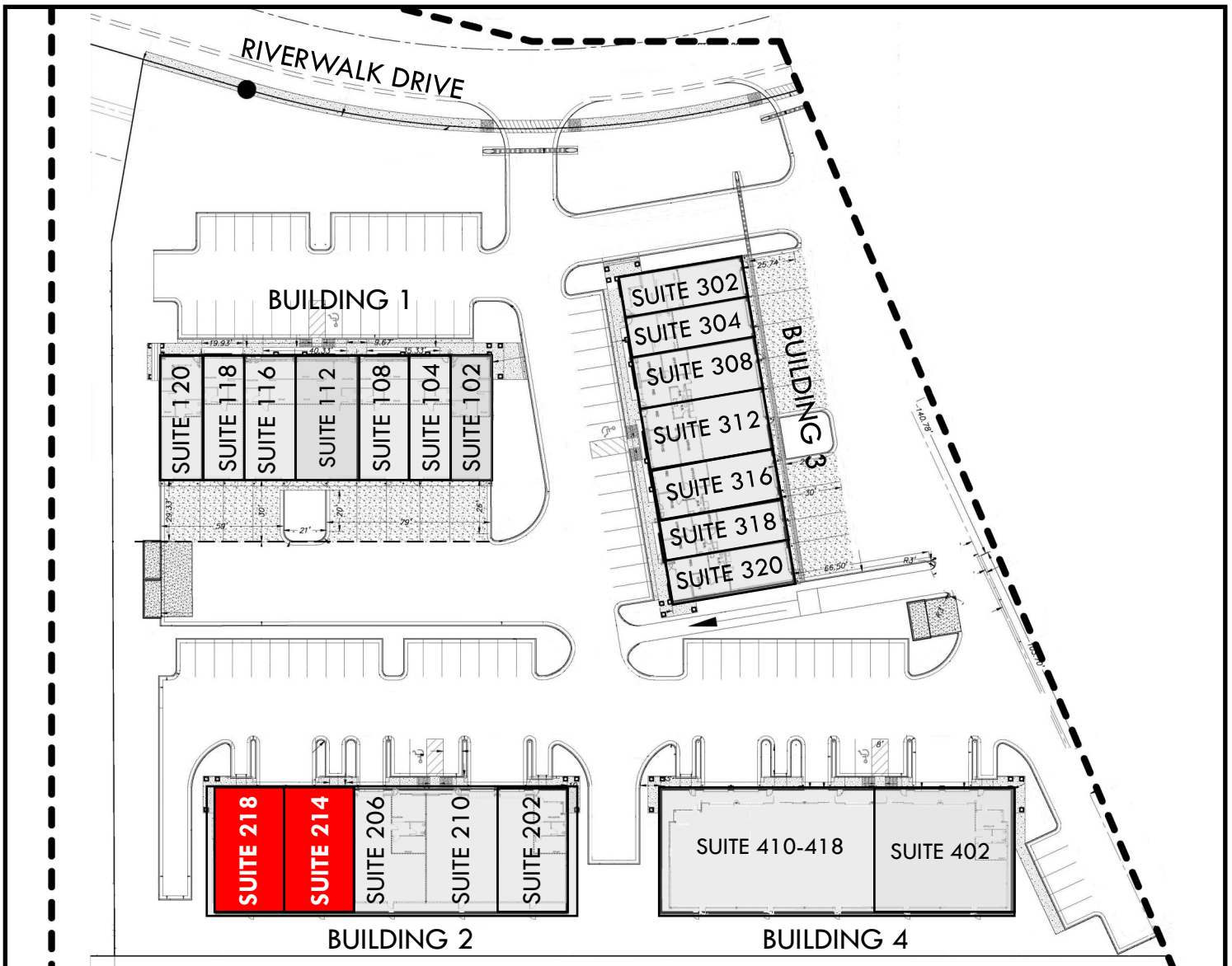
Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com



Site Plan

Gateway Business Park



AVAILABILITY

BUILDING 1
FULLY LEASED

BUILDING 2
Suite 214 2,042 SF
Suite 218 1,962 SF

BUILDING 3
FULLY LEASED

BUILDING 4
FULLY LEASED

**CONTACT US
FOR MORE
INFORMATION AT
(512) 302 - 4500**

Nick Tarantino, CCIM
nick@tarantino.com

Chad Folts
cfolts@tarantino.com

