



NEW BRAUNFELS COMMERCE CENTER

2609-2633 Goodwin Lane | New Braunfels, Texas 78135

New Class A Industrial Development

560,000 SF Available

Move-In Ready Suites Available Now | Trailer Parking Available | Triple Freeport Inventory Tax Exemption



About the Project

New Braunfels Commerce Center is a four-building, master-planned business park accommodating distribution and manufacturing requirements ranging from 18,000 to 650,000 square feet. Each building offers move-in ready suites with Class A office space and LED warehouse lighting. Best-in-class features include 32' clear height, ESFR fire suppression, ample parking, rear-load configuration, and extended concrete truck courts.

Location Advantages

Situated along the I-35 corridor, New Braunfels Commerce Center provides excellent regional connectivity and easy access to one of the busiest trade routes in the United States, connecting to San Antonio (36 mi) and Austin (44 mi) in under an hour and Dallas, Houston & Laredo within four hours.

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CLX VENTURES

For Information, Contact

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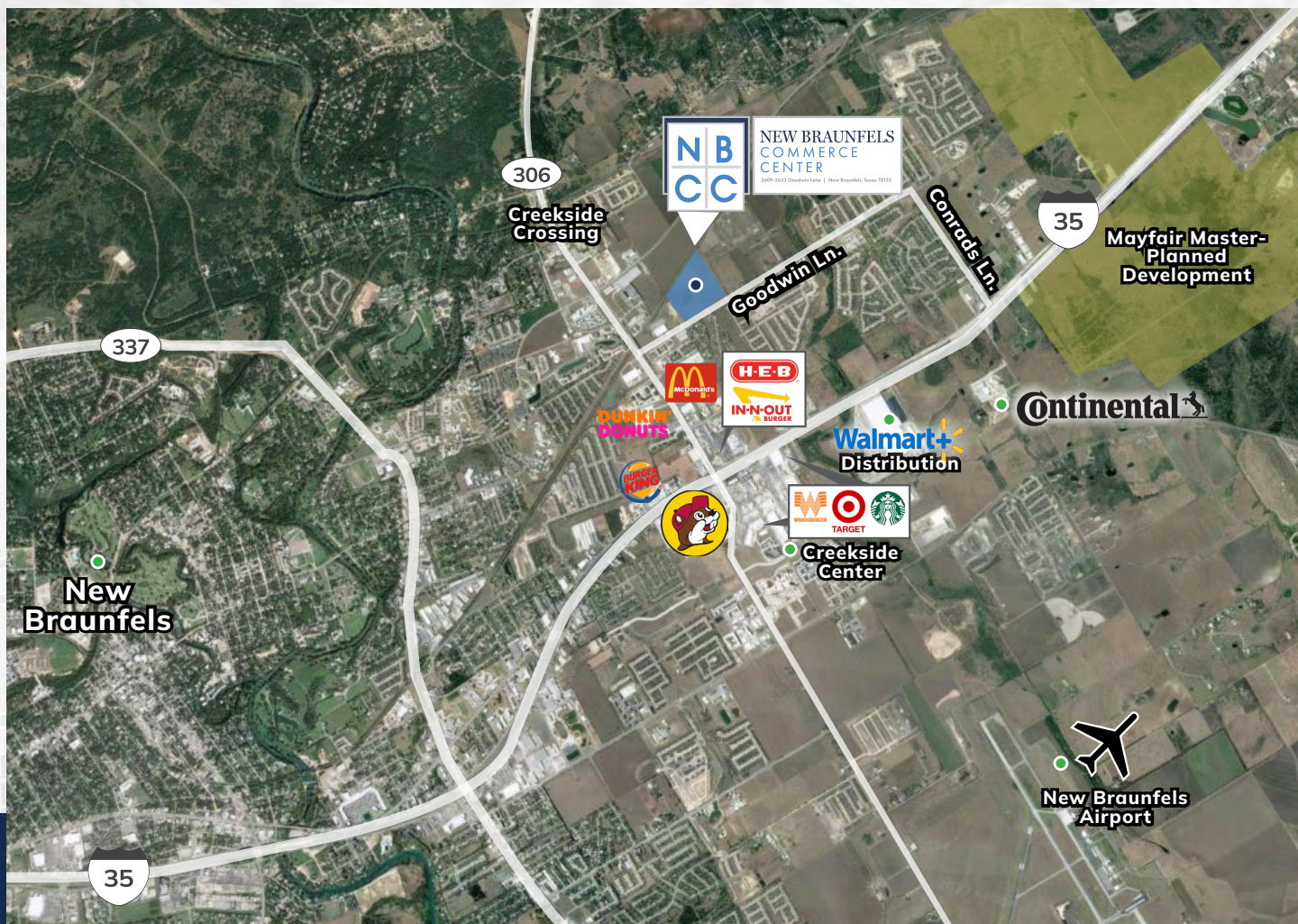


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Location Map

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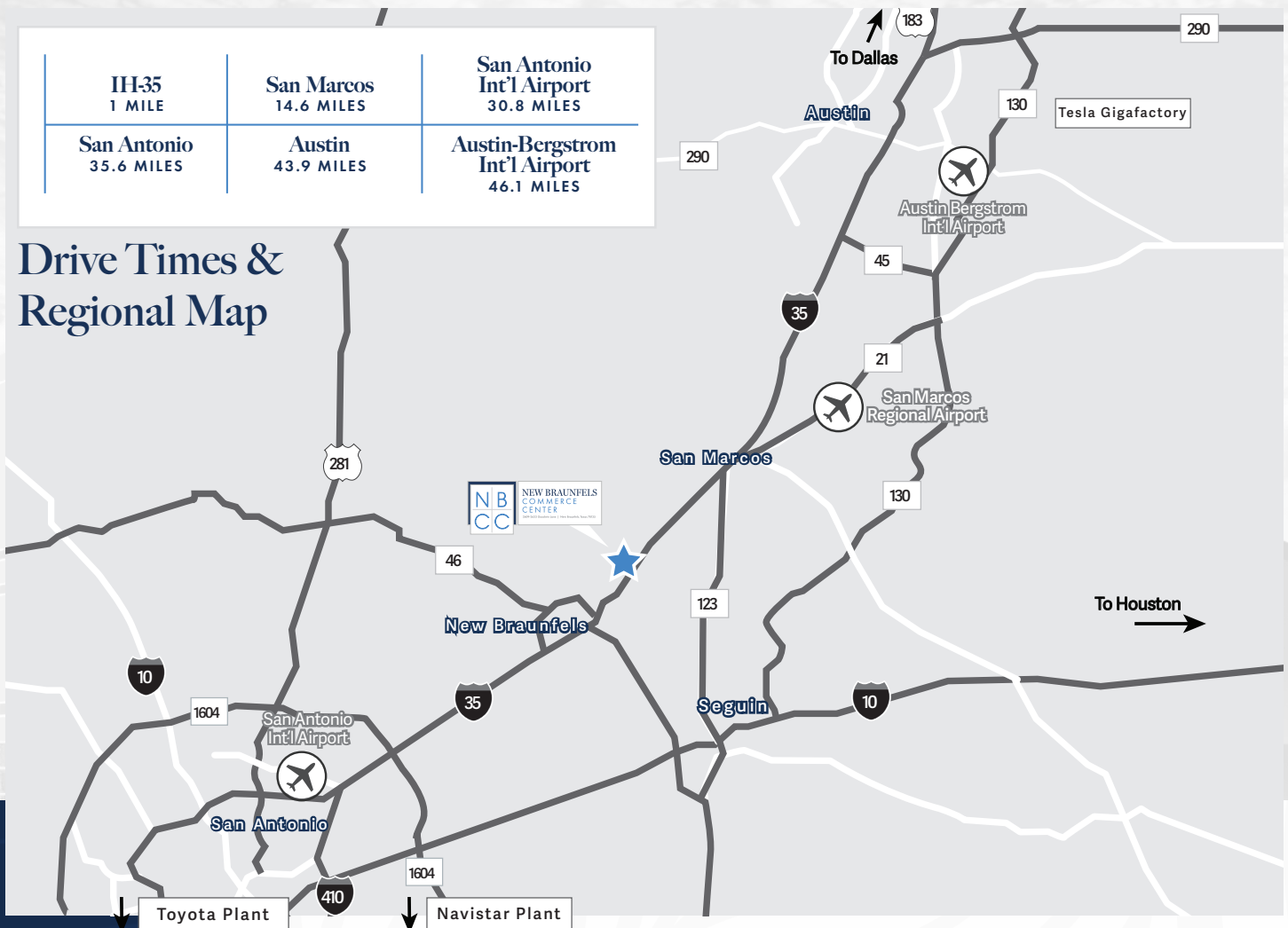
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IH-35 1 MILE	San Marcos 14.6 MILES	San Antonio Int'l Airport 30.8 MILES
San Antonio 35.6 MILES	Austin 43.9 MILES	Austin-Bergstrom Int'l Airport 46.1 MILES

Drive Times & Regional Map



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Property Site Plan



	Building A	Building B	Building C	Building D
Size	173,447 SF	144,449 SF	129,949 SF	204,876 SF
Loading	Rear	Rear	Rear	Rear
Clear Height	32'	32'	32'	32'
Building Depth	240'	200'	180'	240'
Truck Court	185'	210' (Shared)	210' (Shared)	170'
Dock High Doors	40	40	40	47
Drive-In Doors	2	2	2	2
Availability	173,447 SF	72,245 SF	111,693 SF	204,876 SF
Spec Office	2,730 SF	1,500 SF	1,235 SF	2,543 SF

Property Specs

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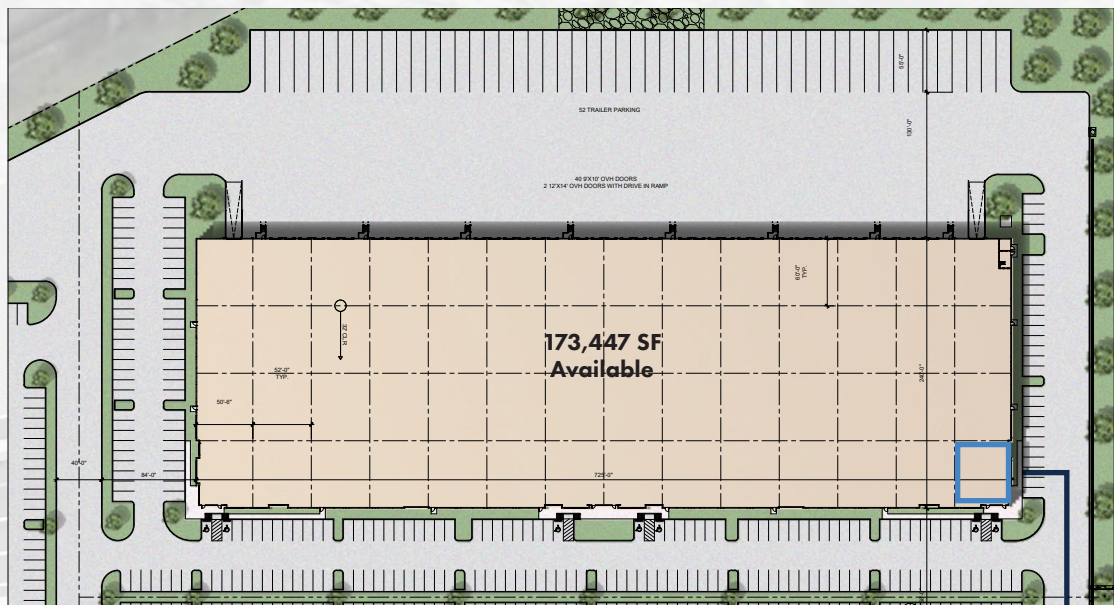


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New Class A
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560,000 SF Available

Building A
173,447 SF



Spec Office
2,730 SF

Building Information

Size	Loading	Clear Height	Building Depth	Truck Court	Dock High Doors	Drive-In Doors	Spec Office
173,447 SF	Rear	32'	240'	185'	40	2	2,730 SF

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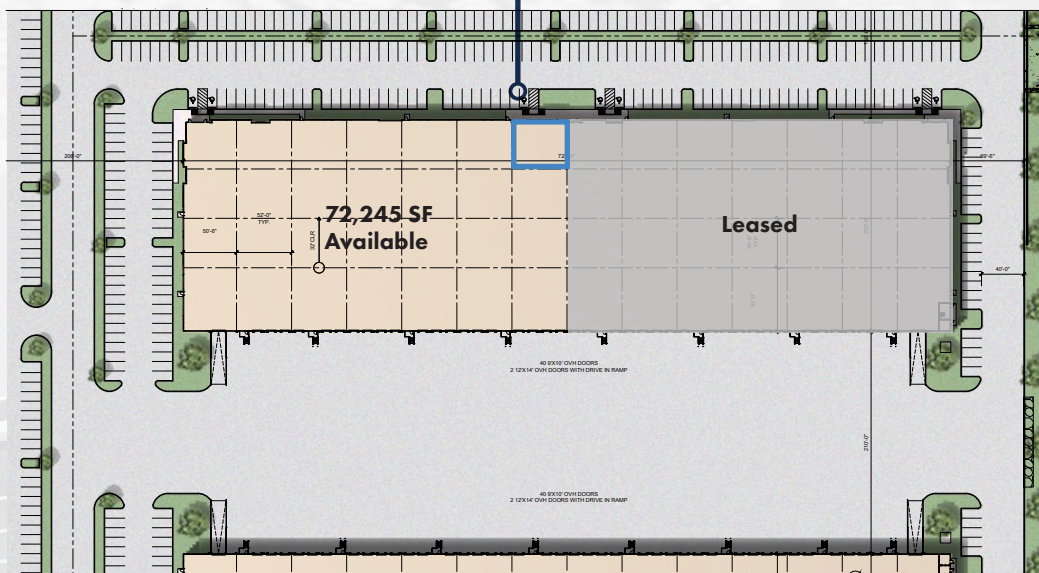
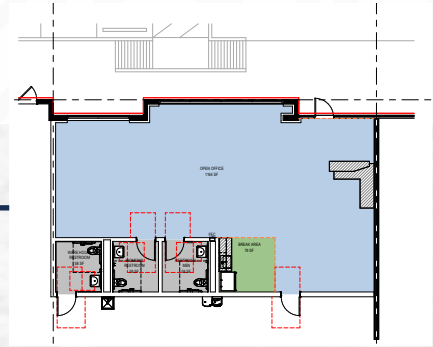
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New Class A
Industrial Development
560,000 SF Available

Building B
144,449 SF

Spec Office
1,500 SF



Building Information

Size	Loading	Clear Height	Building Depth	Truck Court	Dock High Doors	Drive-In Doors	Spec Office
144,449 SF	Rear	32'	200'	210' (Shared)	40	2	1,500 SF

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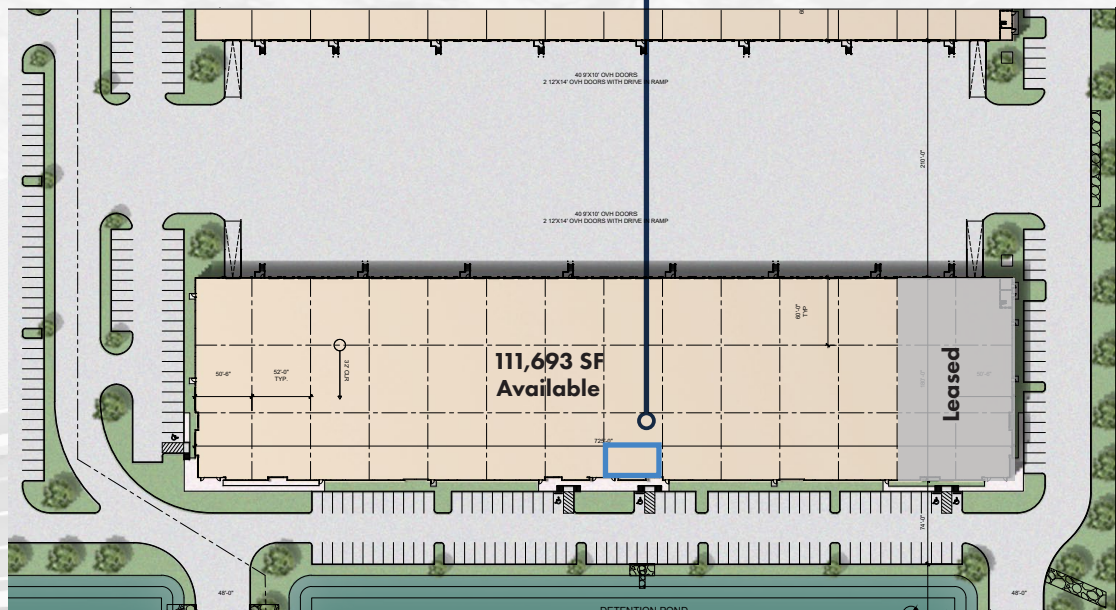
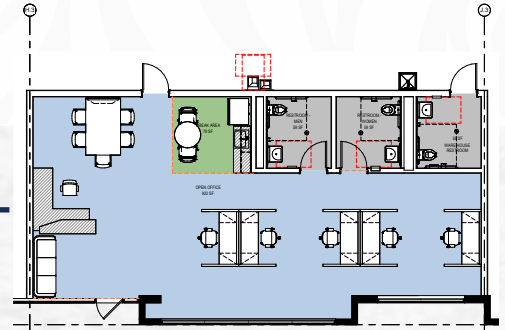
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**New Class A
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**Building C
129,949 SF**

**Spec Office
1,235 SF**



Building Information

Size	Loading	Clear Height	Building Depth	Truck Court	Dock High Doors	Drive-In Doors	Spec Office
129,949 SF	Rear	32'	180'	210' (Shared)	40	2	1,235 SF

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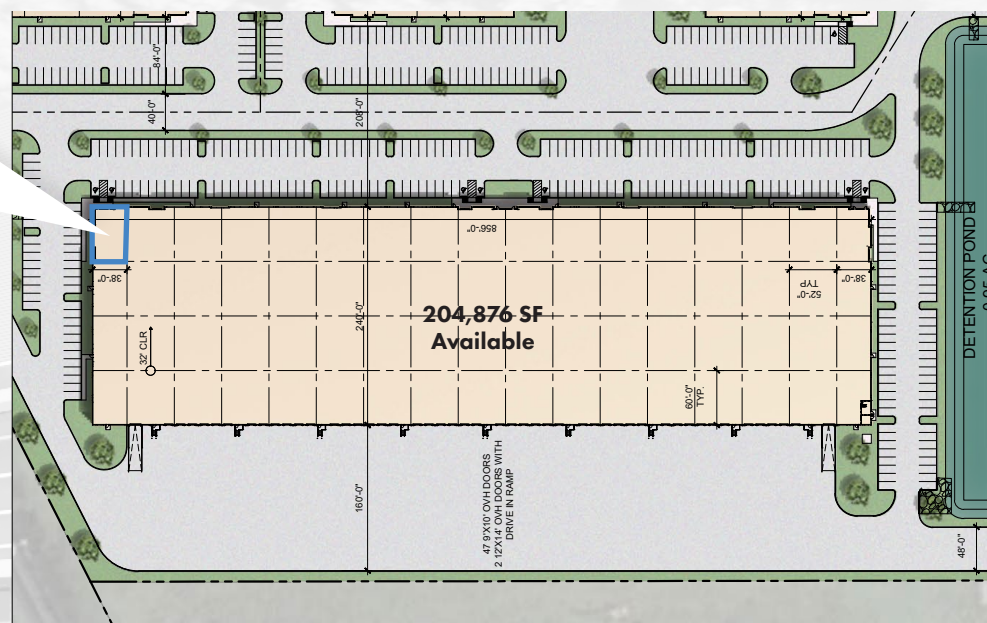
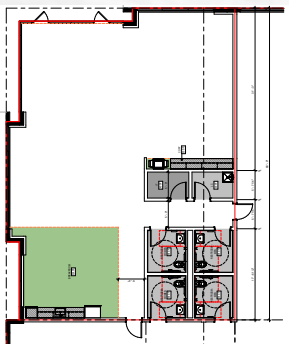
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Building D
204,876 SF

Spec Office
2,543 SF



Building Information

Size	Loading	Clear Height	Building Depth	Truck Court	Dock High Doors	Drive-In Doors	Spec Office
204,876 SF	Rear	32'	240'	170'	47	2	2,543 SF

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