

2000 CLOVIS R. BARKER RD / SAN MARCOS / TX



2000 Clovis R. Barker Road

75,276 SF Industrial Facility for Lease

Up to +/-11 acres of additional land for Build-to-Suit, Lease or Sale

CBRE

Stand-alone Industrial Facility

+ With Large Secured Yard
and Additional Raw Land



Property Overview

2000 Clovis R. Barker Road

This facility offers a unique combination of functional industrial manufacturing space with office space, a secured yard and additional land for future development opportunities. With great direct access to Clovis R Barker connecting to IH-35, the location is optimal to service the IH-35 corridor between Austin and San Antonio.

The property contains just over 30 acres on the total site with +/-75,276 SF of combined manufacturing, industrial, and storage space. The perimeter of the building is all concrete drive lanes and contains a portion of outside storage with additional acreage of undeveloped land for future growth or to be used separately. The warehouse portion offers over +/-60,000 SF of HVAC space which is uncommon but highly desired.

This facility is ideal for tenants seeking a climate controlled manufacturing or distribution facility with quick occupancy in a high growth portion of the IH-35 corridor with a dense labor pool.

↗
+ 75,276 SF
Stand-alone
Industrial Facility
located on
30.53-acres
(+/-11 acres of land
for lease or sale)

Building Specifications

Office

Roughly +/-6,330 SF of functional office with a mix of private offices, open office, conference/training rooms, restrooms/lockers and reception area

Fully Sprinklered

Fully equipped with a wet fire sprinkler system

Crane Served

Exterior crane bay with 10-ton and 20-ton capacities; Pending confirmation of equipment to transfer

Warehouse & Yard

Warehouse/production space to meet manufacturing needs with concrete drive lanes and an outdoor storage yard

Dock High Loading

Two (2) dock doors with pit levelers, and one (1) dock door with edge of dock leveler

Heavy Power

The building is equipped with 2,500 amps of 277/480 volt, 3-phase electric service (to be confirmed independently)

HVAC Production Space

+/-60,000 SF of the warehouse production area is fully climate controlled for comfort

Grade Level Loading

Multiple grade level doors throughout the facility for easy maneuverability

Additional Land

Undeveloped land can be used for future growth needs, development opportunities or outside storage expansion



Site Plan

TOTAL BUILDING
+75,276 SF

SITE SIZE
+30.53 AC

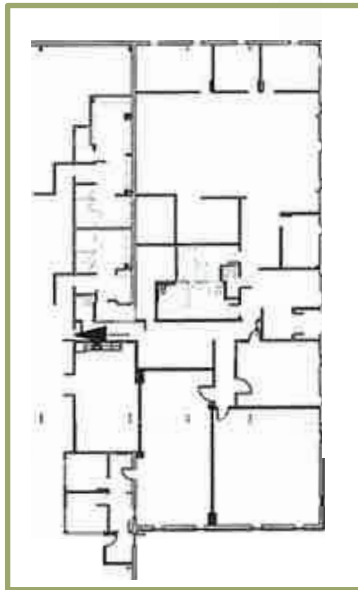
OFFICE SPECIFICATIONS

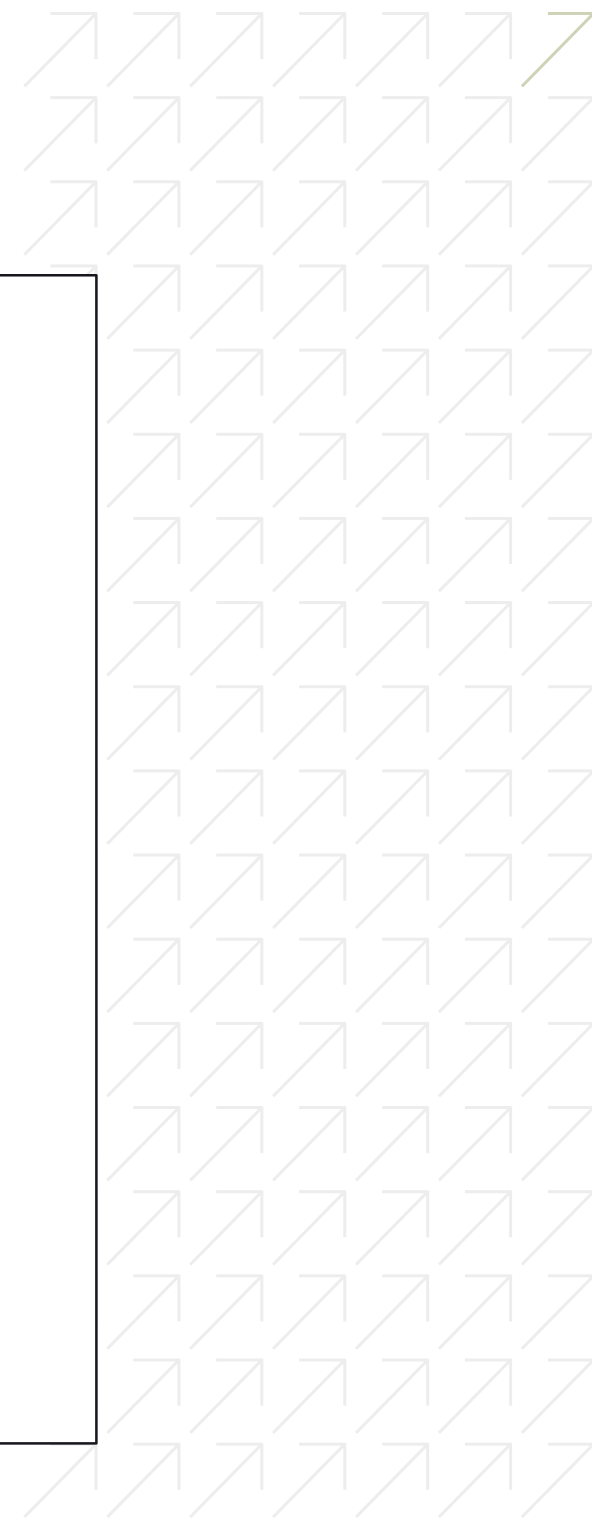
- **±6,330 SF**
- **8 Private Offices**
- **4 Conference Rooms**
- **Training Room**
- **Break Room**
- **Men's & Women's Restrooms**
- **Men's & Women's Locker Rooms**
- **Open Office Area**
- **Shipping Office Area**

WAREHOUSE SPECIFICATIONS

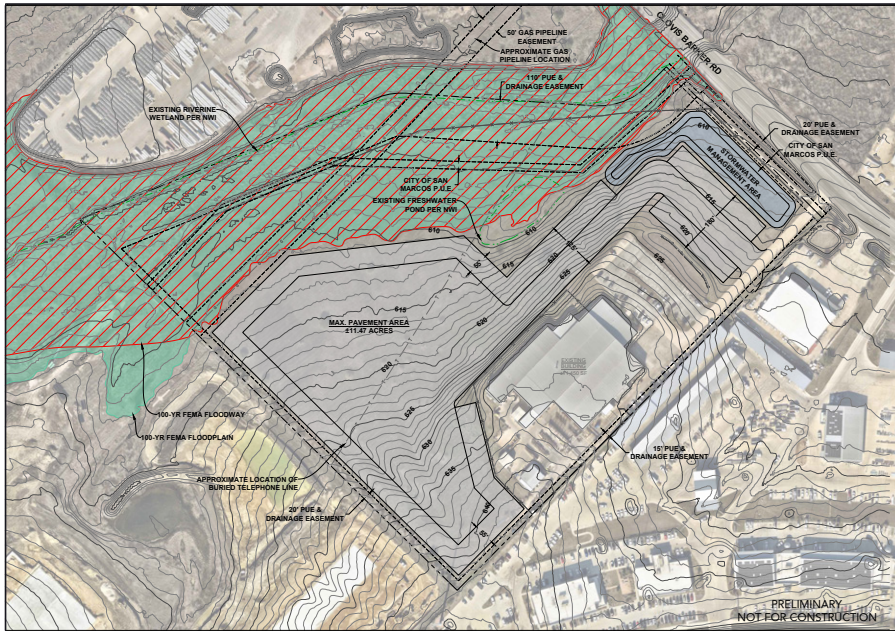
- **Three (3) Dock High Doors**
- **Nine (9) Grade Level Doors**
- **HVAC in ±60,000 SF**
- **Concrete Yard Space**
- **Crane Served**
- **Heavy Power**

Office Plan



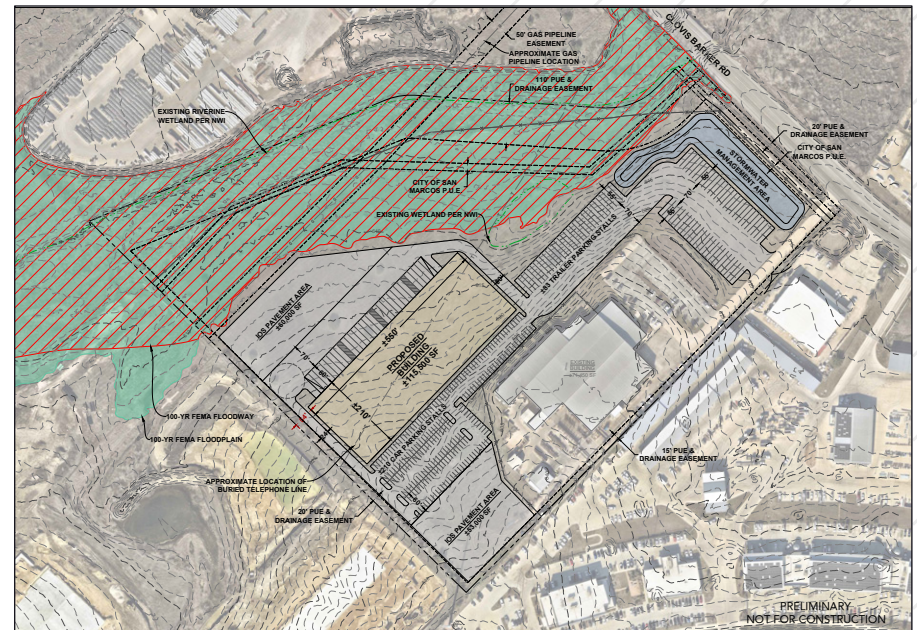


IOS Layout Option



+/-11.47 Acres of outdoor paved IOS

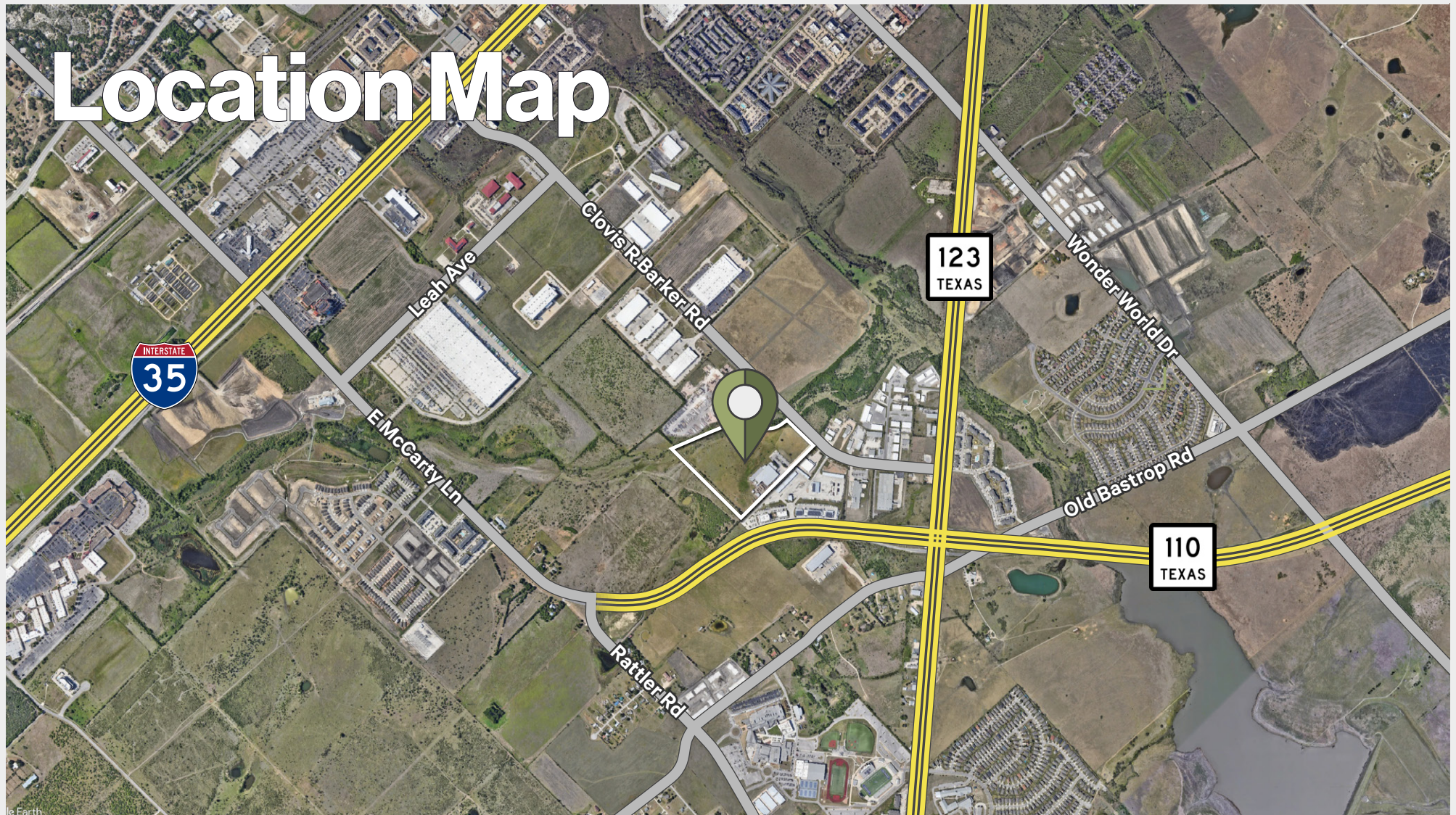
Build-to-Suit Option



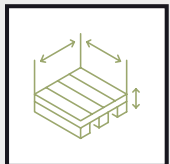
Building Photos



Location Map

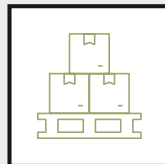


HIGHLIGHTS



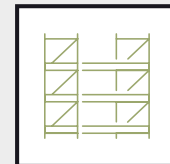
Location

Private Drive to Clovis R. Barker with quick access to Interstate 35



Standalone Option

Facility location and size are ideal for an owner occupant with manufacturing or heavy power needs



Additional Land

Ability to expand outside storage and/or future growth needs with additional land



2000 Clovis R. Barker Road

75,276 SF Industrial Facility for Lease

Brad O'Neill

Vice President

+1 210 253 6070

brad.oneill@cbre.com

Rob Burlingame, SIOR, CCIM

Executive Vice President

+1 210 507 1123

rob.burlingame@cbre.com

Josh Aguilar, SIOR

Executive Vice President

+1 210 253 6049

joshua.aguilar@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Brad O'Neill

Sales Agent/Associate's Name

728463

License No.

brad.oneill@cbre.com

Email

+1 210 253 6070

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CBRE