



# NEW BRAUNFELS COMMERCE CENTER

2609-2633 Goodwin Lane | New Braunfels, Texas 78135

## New Class A Industrial Development

### Up to 306,796 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 25,000 to 204,876 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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Location Map

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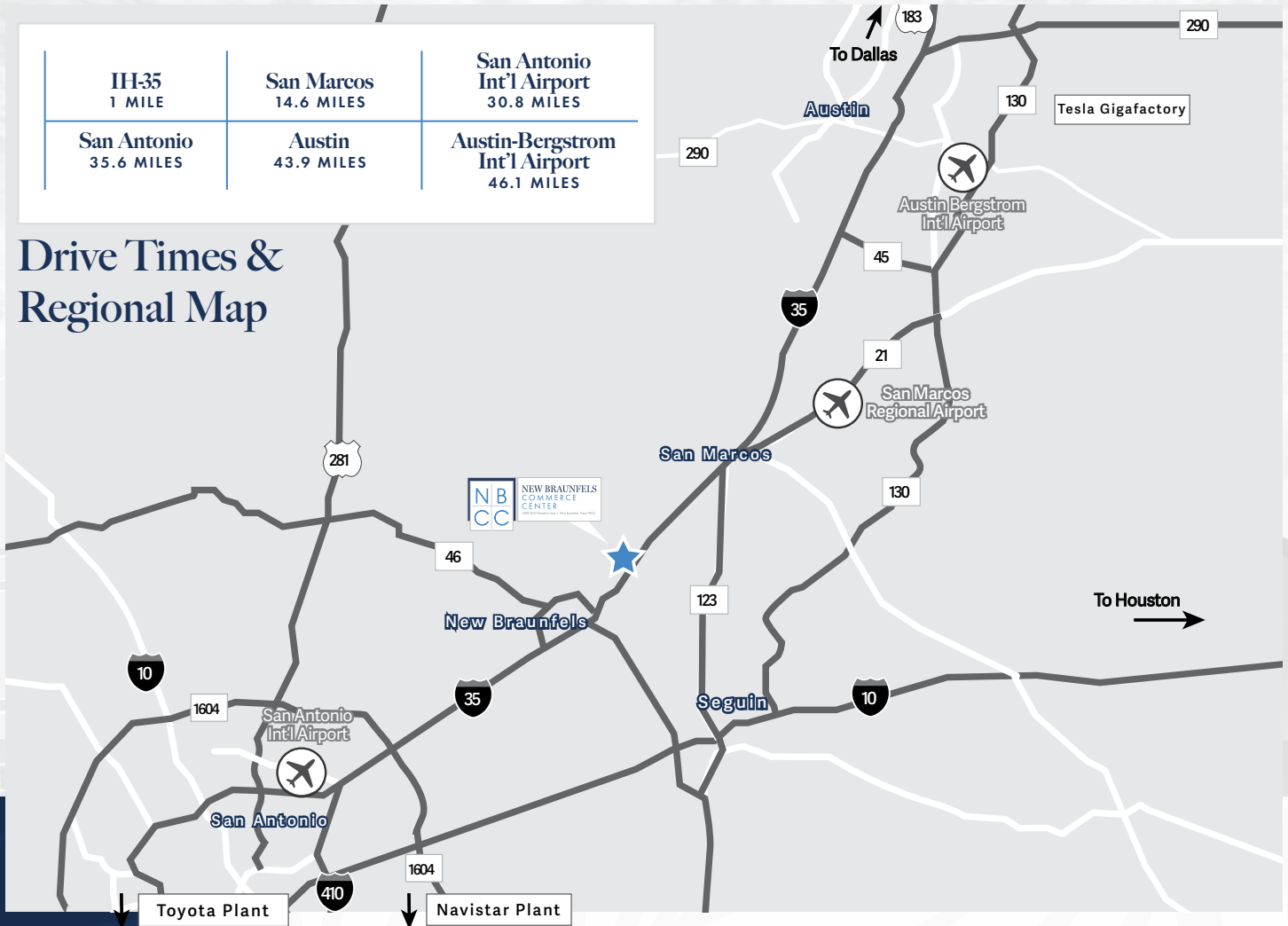
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|                           |                          |   |
|---------------------------|--------------------------|---|
| IH-35<br>1 MILE           | San Marcos<br>14.6 MILES | San Antonio<br>Int'l Airport<br>30.8 MILES      |
| San Antonio<br>35.6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

### Drive Times & Regional Map



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## Property Site Plan



|                        | Building A | Building B    | Building C    | Building D |
|------------------------|------------|---------------|---------------|------------|
| <b>Size</b>            | 173,447 SF | 144,449 SF    | 129,949 SF    | 204,876 SF |
| <b>Loading</b>         | Rear       | Rear          | Rear          | Rear       |
| <b>Clear Height</b>    | 32'        | 32'           | 32'           | 32'        |
| <b>Building Depth</b>  | 240'       | 200'          | 180'          | 240'       |
| <b>Truck Court</b>     | 185'       | 210' (Shared) | 210' (Shared) | 170'       |
| <b>Dock High Doors</b> | 40         | 40            | 40            | 47         |
| <b>Drive-In Doors</b>  | 2          | 2             | 2             | 2          |
| <b>Availability</b>    | 0 SF       | 30,706 SF     | 71,214 SF     | 204,876 SF |
| <b>Spec Office</b>     | N/A        | N/A           | 1,235 SF      | 2,543 SF   |

## Property Specs

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Up to 306,796 SF Available

### Building B 144,449 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              | N/A         |



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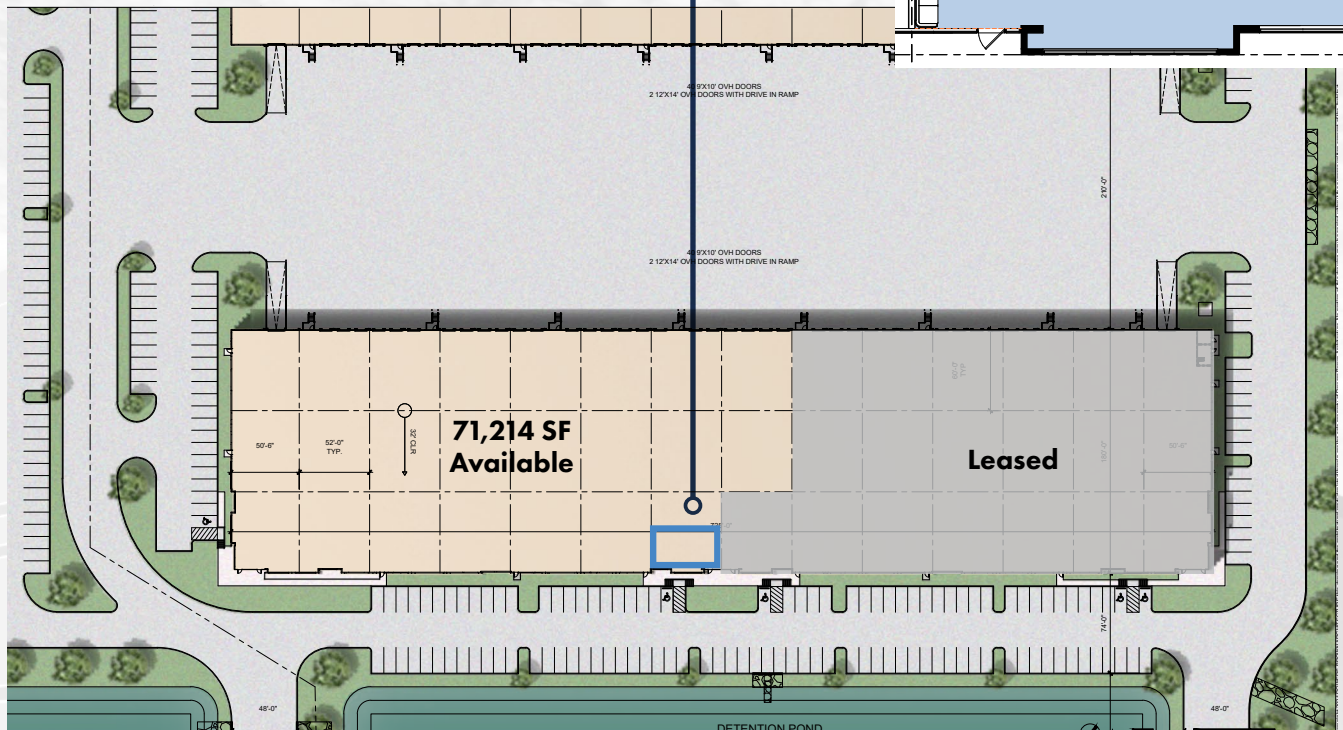
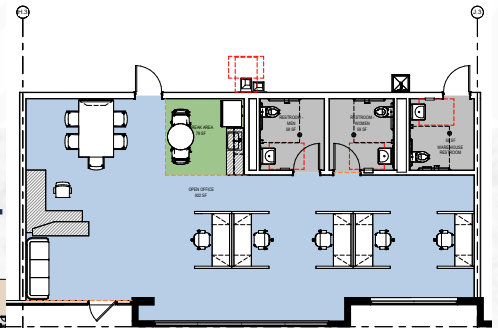
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## New Class A Industrial Development

Up to 306,796 SF Available

**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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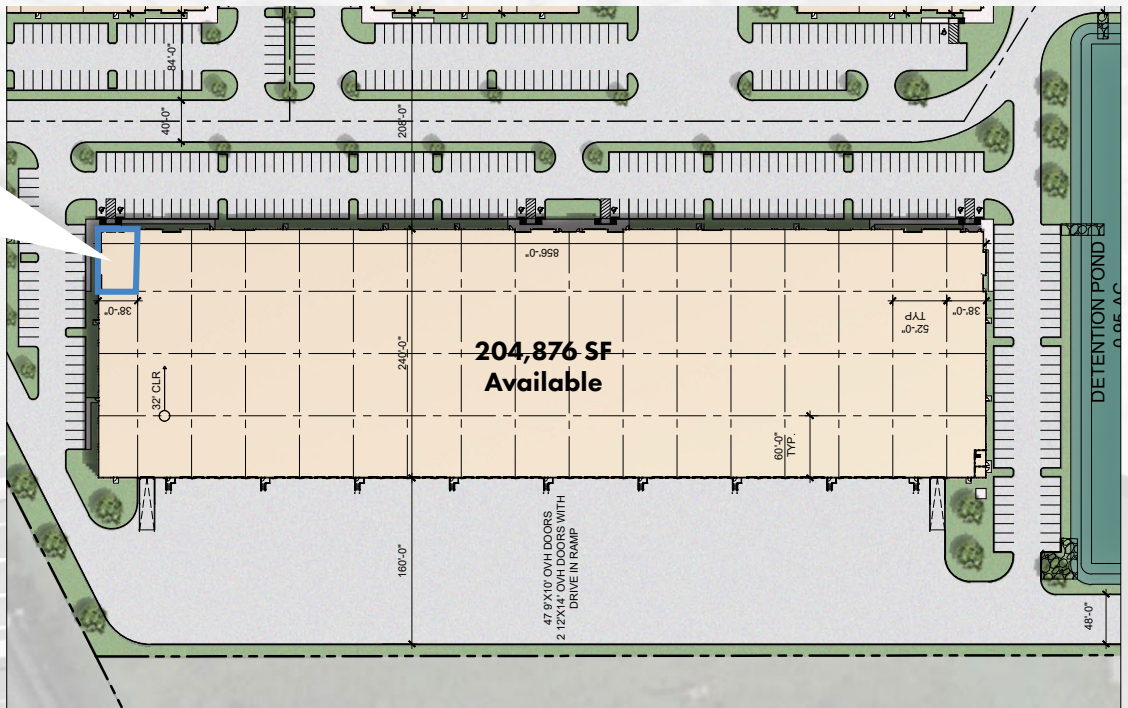
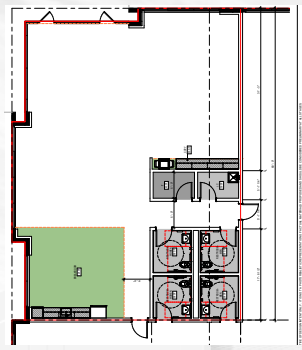


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**Building D  
204,876 SF**

**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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