

For Sale/Lease

729 Soechting Rd, New Braunfels, Tx 78130



Property Highlights

11,880sf free standing building

1,094sf Spec Office

26' Clear Height

(3) 14' x 20' Grade level doors

3-phase 480V power

LED warehouse lighting

Pricing: Contact Broker

95,040 SF Industrial Outdoor Storage

Positioned on 21.65-acres in the heart of Central Texas, this 95,040 SF IOS Park offers exceptional functionality and access. The site features grade-level doors and a highly functional layout with well-finished front office space. With 12.85-acre stabilized yard area allows for secure parking and outdoor storage, making it ideal for a wide range of users. With immediate access to I-35, this location provides seamless connectivity to all parts of Central Texas. Opportunities to acquire a project of this size, quality, and configuration is in a low-supply.

Walker Hess

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Buildings

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Building	Square Footage	Office SF	Roll up Doors	Stabilized Yard	Rent P/SF
B	11,880	1,094	3	1.74-acres	\$16.00 + NNN
C	11,880	1,094	3	0.78-acres	\$16.00 + NNN
D	11,880	1,094	3	1.00-acres	\$16.00 + NNN
E	11,880	1,094	3	1.09-acres	\$16.00 + NNN
F	11,880	1,094	3	1.14-acres	\$16.00 + NNN
G	11,880	1,094	3	2.00-acres	\$16.00 + NNN
H	11,880	1,094	3	1.10-acres	\$16.00 + NNN



For Sale Information, please contact:

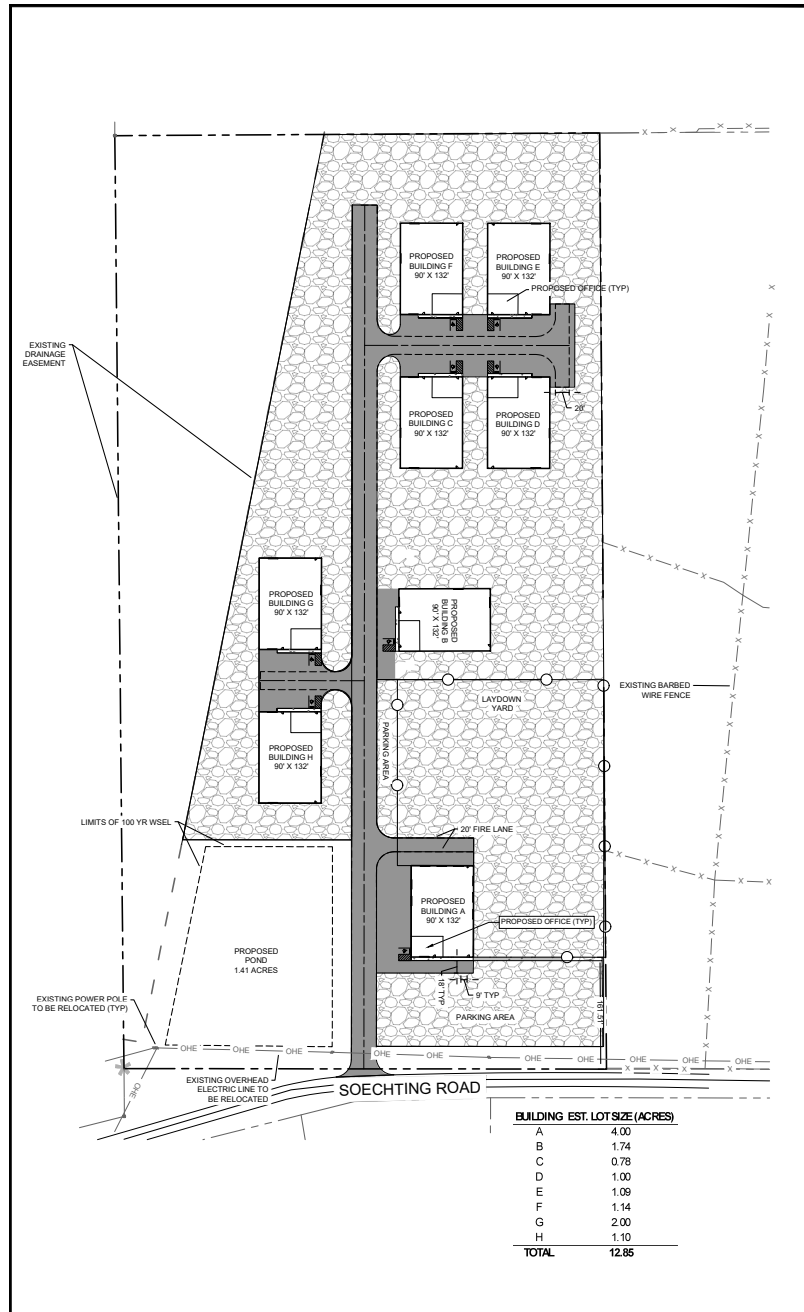
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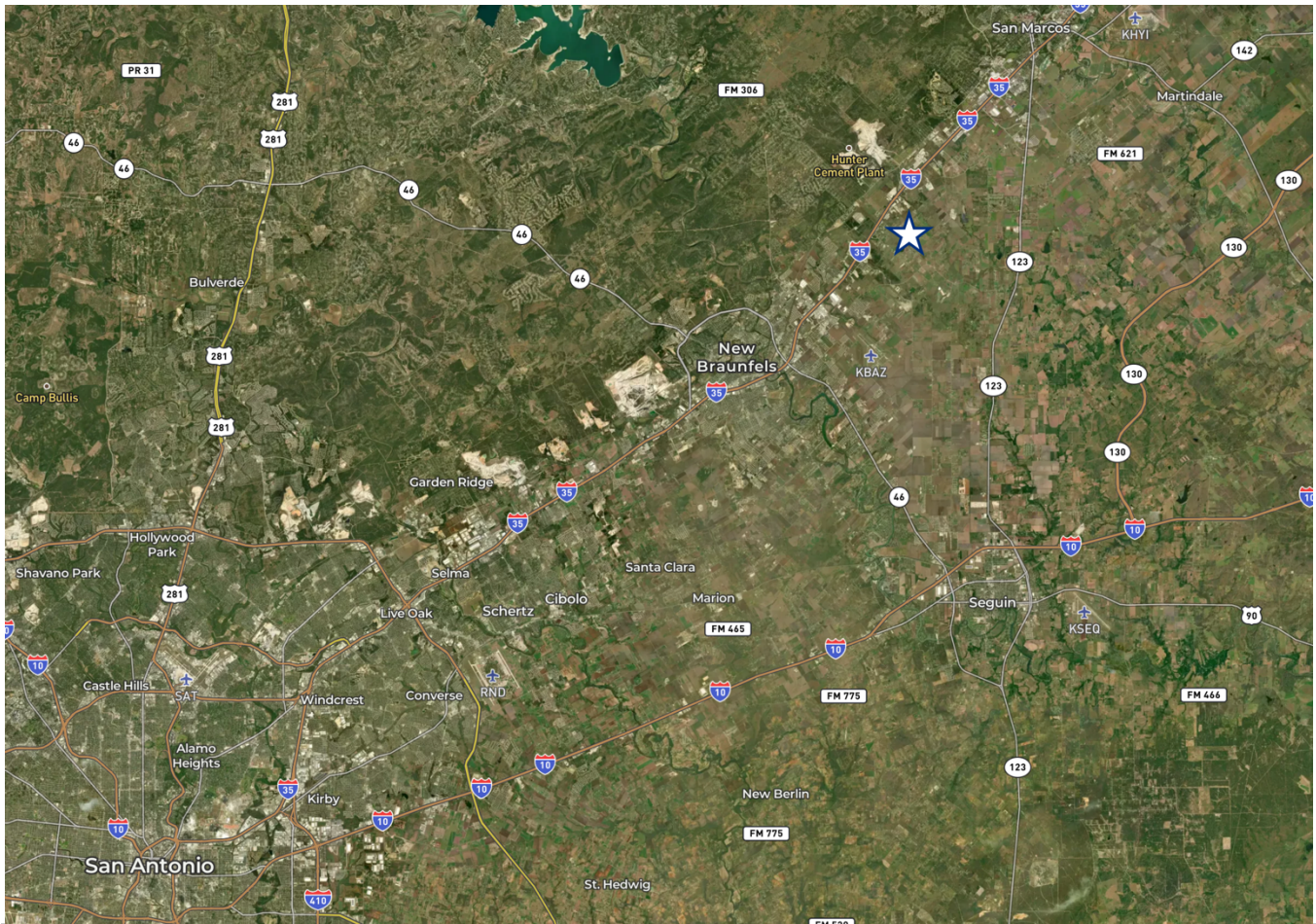
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Location & Proximity

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Destination	Drive Time
IH-35	3 MIN
New Braunfels	15 MIN
San Marcos	18 MIN
Seguin	31 MIN
Lockhart	39 MIN
San Antonio Intl Airport	40 MIN
Downtown San Antonio	49 MIN



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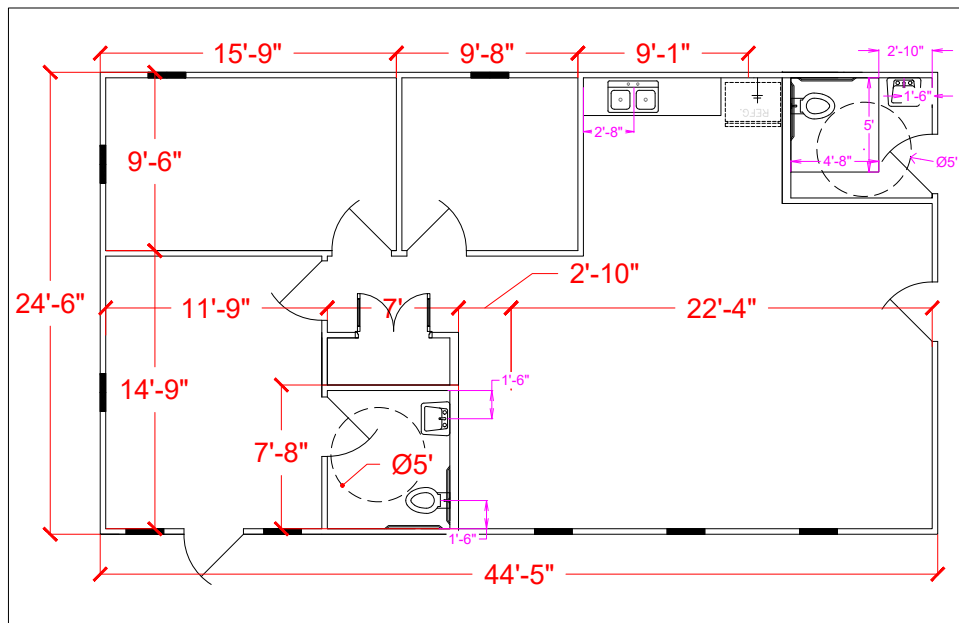
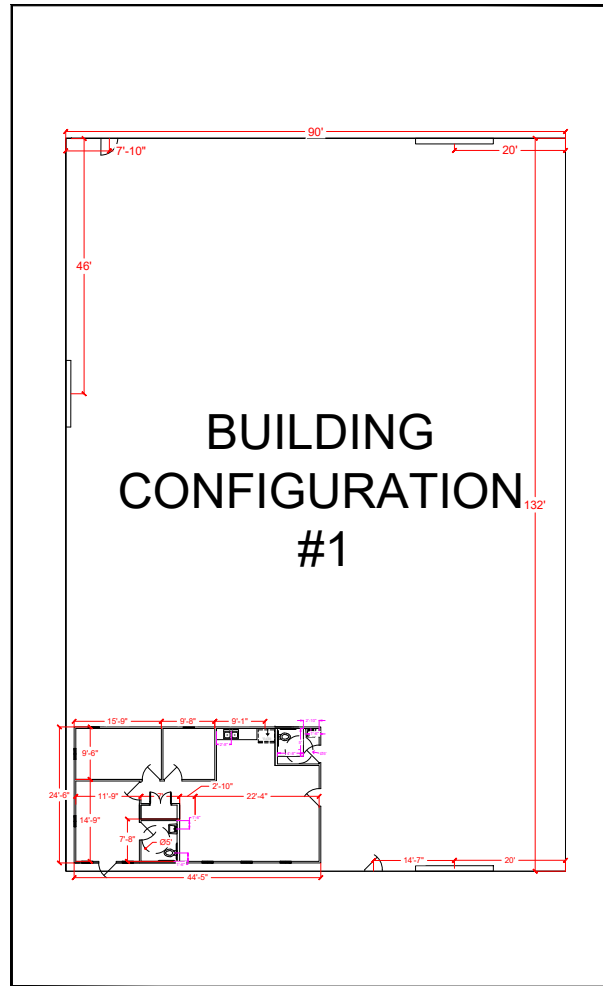
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Property Features

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