

# FOR LEASE

3194 N IH-35 FRONTAGE RD, NEW BRAUNFELS, TX



## 58,500 SF Industrial I.O.S. Property

### ABOUT THE PROPERTY:

3194 N Interstate 35 is a 58,500 SF single-tenant warehouse project in New Braunfels, TX. The Property features an HVAC warehouse, dock-high, grade-level, and dock-well loading, three-phase power, and a fully fenced and paved 5.04-acre site. It is directly adjacent to New Braunfels' primary retail hub, the Creekside Shopping Center, and features frontage on IH-35.

### FEATURES:

- 58,500 SF warehouse on 5.04-acre lot
- IH-35 frontage - adjacent to Creekside Shopping Center
- Warehouse HVAC infrastructure in place
- Dock high, dock-well, and grade-level loading
- M-1 zoning + heavy power



# PROPERTY HIGHLIGHTS

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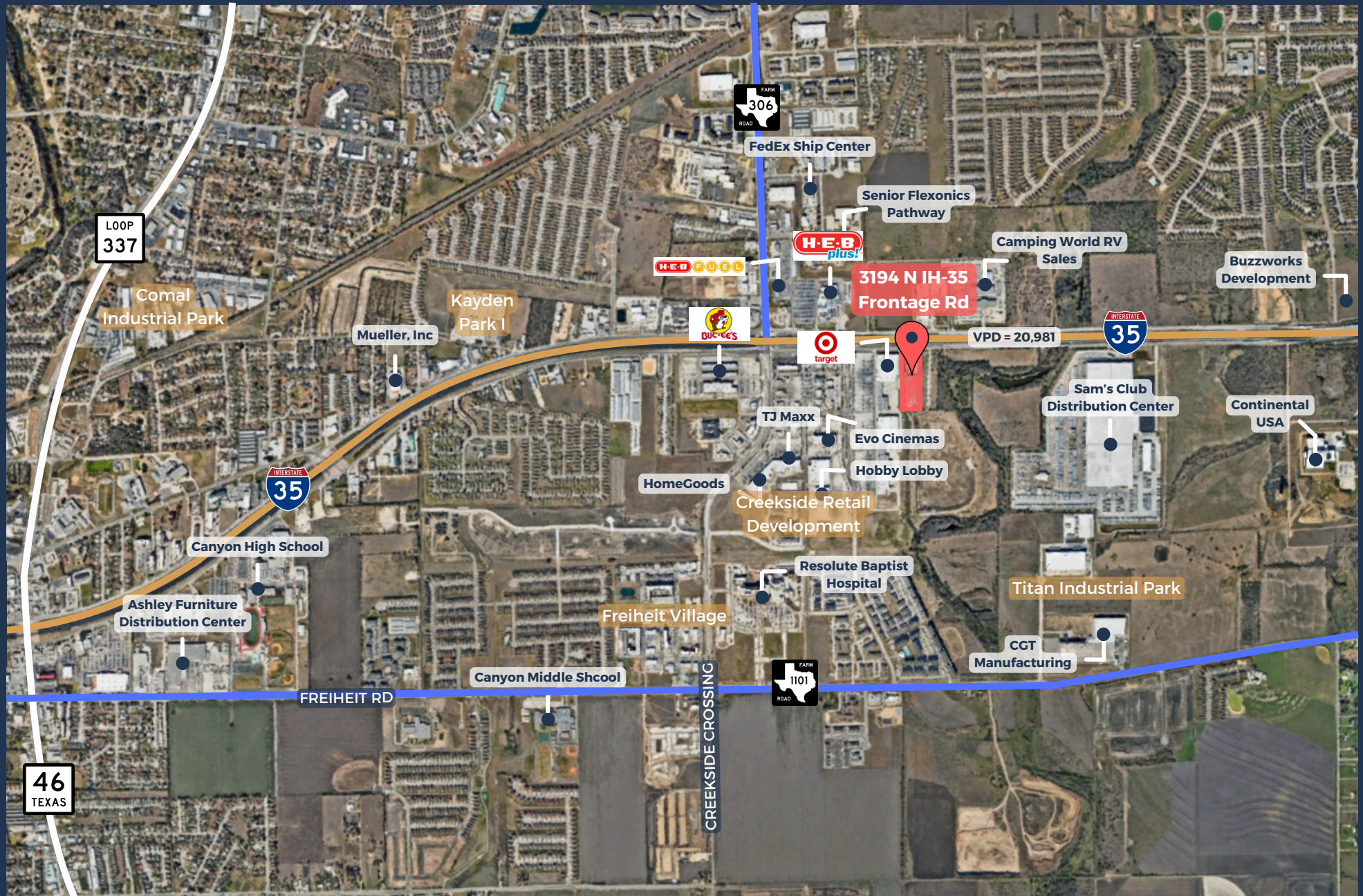
# AREA OVERVIEW

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# AREA OVERVIEW







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