

FOR SUBLEASE **4312 IH-35 NORTH**

4312 IH-35 NORTH • NEW BRAUNFELS, TEXAS 78132

4312 IH-35 North offers unmatched visibility and access along one of Texas' busiest interstate corridors, connecting San Antonio and Austin. Located in the rapidly growing New Braunfels market, this property is in the path of steady local traffic and regional growth. With convenient frontage road access and proximity to major retailers, the site features a 9,900 SF building and approximately 0.40 acres of outdoor storage that can support a variety of commercial uses.



SIZE	9,900 RSF
RATE	\$16.25 gross
AVAILABLE	Immediately
EXPIRES	6/30/2027

FEATURES & AMENITIES

- 0.4 acre outdoor storage
- 9 auto parks
- Highly visible
- High-growth area



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The information contained herein has been obtained from sources believed reliable. AQUILA Commercial, LLC makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Last updated 10/2025

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4312 IH-35 NORTH
ENTIRE BUILDING
9,900 RSF

