

FOR LEASE

504 RIVER CITY DR, NEW BRAUNFELS, TX 78130



YORK CREEK BUSINESS PARK



ABOUT THE PROPERTY:

York Creek Business Park is a multi-tenant small-bay industrial development in the New Braunfels industrial corridor along IH-35, between Austin and San Antonio. It features 17 buildings totaling 108,381 SF on 26.43 acres, catering to service industrial users, contractors, logistics, and light manufacturing. Suites range from 1,195 to 6,000 SF with grade-level loading and quick access to the N and S IH-35 corridor.

<https://www.yorkcreekbusinesspark.com/>

FEATURES:

- 1,195 - 6,000 SF industrial flex suites available
- Grade-level loading in all suites
- Large truck courts and lay-down yards
- 3-phase power
- Quick access to the N and S IH-35 corridor
- Expansion potential w/ additional acreage available

PARK OVERVIEW



EXPANSION CAPABILITIES



AVAILABILITY



Building 540

Full Bldg
6,000 SF
Available Now

Building 524-1

Suite 102 & 103
1,500 - 3,000 SF
Available Now

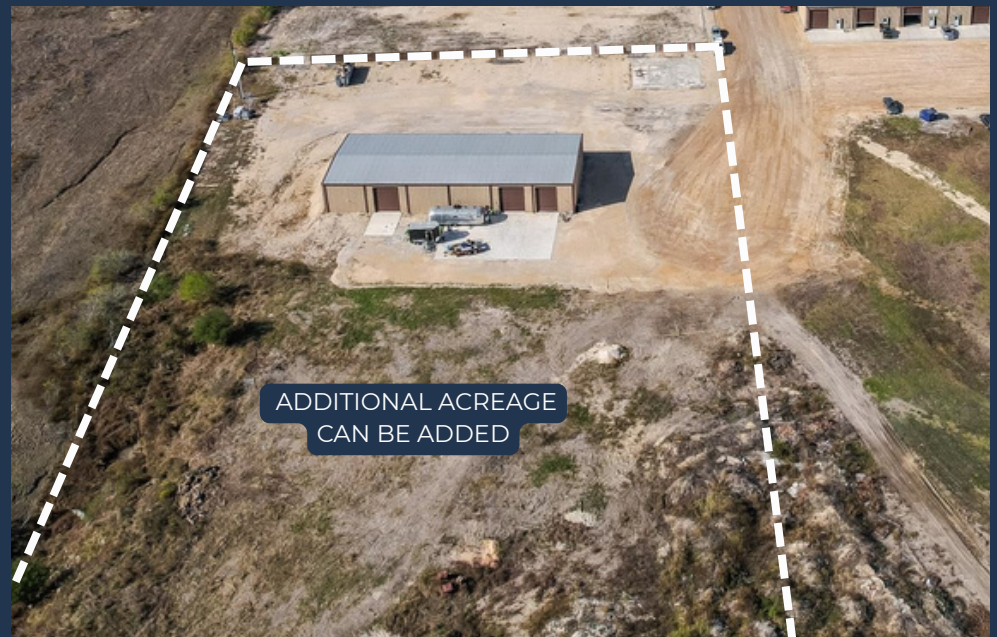
Building 520

Suite 104
1,195 SF
Available 11/01/26

Building 8009-1

Suite 102 & 103
1,500 - 3,000 SF
Available Now

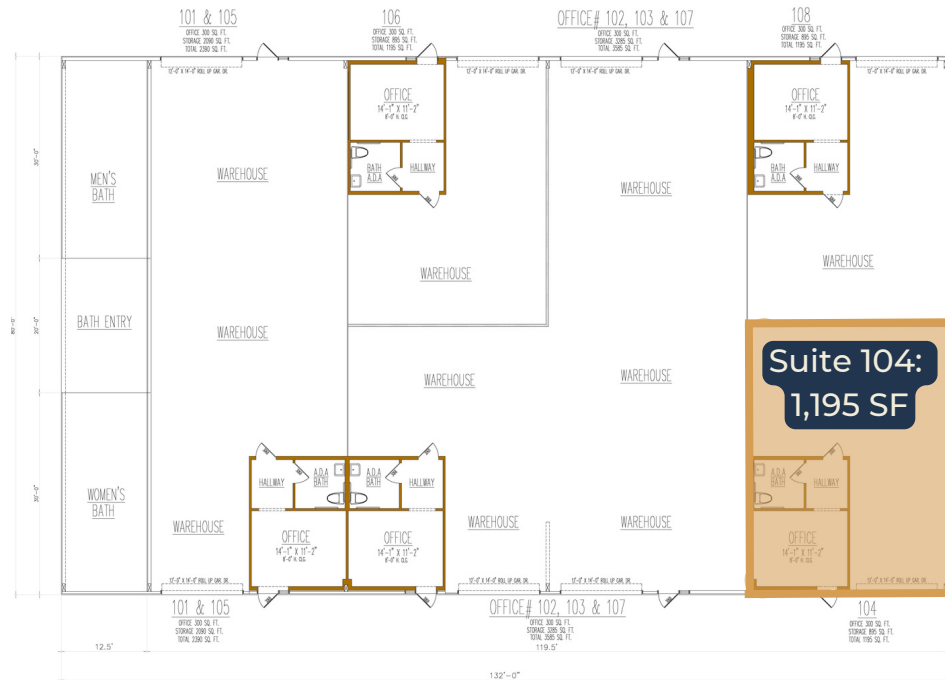
AVAILABILITY - BLDG 540



6,000 SF

Reception, office, three warehouse
bathrooms, and six grade-level doors (2
10'x14', 4 12'x14') with a 1.1-acre yard.

AVAILABILITY - BLDG 520



1,195 SF

One 12'x14' grade-level door
Small office and private restroom



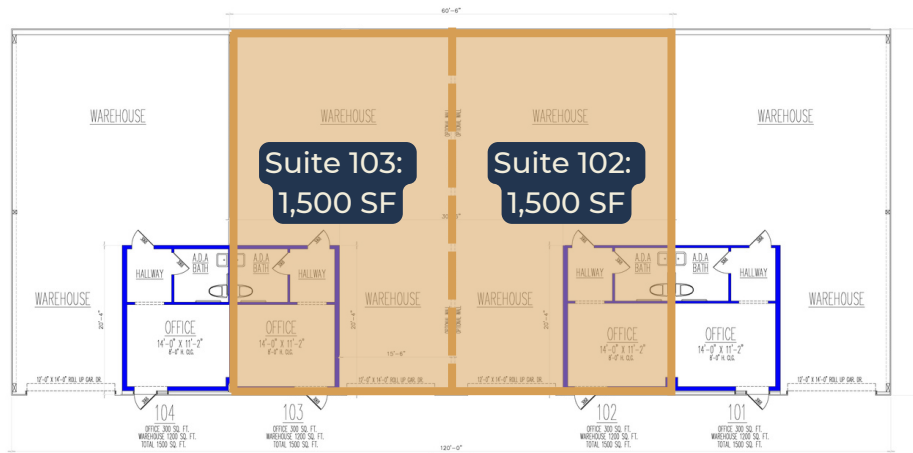
AVAILABILITY - BLDG 524-1



1,500 - 3,000 SF

One 12'x14' grade-level door and
a small office per suite

AVAILABILITY - BLDG 8009-1



1,500 - 3,000 SF

Two 12'x14' grade-level doors
Small office and private restroom

AREA OVERVIEW



Drive Miles:

I-35 = 1.2 miles

Loop 337 = 8.6 miles

Downtown New Braunfels = 10.9 miles

TX 46 = 13 miles

Austin = 38.9 miles

San Antonio = 41.9 miles



CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Colin McLellan
Partner
cmclellan@llanorealty.com
(210) 908-6345



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289



Mike Razniewski
Associate
mrz@llanorealty.com
(708) 519-0659