

FORMER COLEMAN MANUFACTURING FACILITY 766 FM 360

NEW BRAUNFELS, TX

CENTRAL TEXAS CAPITAL MARKETS TEAM

CUSHMAN &
WAKEFIELD

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EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Capital Markets team is pleased to present to the market, the Former Coleman Manufacturing Facility comprising of 346,106 square feet in an infill New Braunfels location. Comprised of distribution and manufacturing space, the facility offers users substantially above market power as well as ample outdoor storage.



HIGH POWER FACILITY: CURRENTLY THERE ARE 9,000 AMPS IN-PLACE AT THE BUILDING



INCREDIBLE INFILL LOCATION SURROUNDED BY RETAIL, RESIDENTIAL ROOFTOPS AND OTHER INDUSTRIAL FACILITIES



THE SITE IS RAIL SERVED WITH AMPLE LAYDOWN YARD AND 10.5 ACRES AVAILABLE

1-MILE FROM IH 35

DIVERSE USER BASE THROUGHOUT THE I 35 CORRIDOR INCLUDING AUTO MANUFACTURING, TECH MANUFACTURING, DISTRIBUTION, AND ECOMMERCE

OFFERING OVERVIEW



YEAR BUILT:

1981-1991



PROPERTY SIZE:

346,104 SF



LAND AREA:

+- 21.00 Acres



LOADING:

Front, Rear & Side Rail Load
13 Dock High & 3 Grade
Level Doors



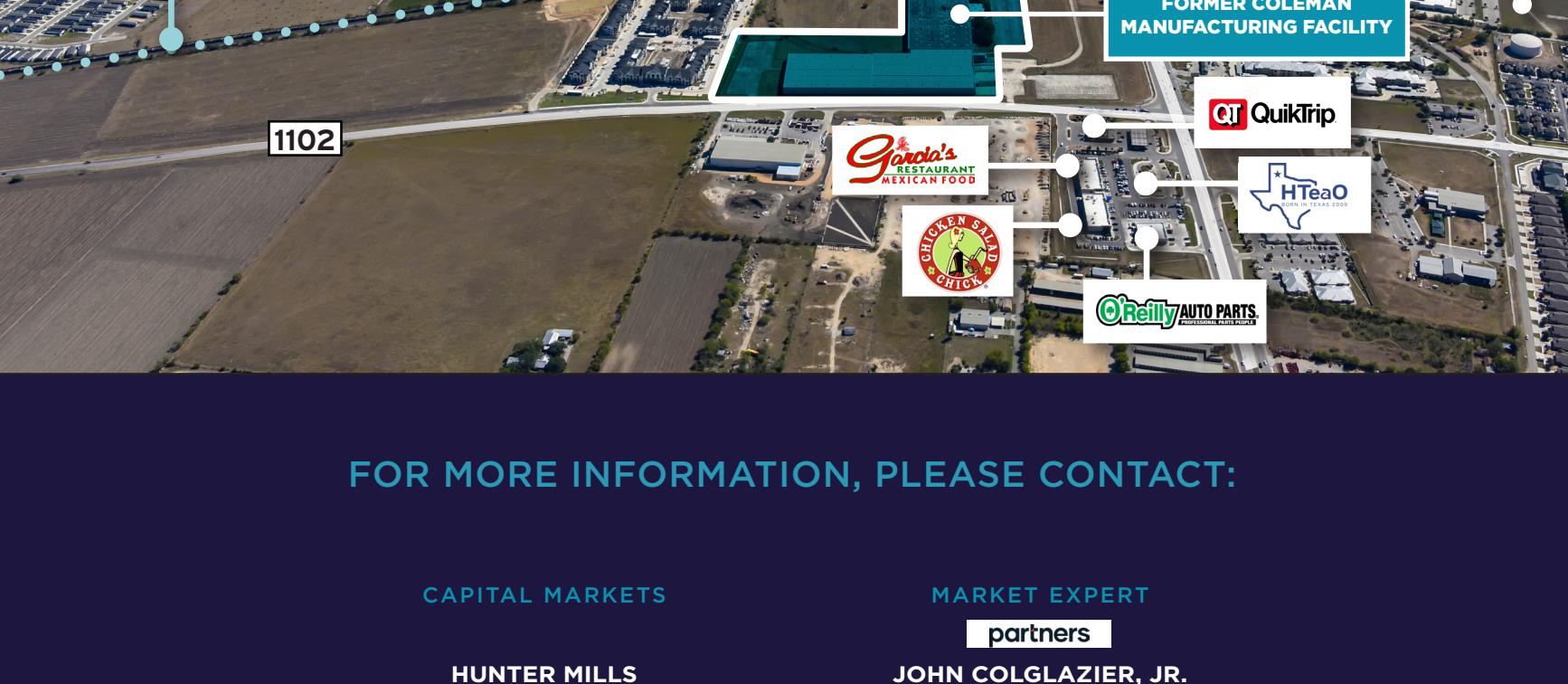
OCCUPANCY:

Vacant



SUPPLIED VOLTAGE:

9,000 AMPS



FOR MORE INFORMATION, PLEASE CONTACT:

CAPITAL MARKETS

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