



# 6750 S OLD BASTROP HWY SAN MARCOS, TX 78666

**FOR LEASE**



- 10,600sqft office warehouse for Lease (800 SF Office, 9,800 SF Warehouse)
- LED Lights in Warehouse
- Estimated NNN \$0.27/sf/mo
- Dock-High Bay
- Heated Warehouse
- Office and Restroom
- Additional Improvements negotiable

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Available SF:** 10,600 SF

**Lease Rate:** \$15.00 - 18.00  
SF/yr (Estimated  
NNN is  
\$0.27/SF/Mo.)

**Lot Size:** 10.68 Acres

**Building Size:** 10,600 SF

**Zoning:** OCL - Hays  
County

## PROPERTY OVERVIEW

Uncover the ideal space for your business at 6750 S Old Bastrop Hwy in San Marcos, TX. This expansive 10,600sqft office warehouse for lease offers a versatile layout, including a convenient dock-high bay, heated warehouse, and office with a restroom. The property's flexible design allows for additional improvements, providing the opportunity to tailor the space to suit your specific requirements. With its strategic location and essential features, this property is perfectly positioned to support your business's growth and success. Take advantage of this exceptional leasing opportunity and elevate your operations in a space designed for productivity and efficiency. Estimated NNN \$0.27/sf/mo

## PROPERTY HIGHLIGHTS

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# ADDITIONAL PHOTOS



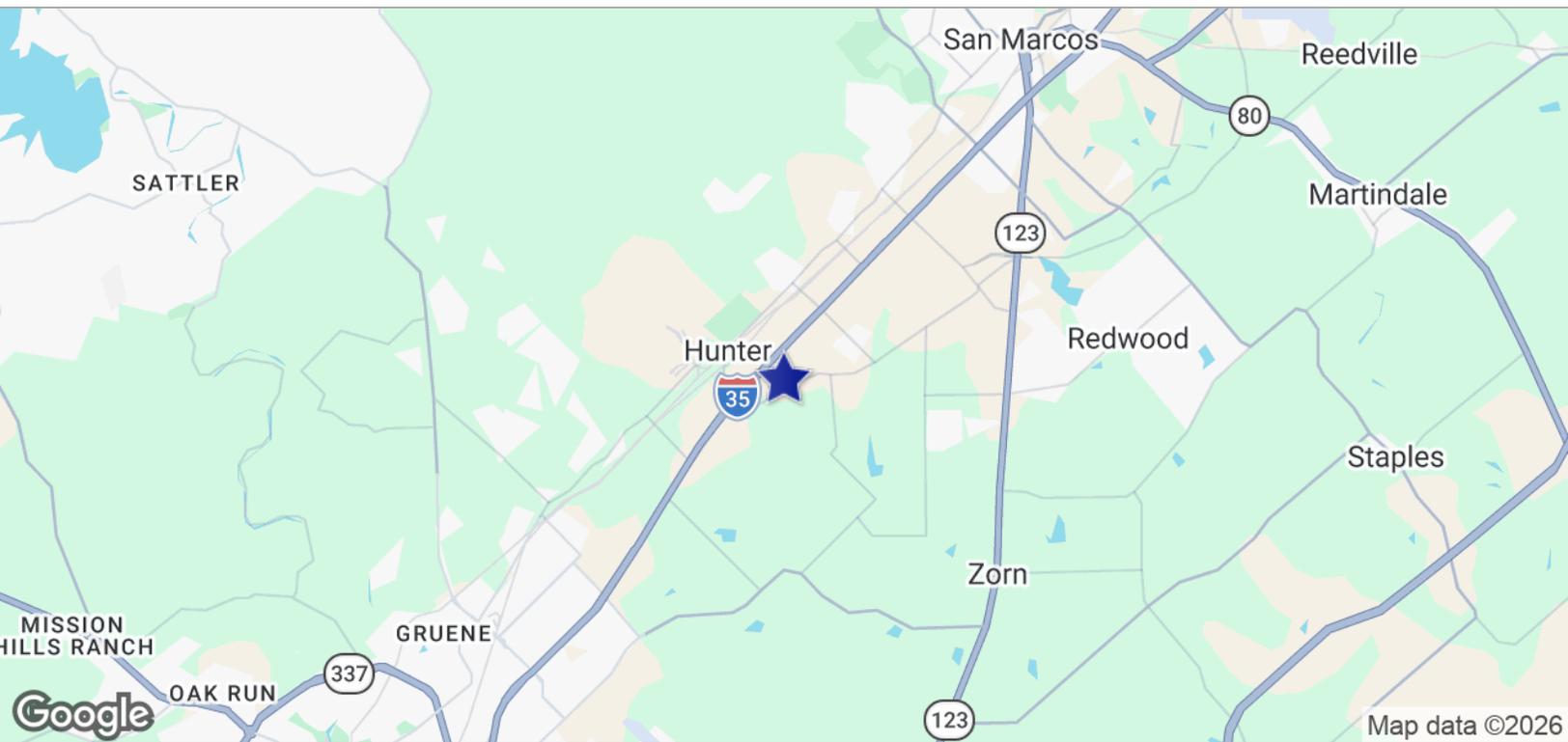
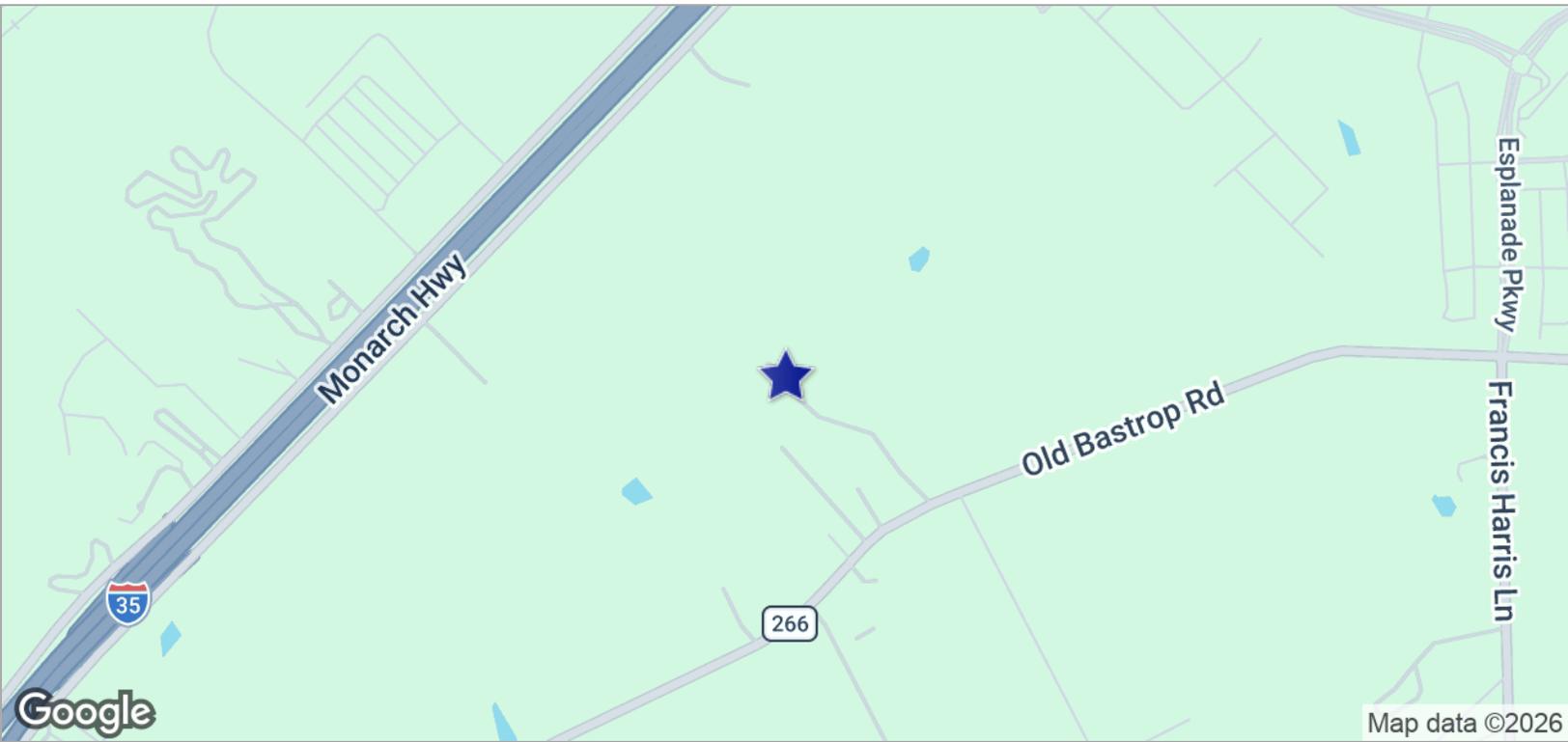
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# LOCATION MAPS



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