

# 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

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8+ ADDITIONAL  
ACRES AVAILABLE

# EXPANSION CAPABILITIES



Old Bastrop Rd

8,000 SF building can be added

8-Acres For Add'l Development

Old Bastrop Rd

# AVAILABILITY



**Building 520**

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Suite 103 & 106  
1,195 - 3,585 SF  
Available Now

**Building 524-1**

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

**Building 540**

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Full Bldg  
6,000 SF  
Available Now

**Building 8009-1**

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



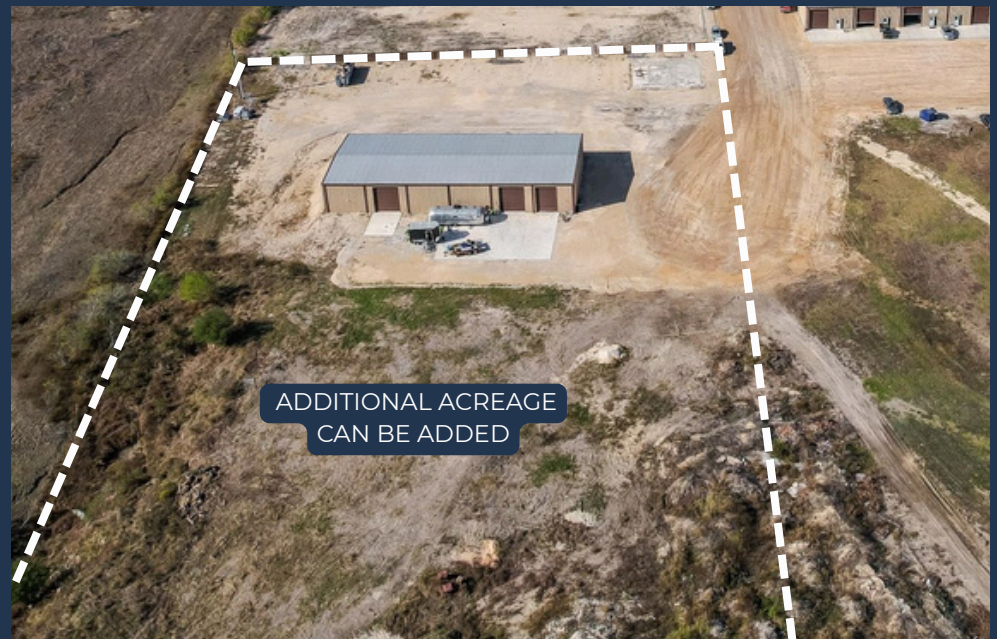
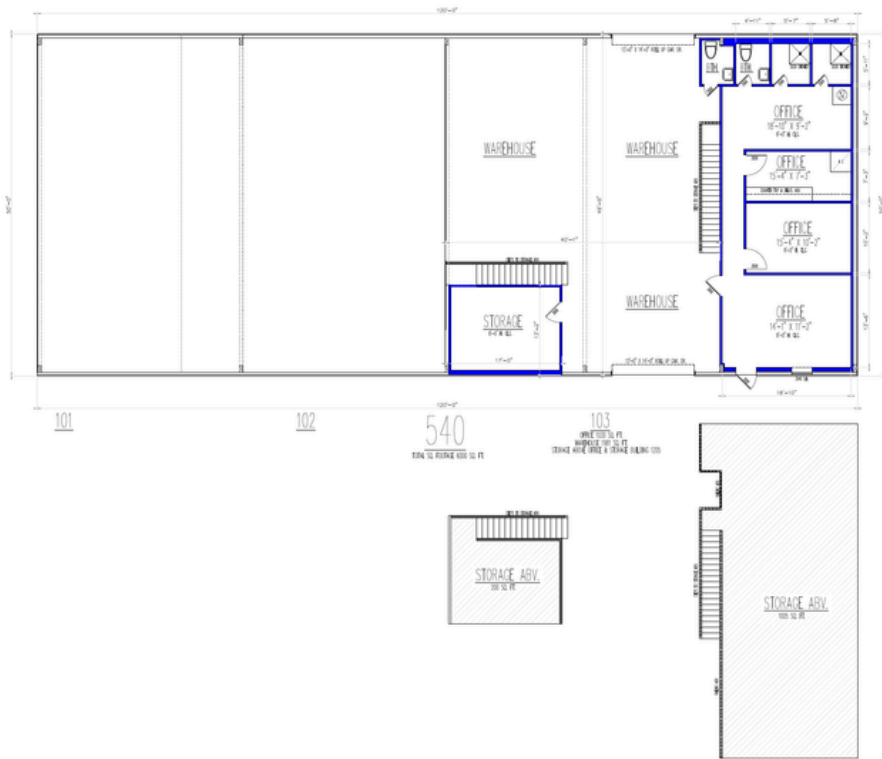
# AVAILABILITY - BLDG 524-1



**1,500 - 3,000 SF**

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

# AVAILABILITY - BLDG 540

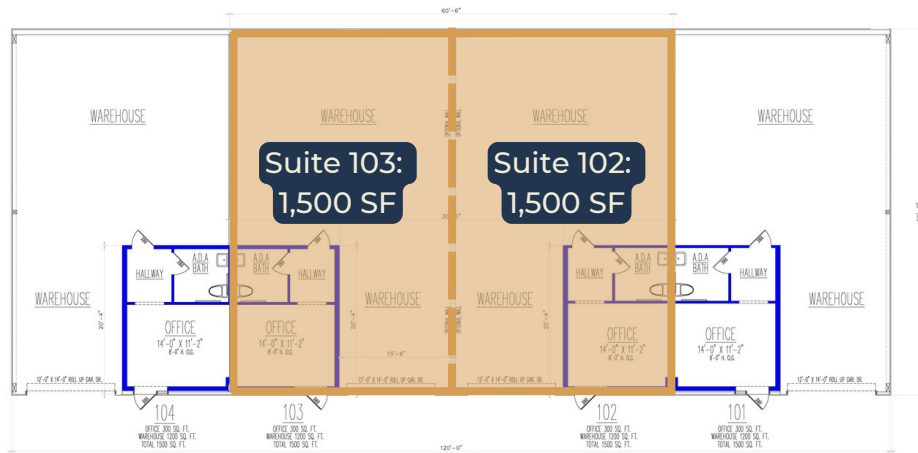


**6,000 SF**

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

**ADDITIONAL ACREAGE  
CAN BE ADDED**

# AVAILABILITY - BLDG 8009-1



**1,500 - 3,000 SF**

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

# AREA OVERVIEW





# CONTACT OUR TEAM



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