

FOR LEASE

11895 W IH-10, MARION, TX 78124



5.05-ACRE IOS SITE AVAILABLE

ABOUT THE PROPERTY:

11895 W IH-10 is a 5.05-acre IOS project situated in the Guadalupe County Submarket of Marion, TX. This project offers 10,440 SF of warehouse space, including 1,200 SF of office. Tenants benefit from grade-level loading, a fully fenced and gated yard, 3-phase power, a paint booth, a wash bay, 23' - 27' clear heights, and two 3-ton cranes. The property also features direct IH-10 frontage, providing excellent connectivity to the IH-10 corridor.

FEATURES:

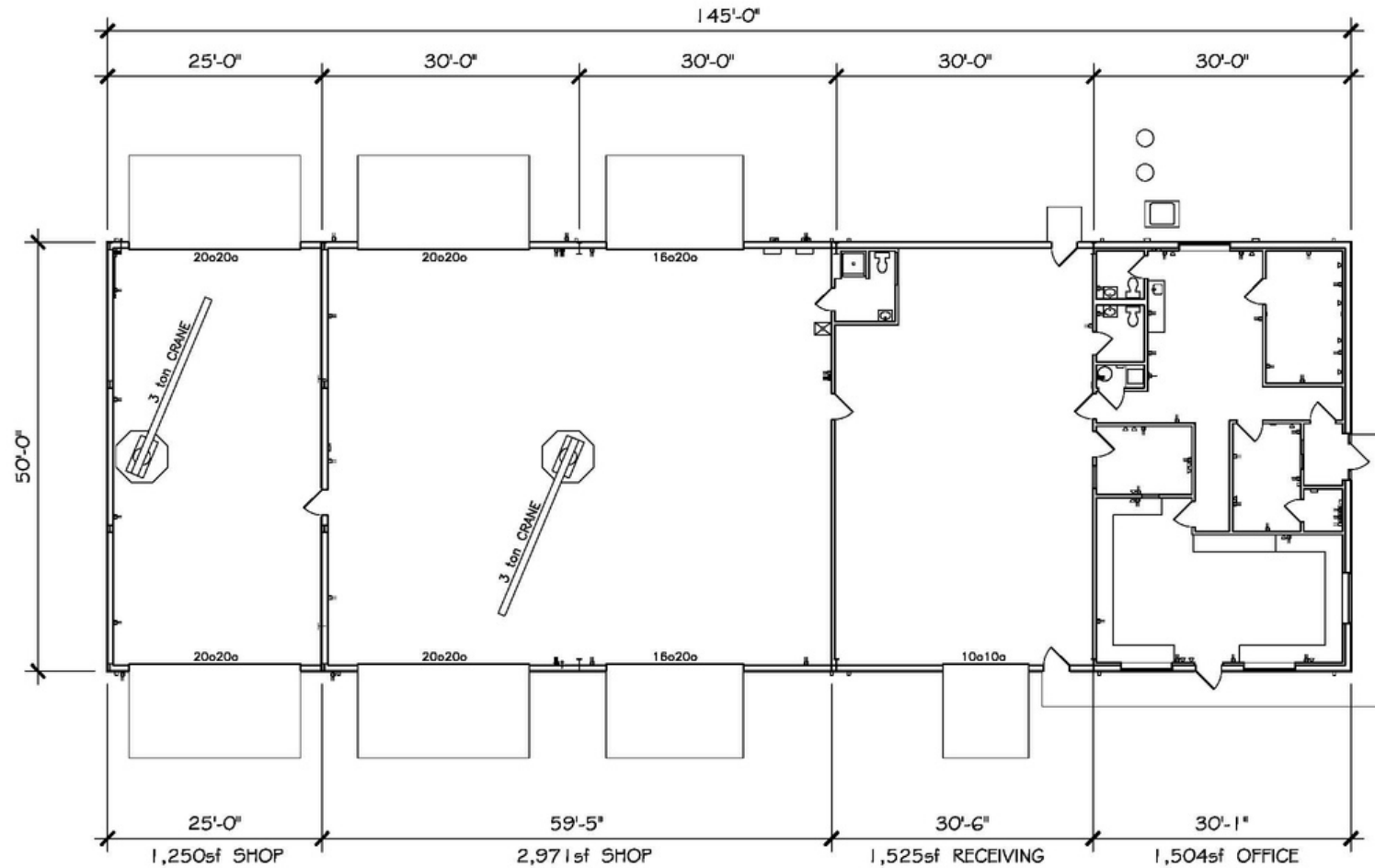
- 10,440 SF warehouse (incl. 1,200 SF office)
- Fully fenced and gated 5.05-acre site
- Paint booth, wash bay, and crane served
- 3-phase power
- 23' - 27' clear height
- 9 grade-level doors (Six 20'x20' doors)
- Direct IH-10 frontage

PROPERTY HIGHLIGHTS



FLOOR PLAN

FRONT WAREHOUSE



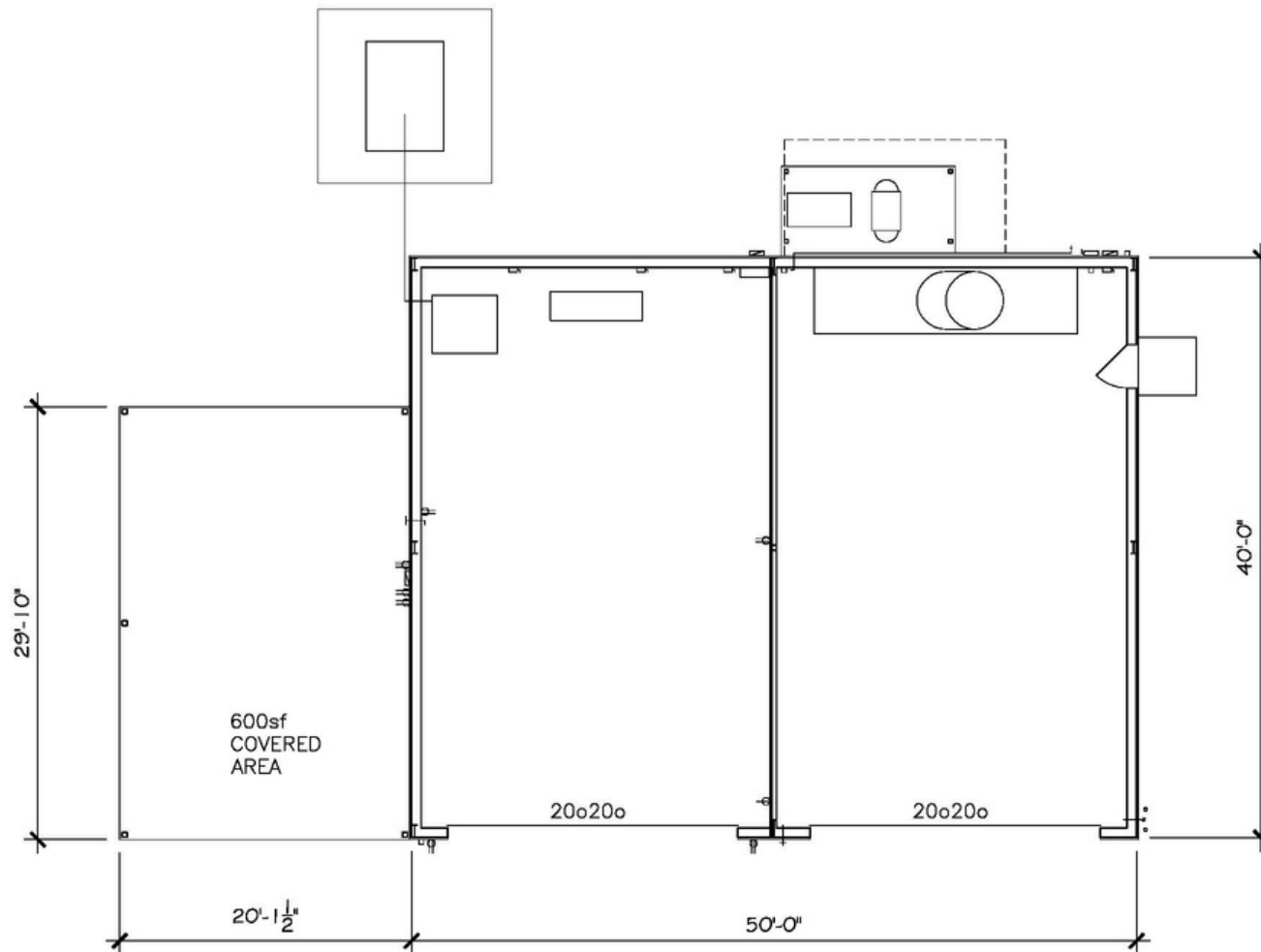
7,250sf BUILDING
EXISTING PLAN 9-3-26

1/16" = 1'-0"

11895 IH 10
MARION, TX. 78214

FLOOR PLAN

BACK WAREHOUSE



2,000sf BUILDING
EXISTING BACK BLDG. PLAN 9-3-26

1" = 10'

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AREA OVERVIEW



Proximity to Major Cities

- Seguin = 12.4 Miles
- New Braunfels = 19.1 Miles
- San Antonio = 25.6 Miles
- Austin = 63.3 Miles

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CONTACT OUR TEAM



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