

FOR LEASE **KYLE CROSSING BUSINESS PARK**

1980 KOHLER CROSSING + 2575 KYLE CROSSING • KYLE, TEXAS 78640



UP TO 535,113 SF INDUSTRIAL SPACE AVAILABLE



Developed by



AUSTIN
15 MILES

35

45
TOLL

KYLE CROSSING

KYLE

SAN ANTONIO
45 MILES

183

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Availability

Two buildings totaling 535,113 SF

Building 1: 227,273 SF

Building 2: 307,840 SF

Sits on 40-acres

High Clear Height

Building 1: 32' clear height

Building 2: 36' clear height

Both have ESFR sprinklers

Great Location

The location between Austin and San Antonio along the IH-35 corridor makes it ideal for manufacturers and distributors requiring access to the state's major cities.



KYLE CROSSING is a multi-tenant Class

A industrial business park in Kyle, Texas, developed by Majestic Realty Company. Both buildings have adequate employee and trailer parking, are in shell condition and are ready for tenant improvements. The property is just one block west of IH-35 at the southwest corner of Kyle Crossing and Kohler Crossing.

Property Highlights

- New construction; shell condition and ready for tenant improvements
- Plentiful employee and trailer parking
- In a triple freeport tax-exempt location
- One block west of IH-35

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Site Aerial

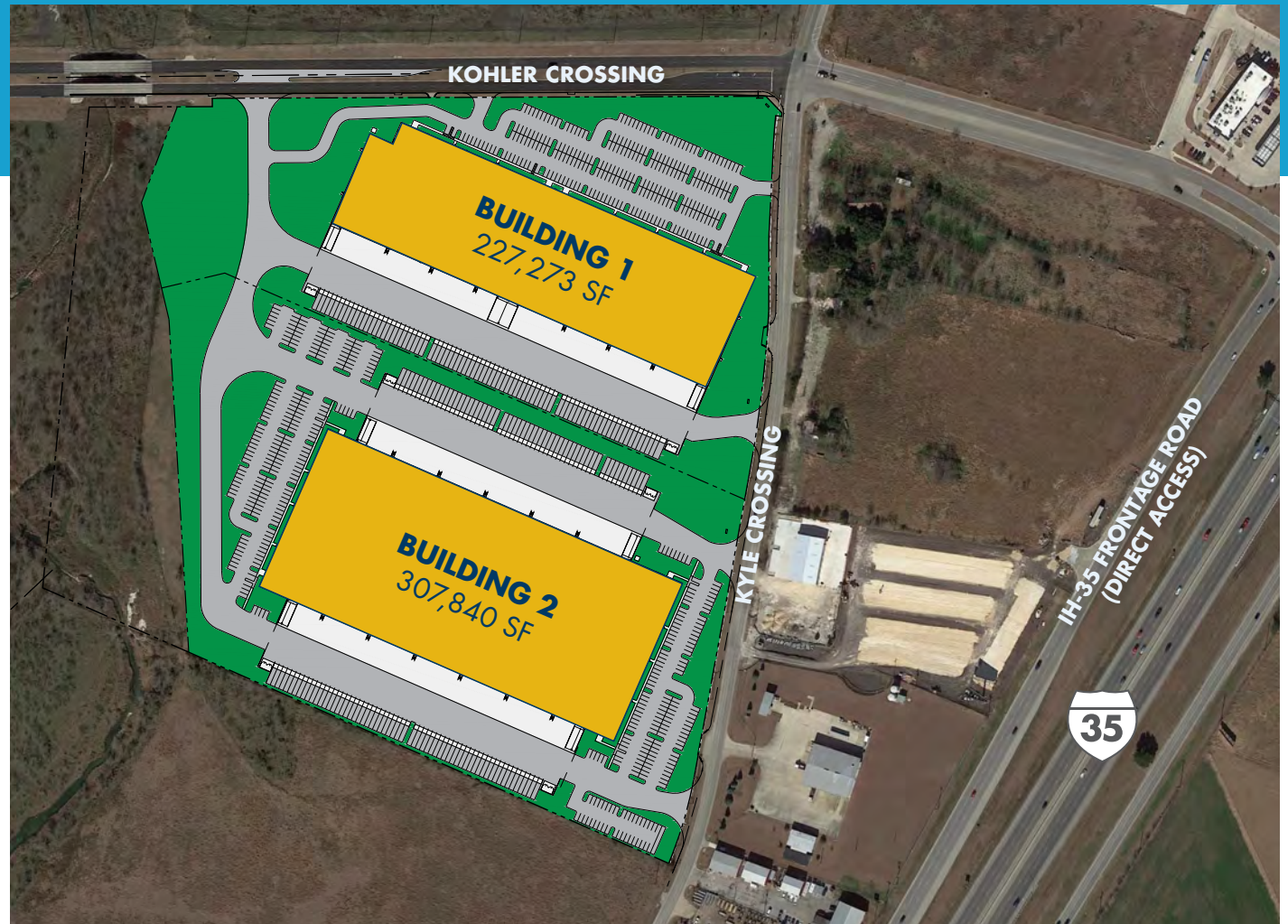
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kylecrossing.com

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Nearby Amenities

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State Map + Drive Times

City	Miles	Drive Time
Austin	15	20 minutes
San Antonio	45	45 minutes
Dallas	220	3.5 hours
Fort Worth	220	3.5 hours
Houston	175	2.5 hours

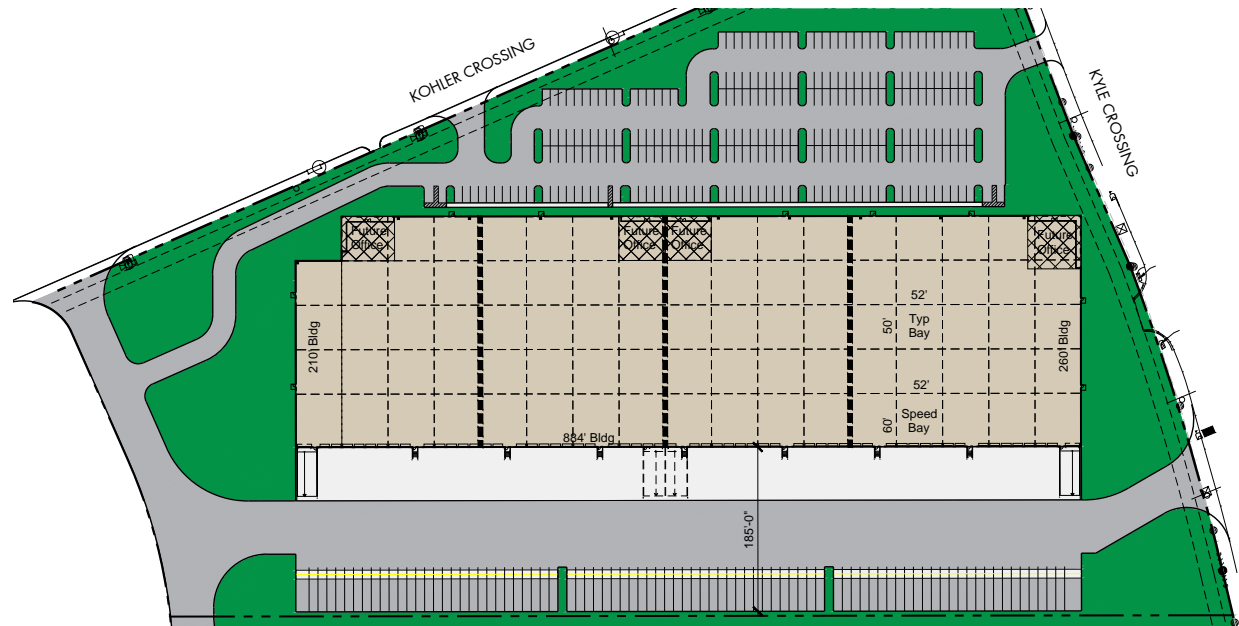


BUILDING 1 KYLE CROSSING BUSINESS PARK

227,273 SF • 1980 KOHLER CROSSING

BUILDING 1 SPECS

Total Size	227,273 SF
Divisible to	20,000 SF
Loading	Rear Loading
Clear Height	32'
Column Spacing	50' x 52' typical bay 60' x 52' speed bay
Dock Doors	54 dock high doors
Ramps	2 grade level ramps
Parking	269 Spaces
Trailer Parking	79 Spaces
Building Depth	260'
Triple Freeport Tax Exempt	Yes
Sprinklers	ESFR



BUILDING 2 KYLE CROSSING BUSINESS PARK

307,840 SF • 2575 KYLE CROSSING

BUILDING 2 SPECS

Total Size	307,840 SF
Divisible to	50,000 SF
Loading	Cross Dock
Clear Height	36'
Column Spacing	50' x 54' typical bay 60' x 54' speed bay
Dock Doors	89 dock high doors
Ramps	4 grade level ramps
Parking	359 Spaces
Trailer Parking	114 Spaces
Building Depth	370'
Triple Freeport Tax Exempt	Yes
Sprinklers	ESFR

