



2200 S IH-35

San Marcos, TX 78666

FOR SALE OR LEASE

LOCATION: Subject Property is located on the West (Southbound) frontage road of Interstate Highway 35 just South of Wonder World Drive.

LOT SIZE: Approximately 0.66 AC (28,750 SF)

IMPROVEMENTS: 11,750 SF Tilt Wall Industrial Building

FRONTAGE: Approximately 146 FT along the West frontage road of IH-35

ZONING: HC-Heavy Commercial

JURISDICTION: City of San Marcos, Hays County

LEASE RATE: \$12.00 PSF NNN with a (5) Five year minimum lease term

EXPENSES: Estimated for 2020 - \$1.90 PSF

SALE PRICE: \$1,749,000

Skip Reissig, CCIM
McAllister & Associates

512-789-7800 (Mobile)
512-472-2100 (Office)
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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification

McAllister & Associates
201 Barton Springs Road
Austin, TX 78704

2200 S IH-35

San Marcos - \$12.00 PSF NNN OR \$1,749,000



Loading Area with 3 Dock-High Doors



Loading Area



Warehouse



Warehouse



Office/Showroom (1,500 SF)



Office/Showroom

