



FOR LEASE | INDUSTRIAL

3,000 SF OFFICE WAREHOUSE

1576 Wald Road | New Braunfels, TX 78132



PRESENTED BY:

PATRICK M. LYNCH, JR.

Senior Advisor
830.358.7801
patrick.lynch@svn.com

PROPERTY HIGHLIGHTS

- Available Now
- Convenient Location
- Priced Right



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



DISCLAIMER

3,000 SF OFFICE WAREHOUSE | 15,000 SF | NEW BRAUNFELS, TX

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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LEASE OVERVIEW

AVAILABLE SF: 3,000 SF

LEASE RATE: \$0.65 SF/Month (MG)

BUILDING SIZE: 15,000 SF

ZONING: No Zoning - New Braunfels, TX ETJ

MARKET: San Antonio

SUB MARKET: New Braunfels

CROSS STREETS: Wald Road & Altgelt Road

PROPERTY DESCRIPTION

Sperry Van Ness is proud to present this 3,000 sf warehouse for lease.

The warehouse will have both dock high and grade level doors and can be customized for the tenant.



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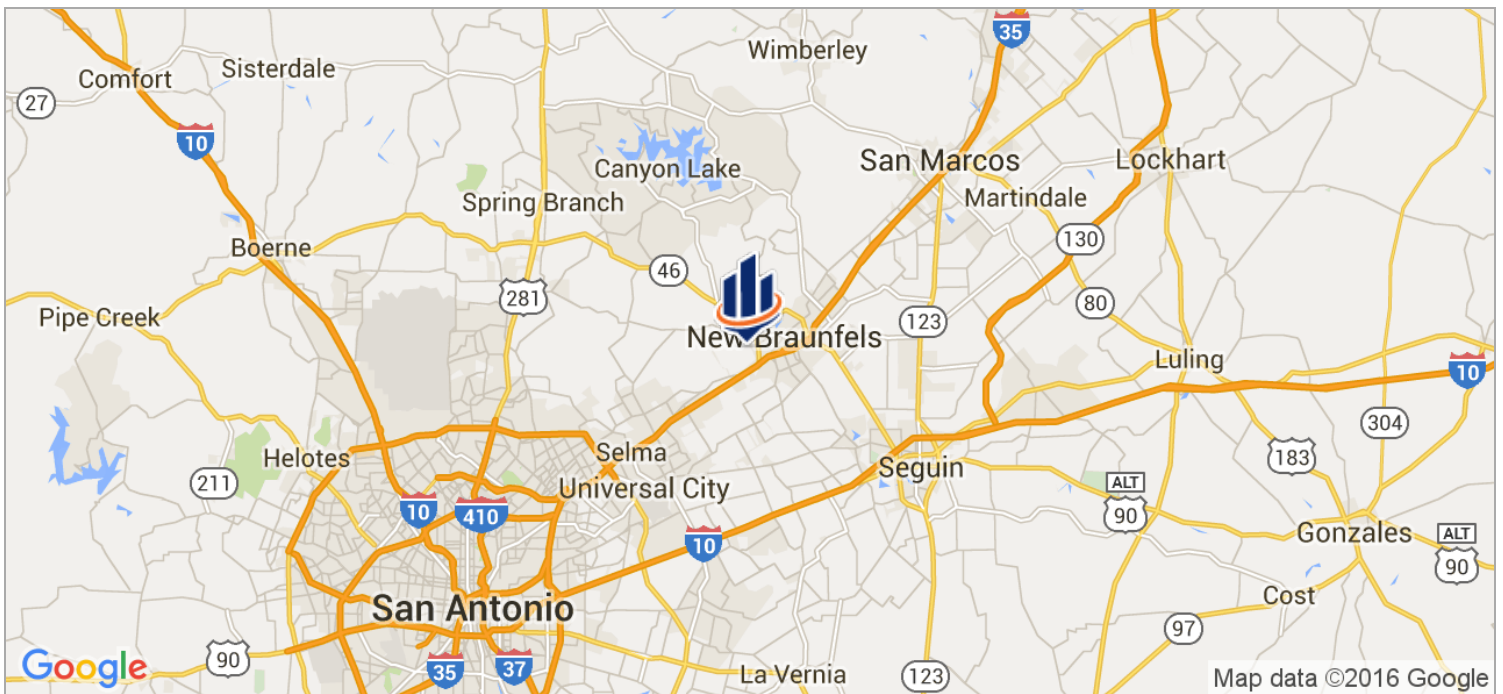
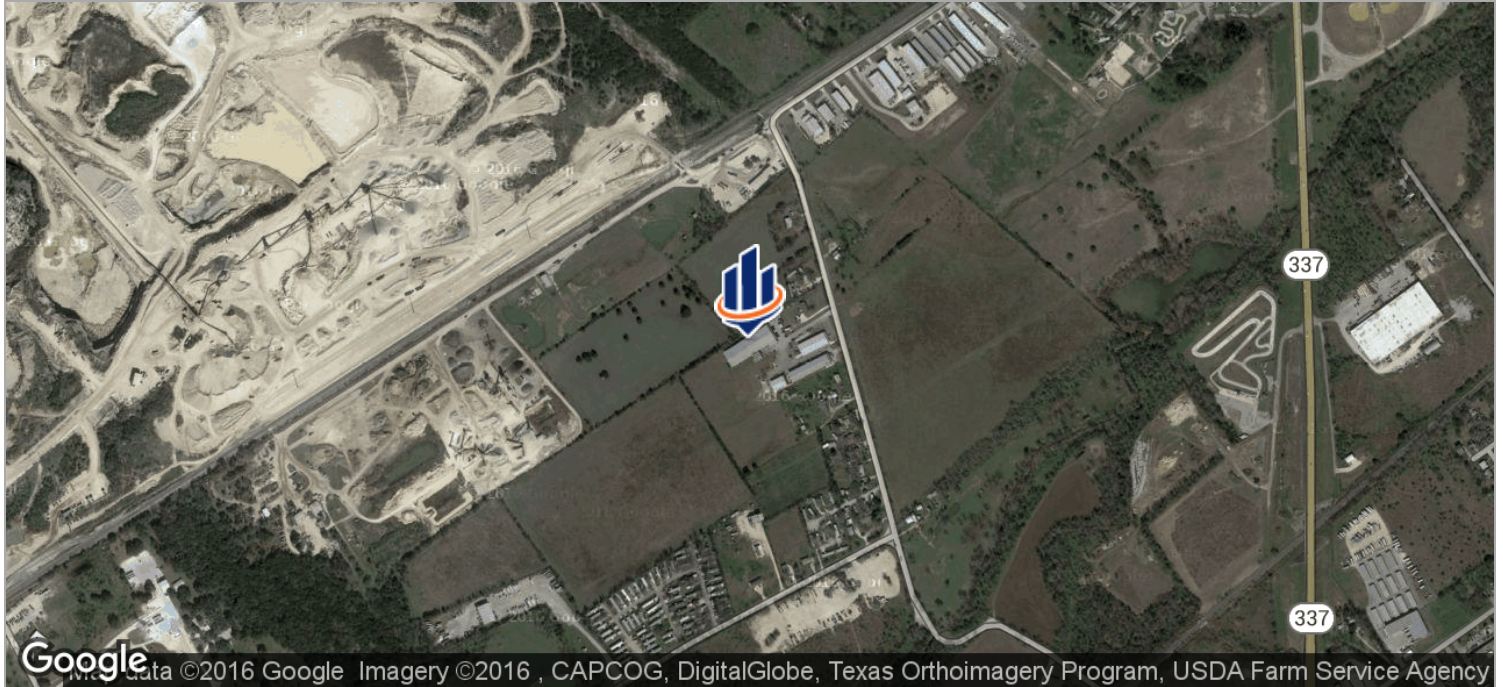
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Patrick M. Lynch, Jr.

Senior Advisor

SVN | Norris Commercial Group

Patrick M. Lynch, Jr. is a Senior Advisor for Sperry Van Ness | Norris Commercial Group. Since 2008, Patrick has been successfully involved in sales, leasing, and management for commercial real estate in and around the IH-35 corridor of South Central Texas, including the communities of New Braunfels, San Marcos, Seguin, Schertz, Cibolo, and northern parts of San Antonio.

Patrick is a proven leader, skilled manager, and established salesman. In all of his recent endeavors, Patrick has not only excelled but also been recognized for his ability to achieve top sales and produce profitable results. At the age of 25, he was the Regional Sales Manager for the nation's largest skylight manufacturer for a five-state area in the southwest portion of the United States. Prior to his move into commercial real estate, Patrick was a leading consultant and mentor with a national medical durable supply company.

Patrick's strong work ethic and solid values come from not only his parents, but also his association with the Jesuit Priest at Dallas Jesuit High School. Patrick later attended Texas Tech University and walked on as a baseball pitcher for the Texas Tech baseball team until the tragic death of his mother.

Patrick is married to his best friend and wife of 32 years and has four children whom he adores. Patrick is also a 30 year member of the Knights of Columbus and his family was named Family of The Year in 2009-2010 by the Knights of Columbus Council 4183. Patrick has 20 years of perfect attendance with the Downtown Rotary Club and is the current club President. He has been Rotarian of The Year and is a Paul Harris Fellow. Patrick was recently named to the Planning and Zoning Commission of New Braunfels for a three year commitment. Patrick is a proud member and volunteer of Saints Peter and Paul Catholic Church in New Braunfels, Texas.

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