



CORRIDOR

COMMERCE CENTER

157,450 SQ FEET

Available For Lease

NEW Class A Distribution Project

18200 Interstate 35 | Buda, TX 78610



PROPERTY HIGHLIGHTS

- New Class A 157,450 SF rear load building with I-35 frontage
- Strategically located along the I-35 corridor between Austin and San Antonio with excellent north and south bound access
- 32' clear with 32 dock high doors and 2 ramps
- Ability to accommodate user between 37,000 SF to 157,450 SF
- Triple Freeport Tax Exemption



Leasing Information

Carter Thurmond
210.225.0644
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Nash Frisbie
512.314.5204
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TRANSWESTERN REAL ESTATE SERVICES



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 Provides direct access to one of the region's most vital interstates.

SPACE FEATURES

- 157,450 SF
- 32' Clear Height
- Office: Built-to-Suit
- Rear-load
- 54'x50' Typical
- 60' Speed Bay
- 135' Truck Court Depth
- 260' Building Depth
- 32 Dock-high Doors (9'x10')
- 2 Drive-in Ramps 12'x14'
- ±195 Parking Spaces - 1.24/1,000 SF
- ESFR Sprinkler System



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DRIVE TIMES: PROXIMITY TO SELECT CITIES



SAN MARCOS **12 min**

AUSTIN **15 min**

NEW BRAUNFELS **30 min**

SAN ANTONIO **50 min**

HOUSTON **2.5 hrs**

DFW **3.0 hrs**



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Pre-leasing now!
Delivering 4Q22.



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 **TRANSWESTERN** REAL ESTATE SERVICES

 **ALLIANCE**
INDUSTRIAL COMPANY

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