

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 carter.thurmond@transwestern.com Nash Frisbie 512.314.5204 nash.frisbie@transwestern.com

TRANSWESTERN REAL ESTATE SERVICES

ALLIANCE



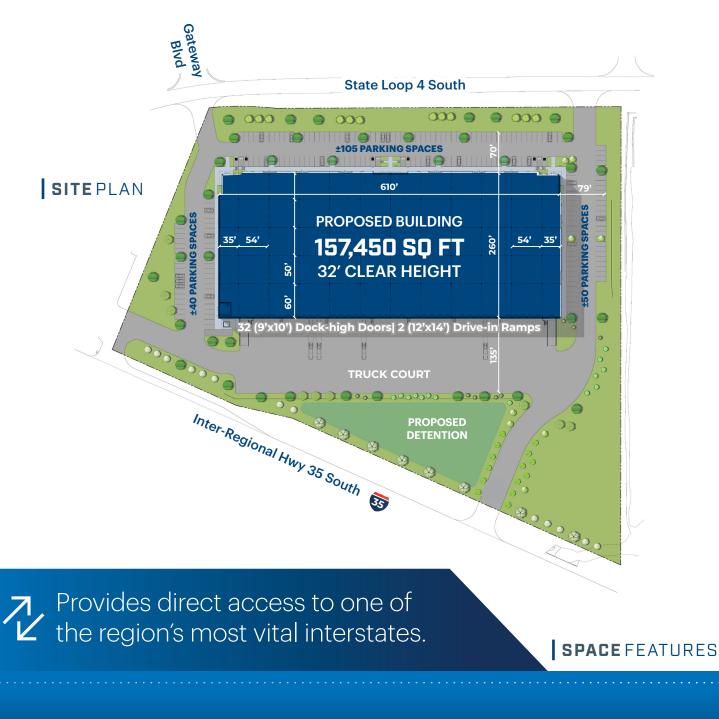
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- 157,450 SF
- 32' Clear Height
- Office: Built-to-Suit
- Rear-load

- 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

\bigcirc	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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