FOR LEASE

JLL
REICH BROTHERS

1611
CLOVIS BARKER

SAN MARCOS
TX

264,620 SF MANUFACTURING FACILITY

RECENTLY RENOVATED & MOVE-IN READY!

Enhancements include:

- White-boxing of interiors
- Fresh interior paint
- Power-washed floors
- New asphalt layover with updated parking lot striping
- Comprehensive debris removal

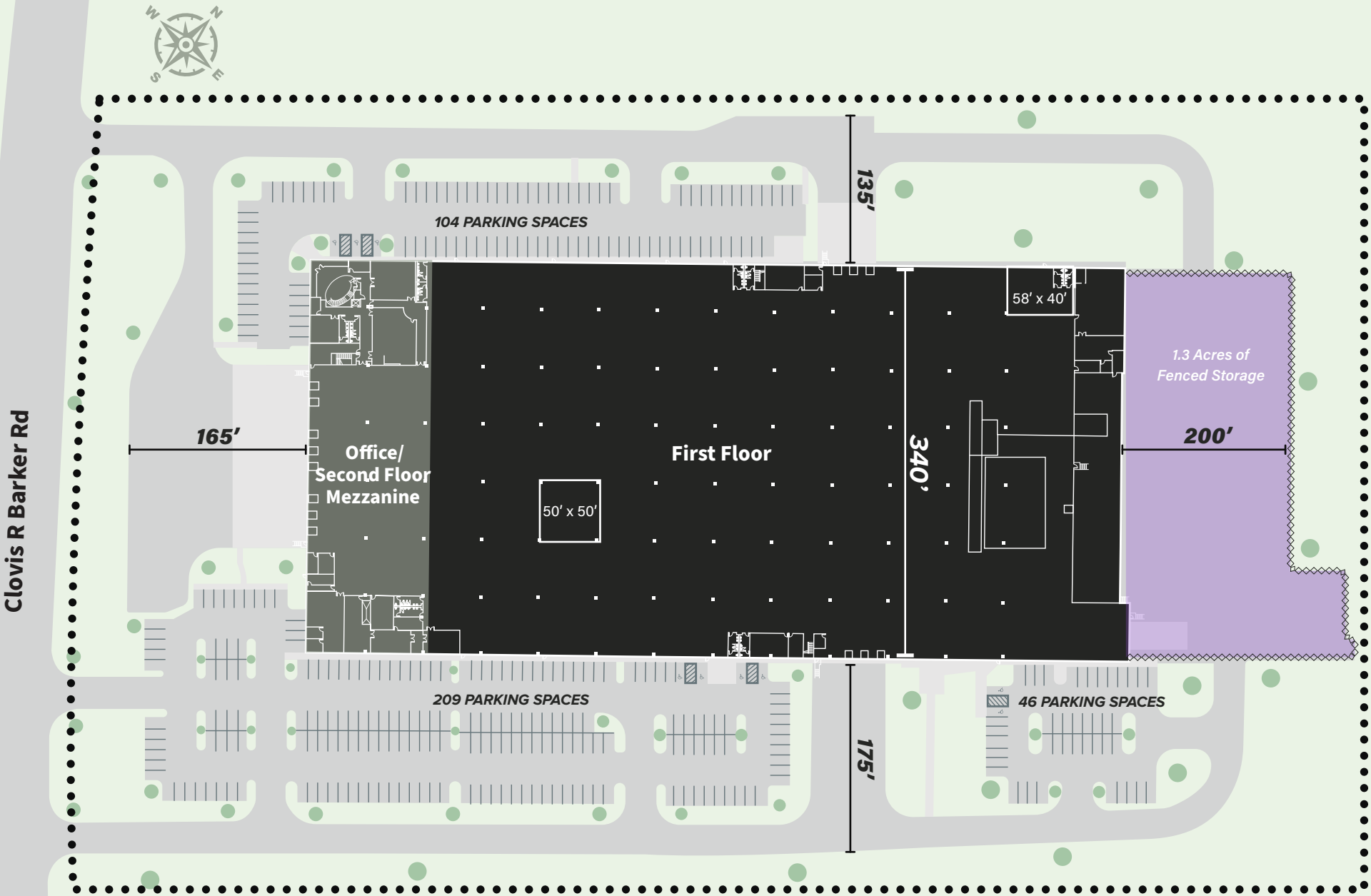
PROPERTY HIGHLIGHTS

- 100% Conditioned Space
- Close Proximity to I-35
- Heavy Power Capabilities with Ability to Expand Service
- Turnkey Manufacturing Building
  Ready for Occupancy

Click to watch the video!

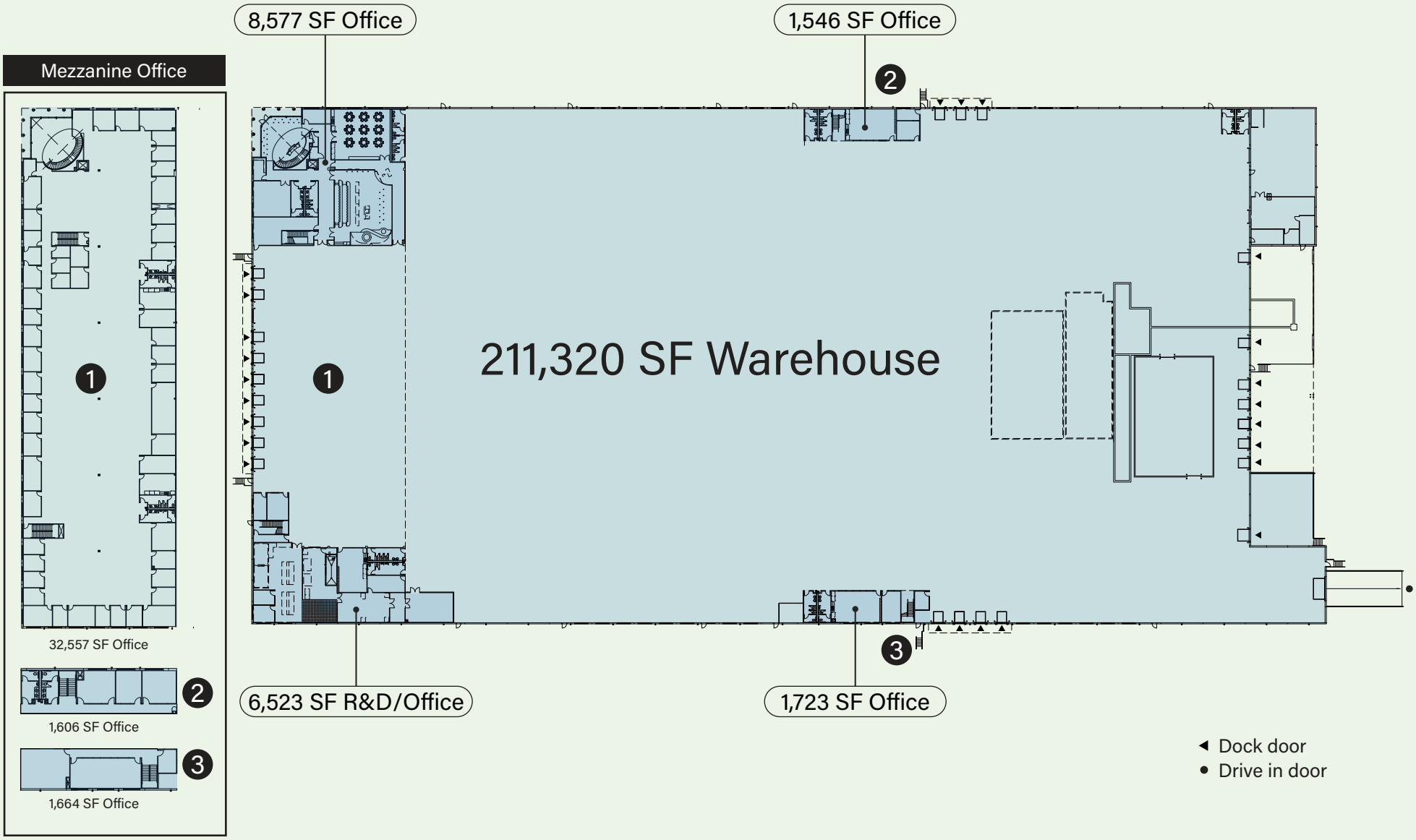
PROPERTY SUMMARY

ADDRESS	1611 ClovWis R. Barker Rd. San Marcos, TX 78666
SQUARE FOOTAGE	264,620 SF
LAND SIZE	24.295 acres
OCCUPANCY	Available immediately
YEAR BUILT	2005
CONFIGURATION	Cross dock*
CLEAR HEIGHT	30′
DOCK-HIGH DOORS	23 Dock high doors (1 oversized) with 11 pit levelers
DRIVE-IN RAMP	Yes
TRUCK COURT DEPTHS	North - 165 - 200′/East - 175′/South - 165′/West - 135′
OUTSIDE STORAGE	1.3 acres fully fenced (5 acres of land for additional IOS)
OFFICE FINISH SF	42,200 SF/first floor: 8,100 SF/second floor: 34,100 SF
PARKING SPACES	359 spaces
PARKING RATIO	1.40/1,000 SF
FIRE PROTECTION	Wet sprinkler system
LIGHTING	LED
HVAC	100% Air-Conditioned
POWER	2 separate transformers both are 3 phase- 2,500A & 480V
ROOF	TPO membrane - replaced 2021
SLAB	6″ reinforced concrete
ELECTRIC	Bluebonnet Electric Cooperative Inc.
WATER/SEWER	City of San Marcos
GAS	Centerpoint Energy

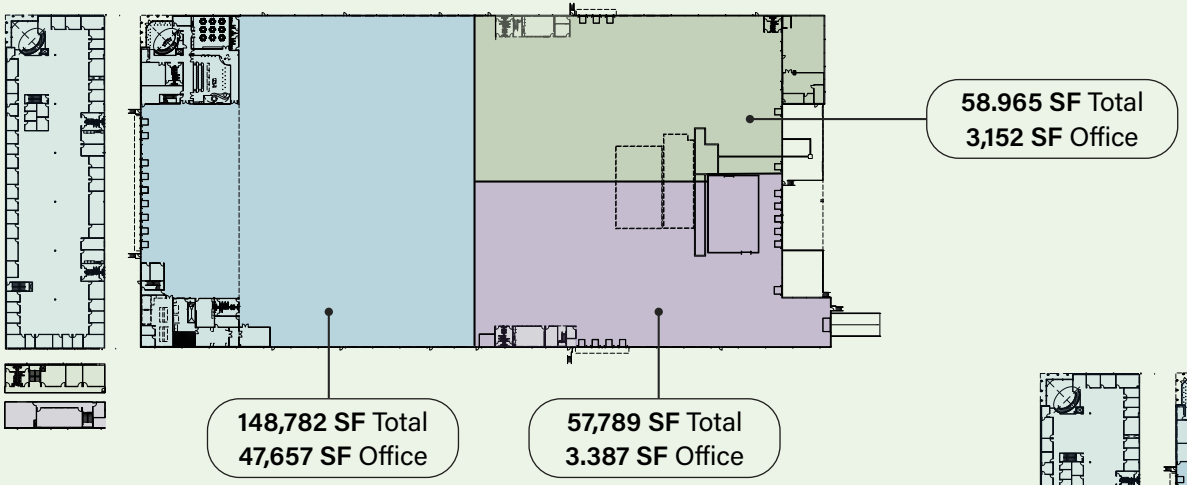

Clovis R Barker Rd
104 PARKING SPACES
135'
58' x 40'
1.3 Acres of
Fenced Storage
165'
Office/
Second Floor
Mezzanine
First Floor
50' x 50'
340'
200'
209 PARKING SPACES
46 PARKING SPACES
175'

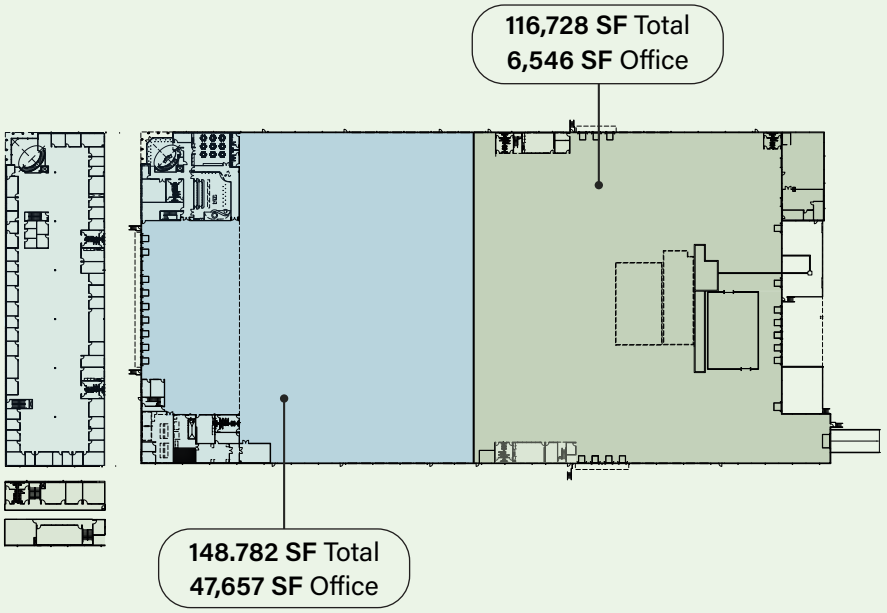
SITE PLAN

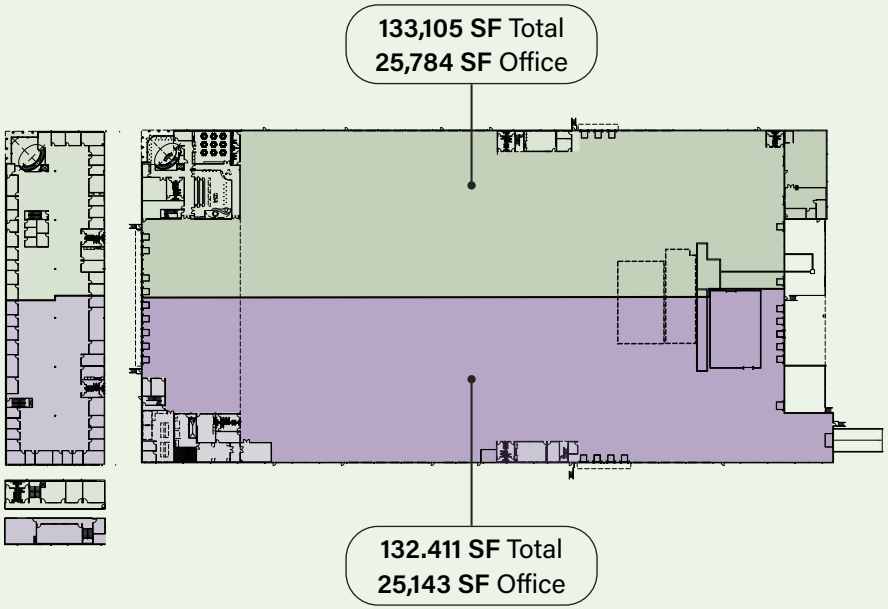
EXISTING FLOOR PLAN



LEASABLE CONFIGURATIONS







INGREES/ENGRESS MAP

OFFICE INTERIORS

WAREHOUSE

ROBUST DEMOGRAPHICS

(within a 5-mile radius)

42%
Population Growth Since 2010

$87,016
Average HH Income

$367,610
Median Home Sale Price

25.2
Median Age

DRIVE TIMES

AUSTIN	**24** Miles **23** Minutes
SAN ANTONIO	**35** Miles **34** Minutes
HOUSTON	**167** Miles **2** HR **35** Min
DFW	**245** Miles **3** HR **48** Min

DEMAND DRIVERS

1	University of Texas
2	Downtown Austin
3	Texas State University
4	Austin-Bergstrom International Airport
5	Tesla Giga Factory
6	Samsung Taylor

STRATEGICALLY CONNECTED TO MAJOR TEXAS METROS

PATH OF GROWTH SOUTH

Lakeway
Austin
Cedar Park
Kyle
San Marcos
Lockhart
Caldwell
Comal

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