

FOR LEASE

504 RIVER CITY DR, NEW BRAUNFELS, TX 78130



YORK CREEK BUSINESS PARK

ABOUT THE PROPERTY:

York Creek Business Park is a multi-tenant small-bay industrial development in the New Braunfels industrial corridor along IH-35, between Austin and San Antonio. It features 17 buildings totaling 108,381 SF on 26.43 acres, catering to service industrial users, contractors, logistics, and light manufacturing. Suites range from 1,195 to 6,000 SF with grade-level loading and quick access to the N and S IH-35 corridor.

<https://www.yorkcreekbusinesspark.com/>

FEATURES:

- 1,195 - 6,000 SF industrial flex suites available
- Grade-level loading in all suites
- Large truck courts and lay-down yards
- 3-phase power
- Quick access to the N and S IH-35 corridor
- Expansion potential w/ additional acreage available

PARK OVERVIEW



8+ ADDITIONAL
ACRES AVAILABLE

EXPANSION CAPABILITIES



AVAILABILITY



Building 540

Full Bldg
6,000 SF
Available Now

Building 524-1

Suite 102 & 103
1,500 - 3,000 SF
Available Now

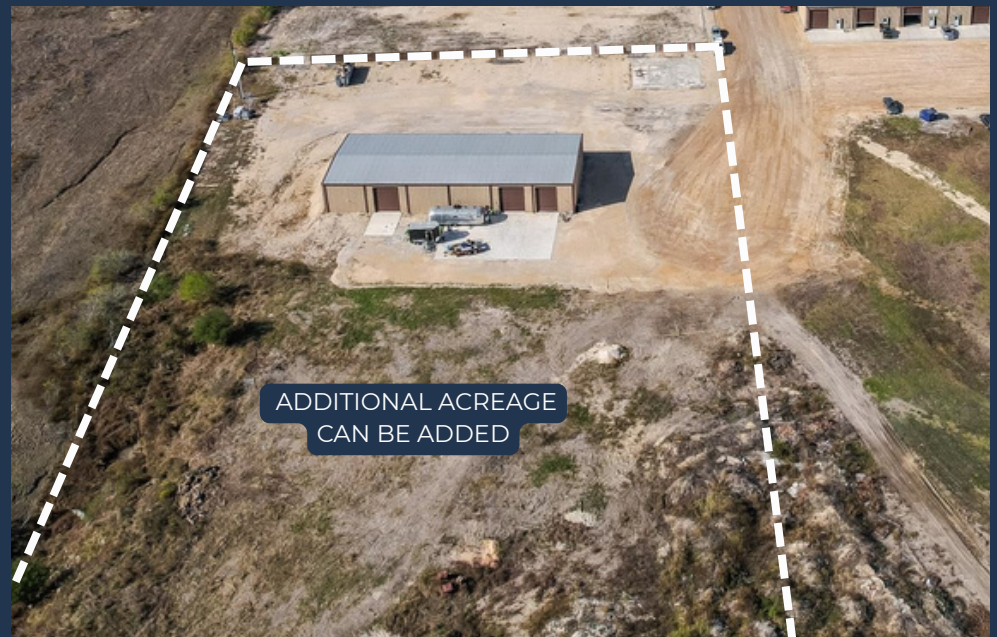
Building 520

Suite 103 & 106
1,195 - 3,585 SF
Available Now

Building 8009-1

Suite 102 & 103
1,500 - 3,000 SF
Available Now

AVAILABILITY - BLDG 540

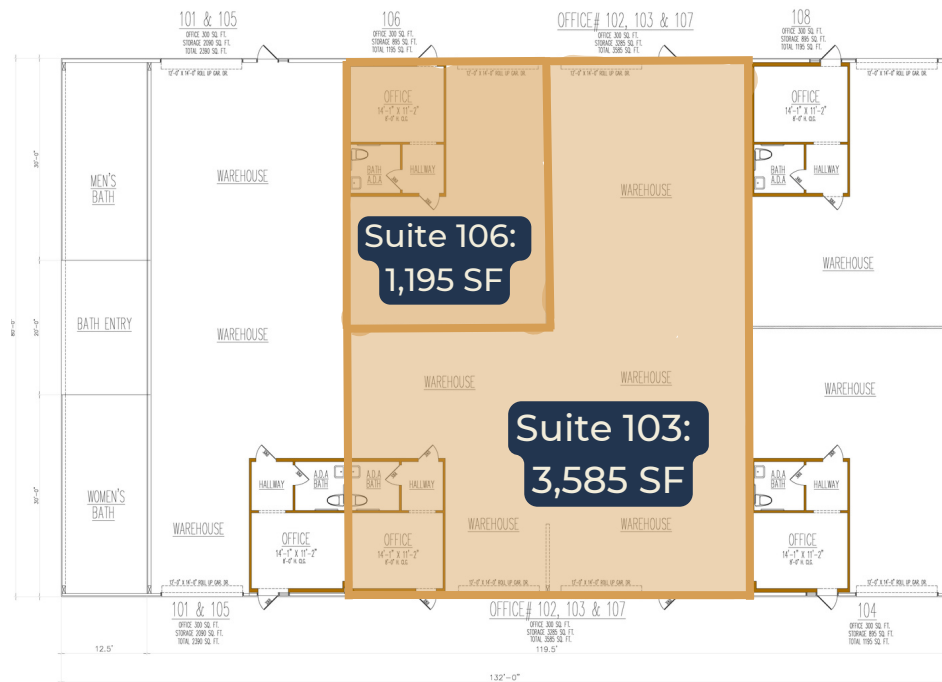


6,000 SF

Reception, office, three warehouse
bathrooms, and six grade-level doors (2
10'x14', 4 12'x14') with a 1.1-acre yard.

**ADDITIONAL ACREAGE
CAN BE ADDED**

AVAILABILITY - BLDG 520



1,195 - 3,585 SF
Three 12'x14' grade-level doors
Two offices and a bathroom

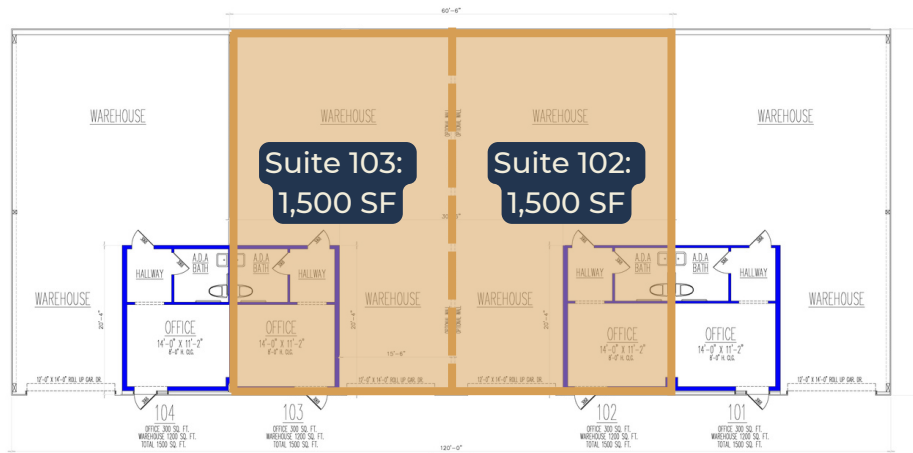
AVAILABILITY - BLDG 524-1



1,500 - 3,000 SF

One 12'x14' grade-level door and
a small office per suite

AVAILABILITY - BLDG 8009-1



1,500 - 3,000 SF
Two 12'x14' grade-level doors
Small office and restroom



AREA OVERVIEW



Drive Miles:

I-35 = 1.2 miles

Loop 337 = 8.6 miles

Downtown New Braunfels = 10.9 miles

TX 46 = 13 miles

Austin = 38.9 miles

San Antonio = 41.9 miles



CONTACT OUR TEAM



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