



NEW BRAUNFELS COMMERCE CENTER

2609-2633 Goodwin Lane | New Braunfels, Texas 78135

New Class A Industrial Development

Up to 348,342 SF Available

Move-In Ready Suites Available Now | Trailer Parking Available | Triple Freeport Inventory Tax Exemption



About the Project

New Braunfels Commerce Center is a four-building, master-planned business park accommodating distribution and manufacturing requirements ranging from 25,000 to 204,876 square feet. Each building offers move-in ready suites with Class A office space and LED warehouse lighting. Best-in-class features include 32' clear height, ESFR fire suppression, ample parking, rear-load configuration, and extended concrete truck courts.

Location Advantages

Situated along the I-35 corridor, New Braunfels Commerce Center provides excellent regional connectivity and easy access to one of the busiest trade routes in the United States, connecting to San Antonio (36 mi) and Austin (44 mi) in under an hour and Dallas, Houston & Laredo within four hours.

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CLX VENTURES

For Information, Contact

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Location Map

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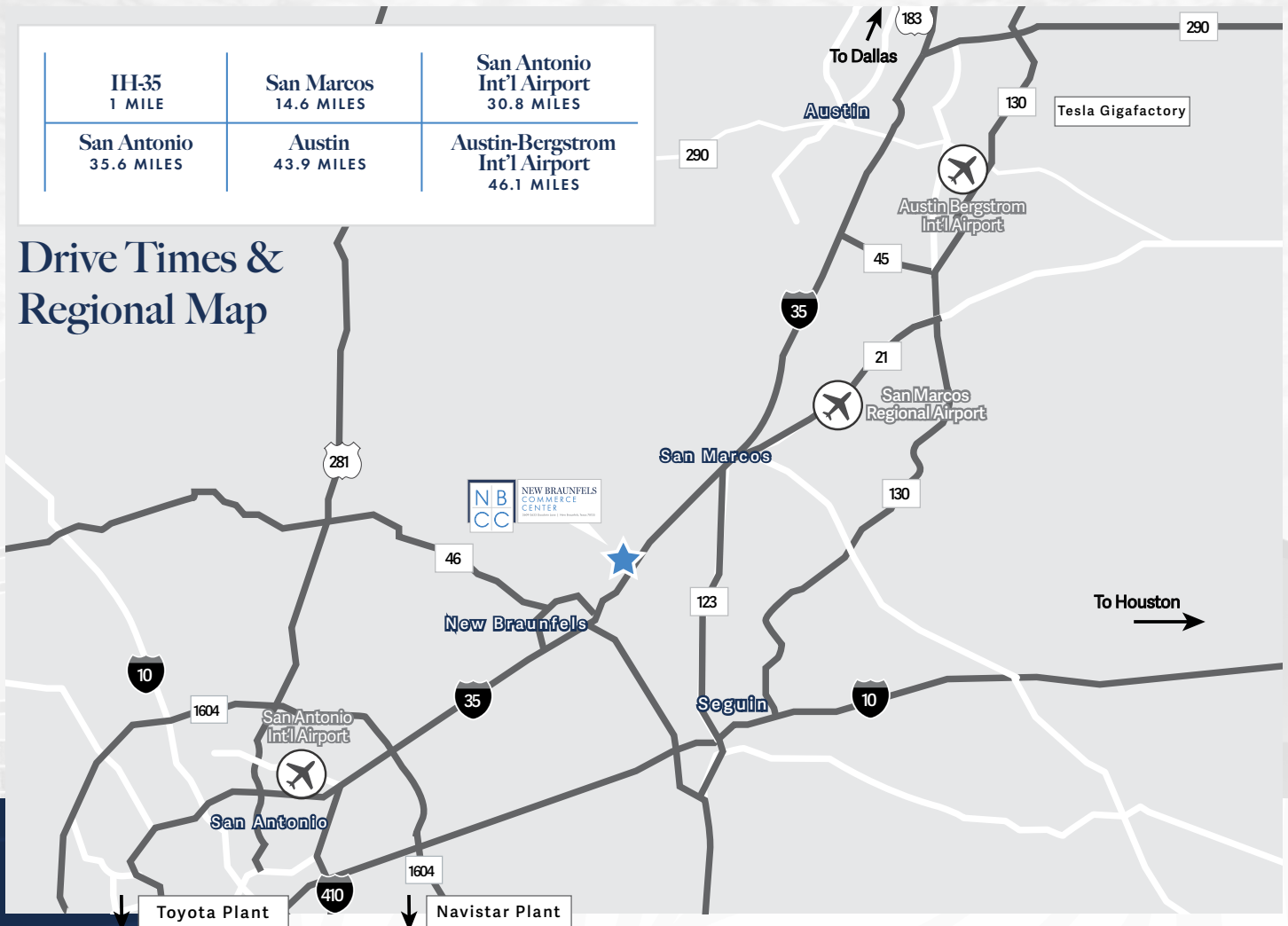
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| | | |
|---------------------------|--------------------------|---|
| IH-35 1 MILE | San Marcos 14.6 MILES | San Antonio Int'l Airport 30.8 MILES |
| San Antonio 35.6 MILES | Austin 43.9 MILES | Austin-Bergstrom Int'l Airport 46.1 MILES |

Drive Times & Regional Map



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Property Site Plan



| | Building A | Building B | Building C | Building D |
|------------------------|------------|---------------|---------------|------------|
| Size | 173,447 SF | 144,449 SF | 129,949 SF | 204,876 SF |
| Loading | Rear | Rear | Rear | Rear |
| Clear Height | 32' | 32' | 32' | 32' |
| Building Depth | 240' | 200' | 180' | 240' |
| Truck Court | 185' | 210' (Shared) | 210' (Shared) | 170' |
| Dock High Doors | 40 | 40 | 40 | 47 |
| Drive-In Doors | 2 | 2 | 2 | 2 |
| Availability | 173,447 SF | 72,245 SF | 71,214 SF | 204,876 SF |
| Spec Office | 2,730 SF | 1,500 SF | 1,235 SF | 2,543 SF |

Property Specs

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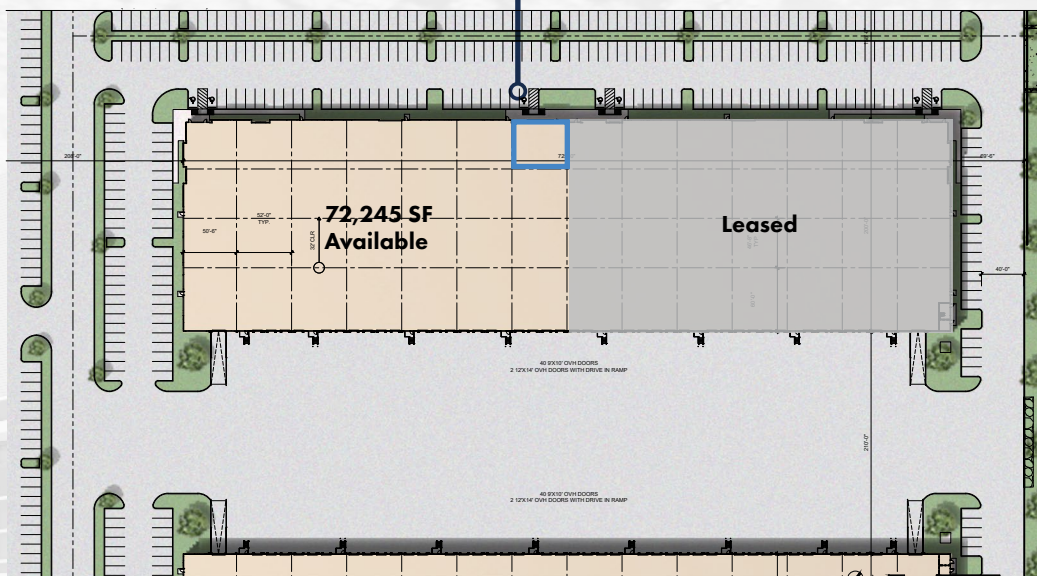
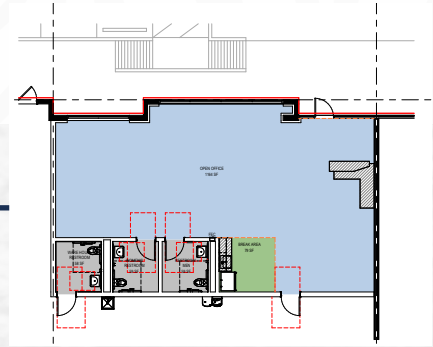
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New Class A Industrial Development

Up to 348,342 SF Available

Building B
144,449 SF

Spec Office
1,500 SF



Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
|------------|---------|--------------|----------------|---------------|-----------------|----------------|-------------|
| 144,449 SF | Rear | 32' | 200' | 210' (Shared) | 40 | 2 | 1,500 SF |

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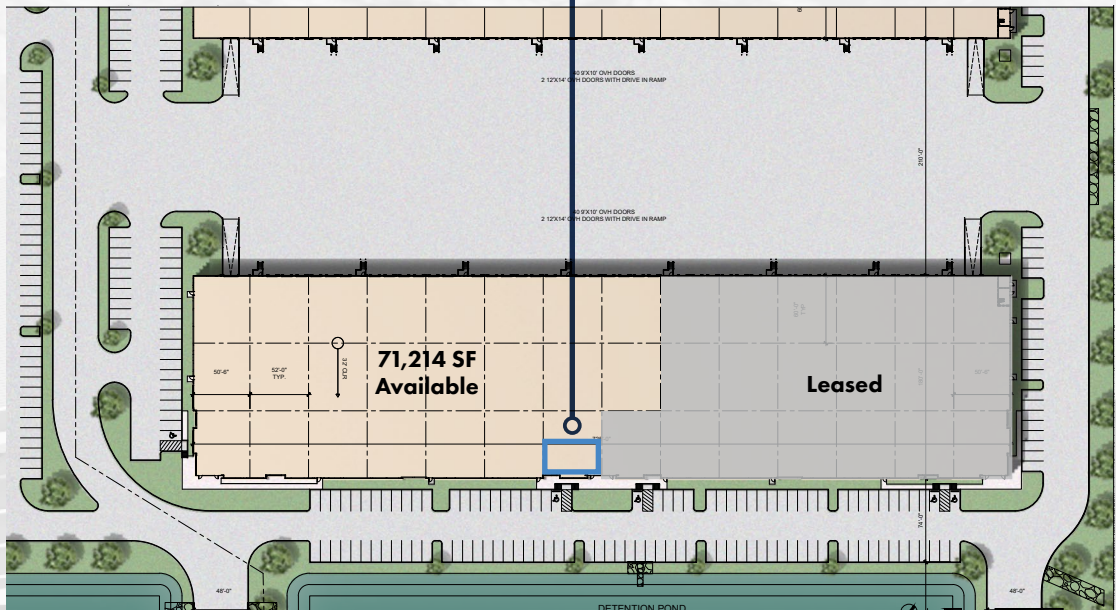
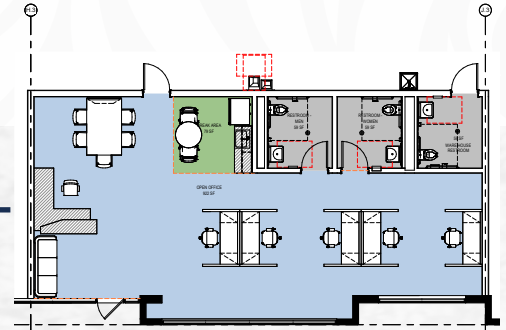
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Building C
129,949 SF

Spec Office
1,235 SF



Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
|------------|---------|--------------|----------------|---------------|-----------------|----------------|-------------|
| 129,949 SF | Rear | 32' | 180' | 210' (Shared) | 40 | 2 | 1,235 SF |

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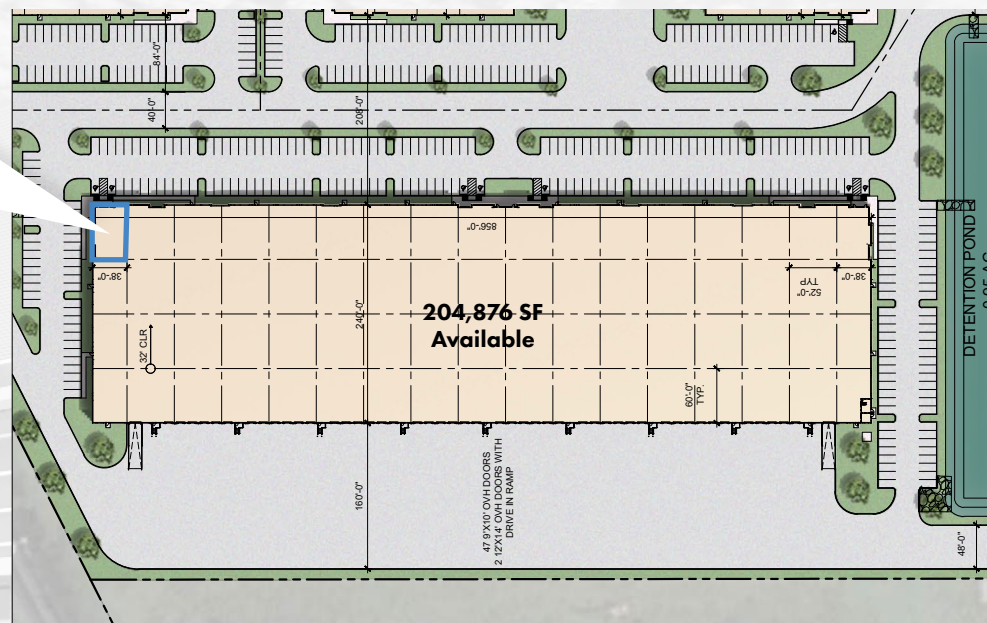
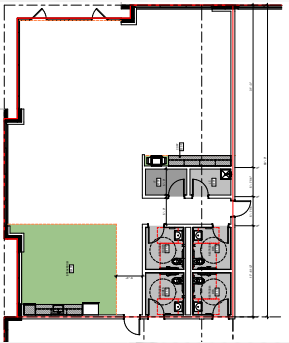
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Building D 204,876 SF

Spec Office
2,543 SF



Building Information

| Size | Loading | Clear Height | Building Depth | Truck Court | Dock High Doors | Drive-In Doors | Spec Office |
|------------|---------|--------------|----------------|-------------|-----------------|----------------|-------------|
| 204,876 SF | Rear | 32' | 240' | 170' | 47 | 2 | 2,543 SF |

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