

FOR LEASE

1900 S Cranes Mill Rd,
New Braunfels, TX 78132



OFFICE WAREHOUSE SUITES | 1,490 SF - 11,990 SF AVAILABLE NOW!

SUMMARY

Property Specs

LEASE RATE	Contact Broker
TOTAL GLA	±107,910 SF
TYPE	Flex Office/Retail Warehouse

9 freestanding/office warehouse buildings

Buildings 1-5: space sizes from 1500-11,953 SF

Buildings 7-8: space sizes from 5,976-11,953 SF

- 13% pre-leased
- ±11,990 SF buildings
- Pre-engineered metal building construction
- Spec office finish
- 15'8" warehouse clear height
- Building signage
- TI available

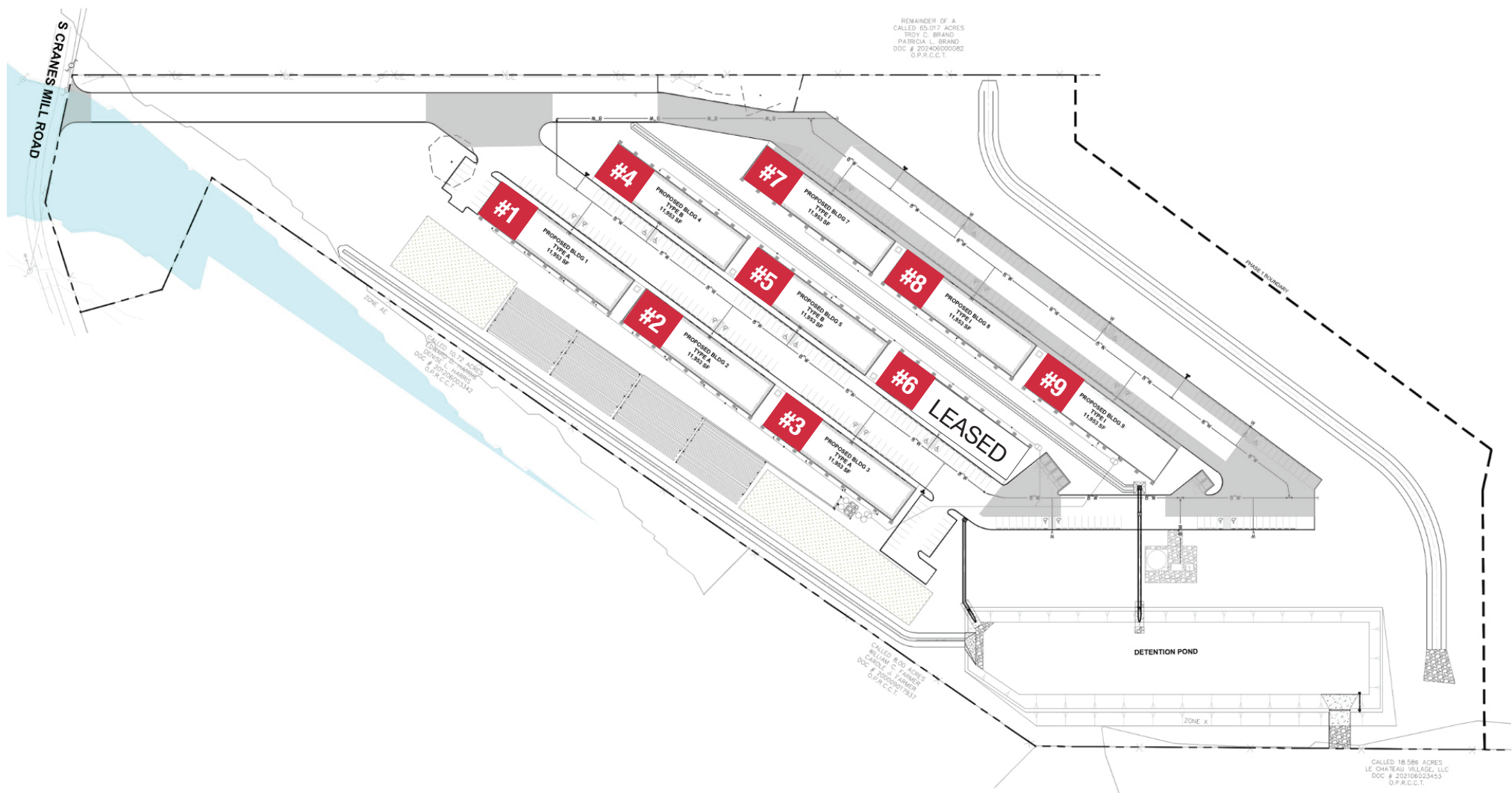


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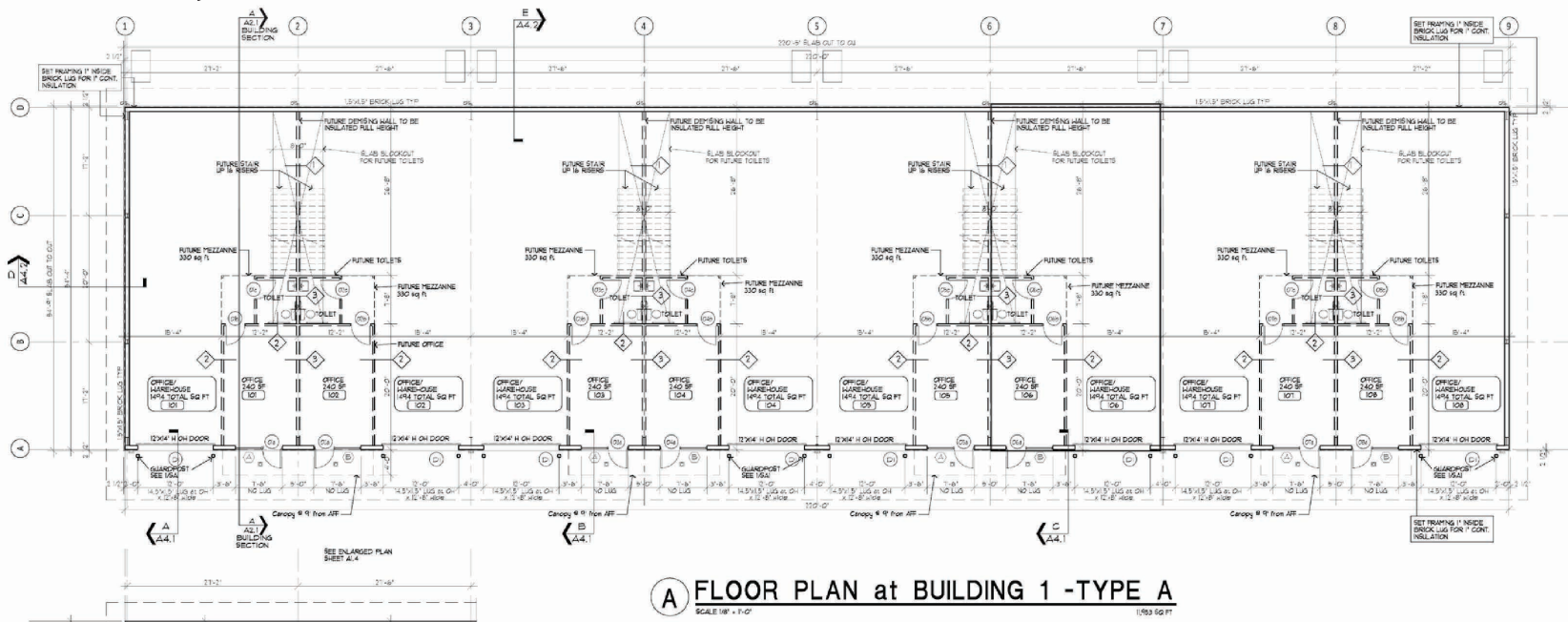
SITE PLAN





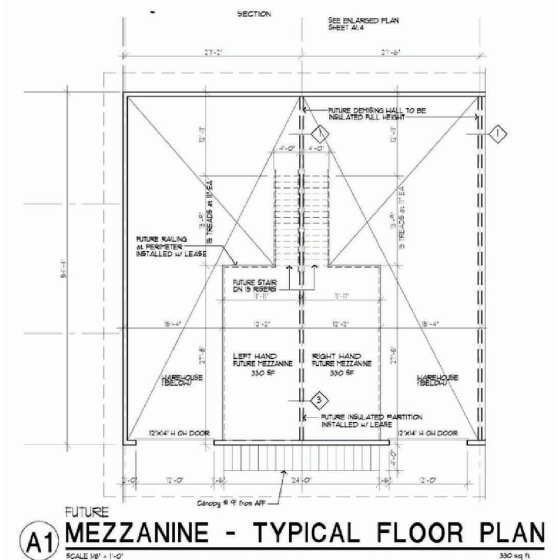
TYPE A:

BUILDINGS #1-3, #6



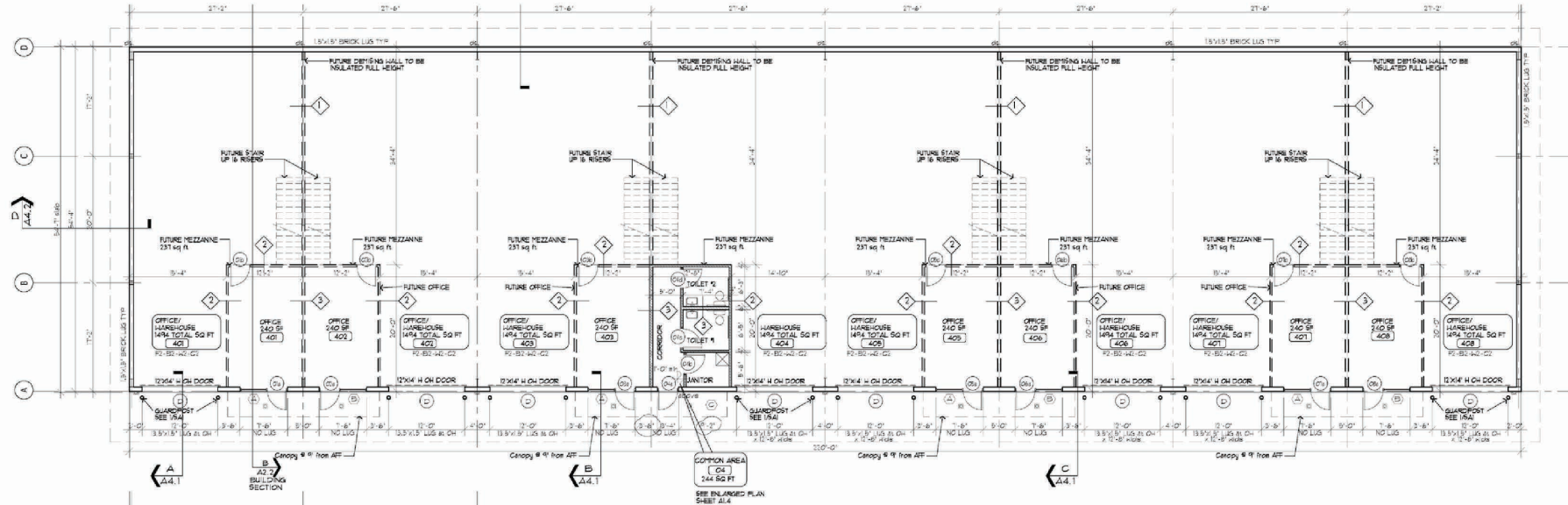
FEATURES

- ±1,500 - ±11,990 SF Units
- Pre-engineered metal building construction
- 100% HVAC
- Spec office finish with restroom
- Insulated 12'x14' OHD at grade
- Glass storefront, man door w/canopy
- 5" Slab
- 5.5" concrete paving
- Optional removable demising wall upgrade available
- Optional mezzanine upgrade available
- 15'8" warehouse clear height
- 3 phase, 120 volt power
- Building signage



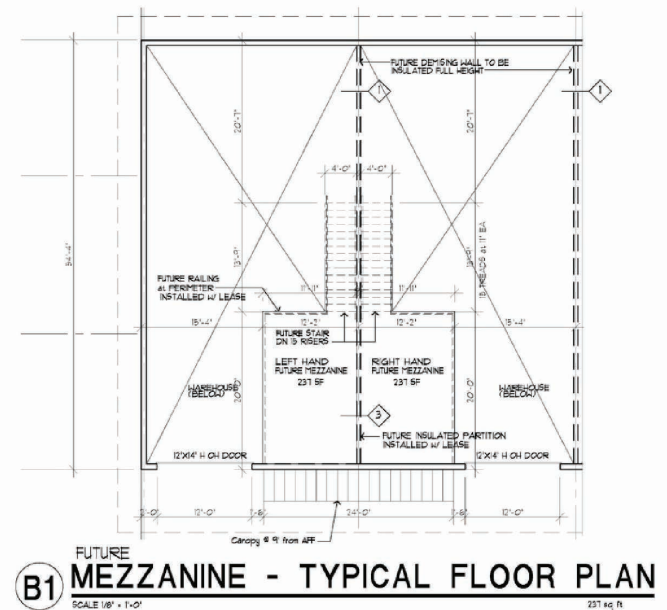
TYPE B:

BUILDINGS #4-5



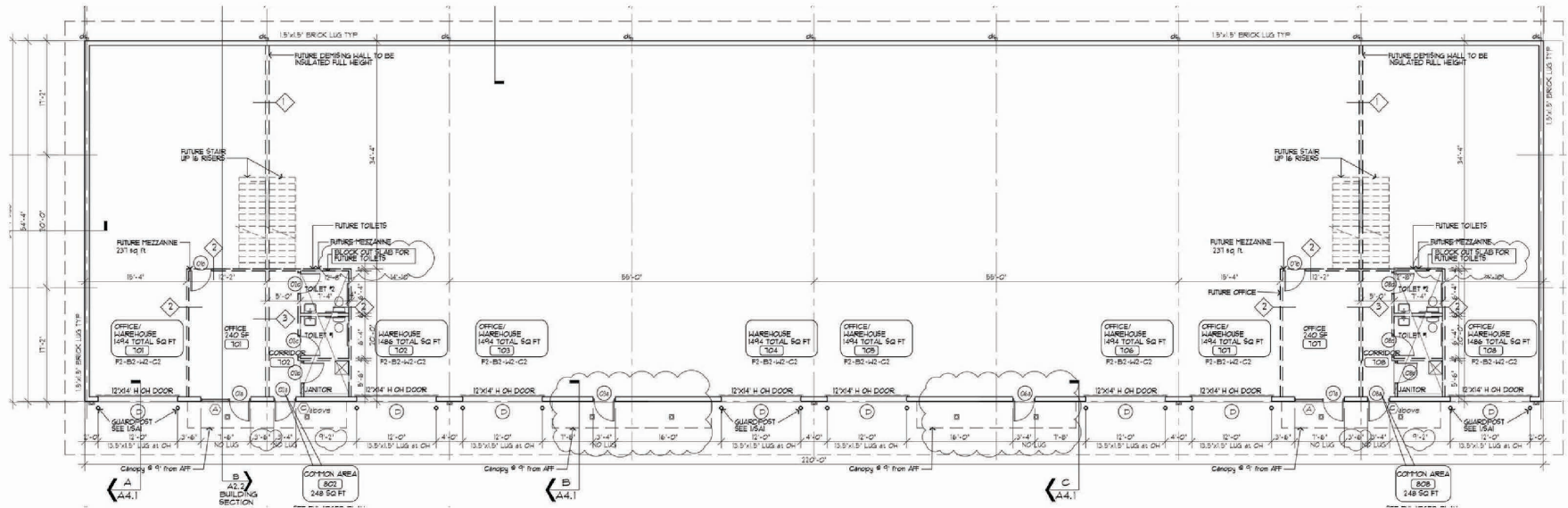
FEATURES

- ±1,500 - ±11,990 SF Units
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish
- Shared restroom vestibule for building
- 12'x14' OHD at grade
- Glass storefront, man door w/canopy
- 5" Slab
- 5.5" concrete paving
- Optional removable demising wall upgrade available
- Optional mezzanine upgrade available
- 15'8" warehouse clear height
- 3 phase, 120 volt power
- Building signage



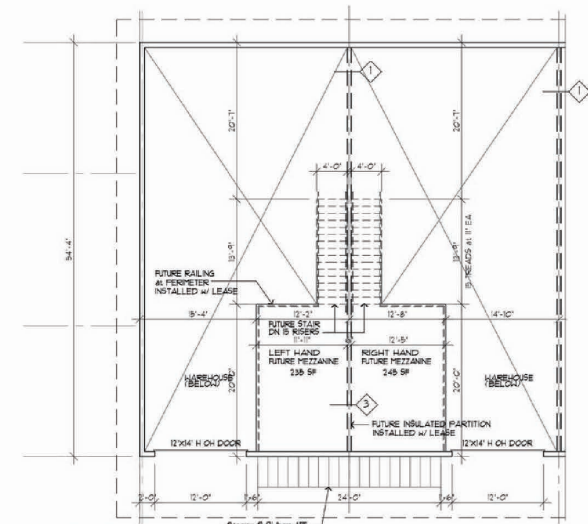
TYPE I:

BUILDINGS #7-8



FEATURES

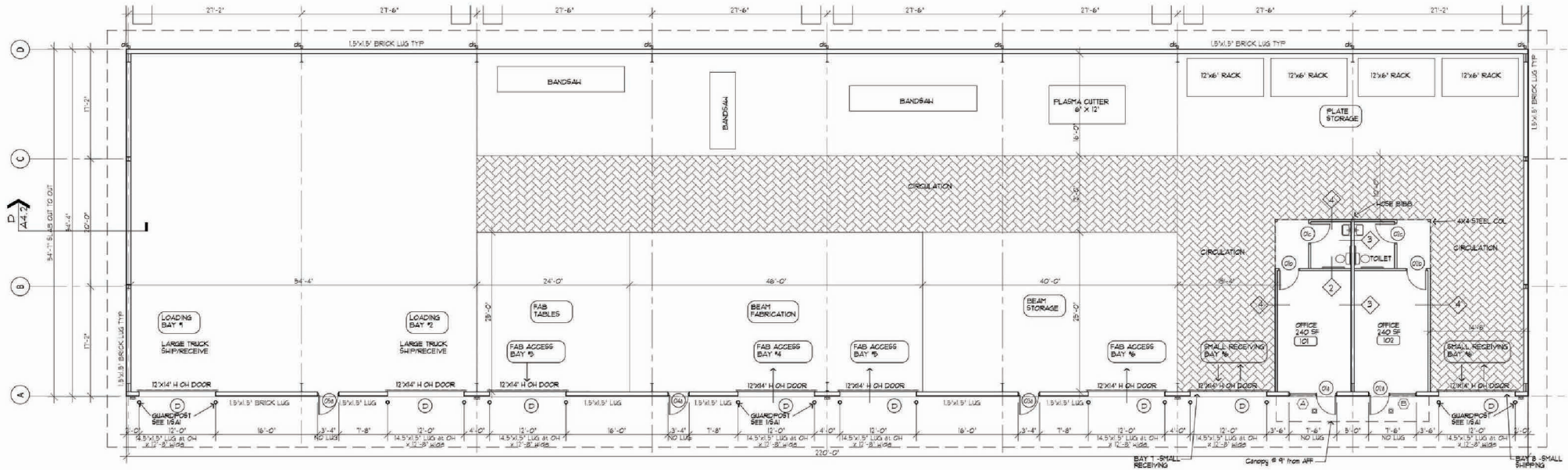
- ±5,976 - ±11,953 SF Units
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish, with (2) ADA restrooms and a janitor closet
- Shared restroom vestibule for building
- 12'x14' OHD at grade
- 8" slab
- Heavy duty 6" concrete paving with 4" base
- Glass storefront, man door w/canopy
- Optional removable demising wall upgrade available
- Optional mezzanine upgrade available
- 15'8" warehouse clear height
- 3 phase, 480 volt power
- Building signage



11 FUTURE MEZZANINE - TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"
480 sq ft

TYPE I:

BUILDING #9



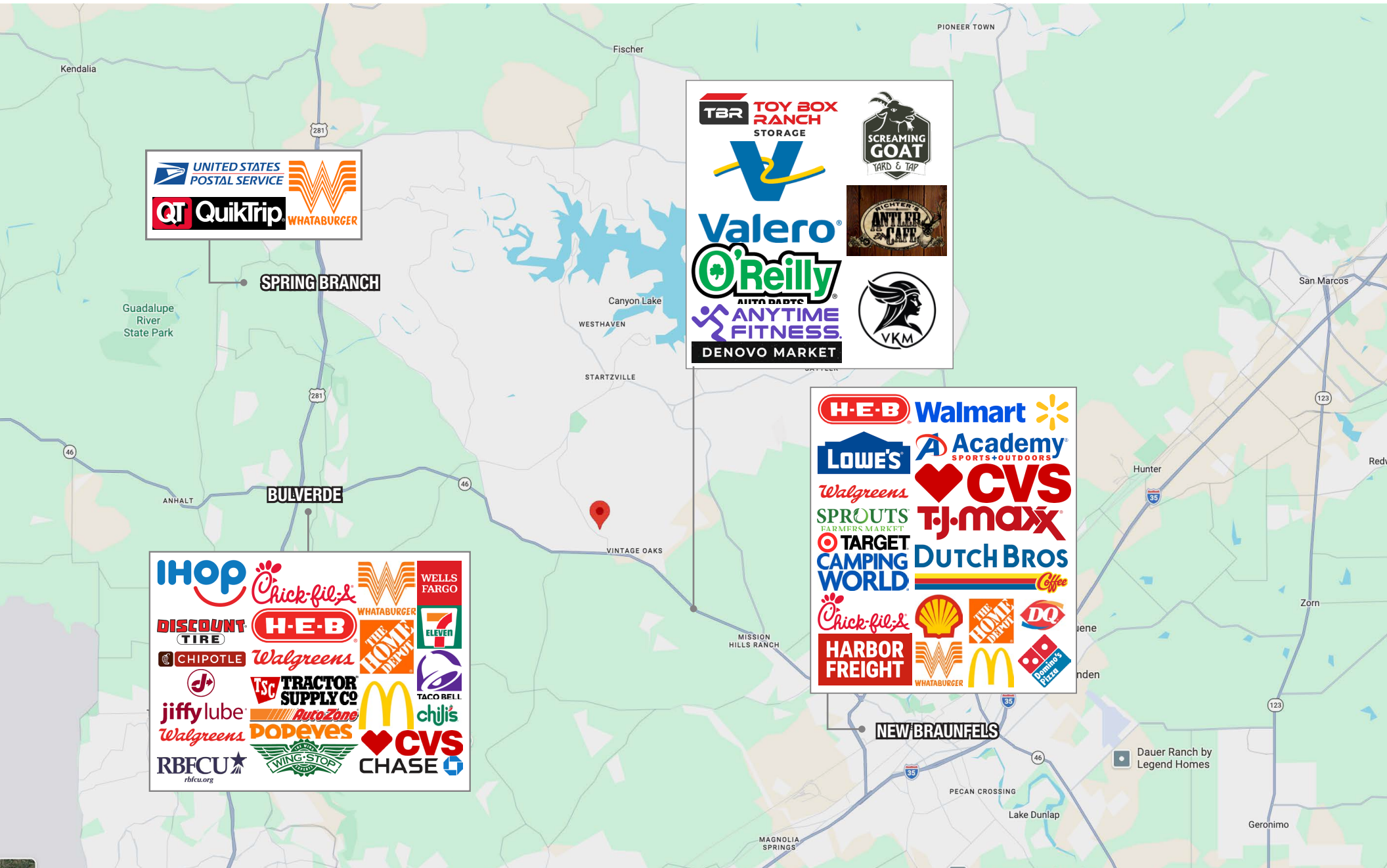
FEATURES

- ±11,990 SF buildings
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish
- 12'x14' OHD at grade
- Glass storefront, man door w/canopy
- 8" slab
- Heavy duty 6" concrete paving with 4" base
- 15'8" warehouse clear height
- 3 phase, 480 volt power
- Building signage
- Two (2) ADA restrooms
- Two (2) 240 SF offices

AREA MAP



TRADE AREAS



TERMS & CONDITIONS

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naiexcel.com

Doug Collins Jr., CCIM

210.317.1153
Dcollins@naiexcel.com

Jon Galindo, CCIM

910.584.5245
jgalindo@naiexcel.com

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