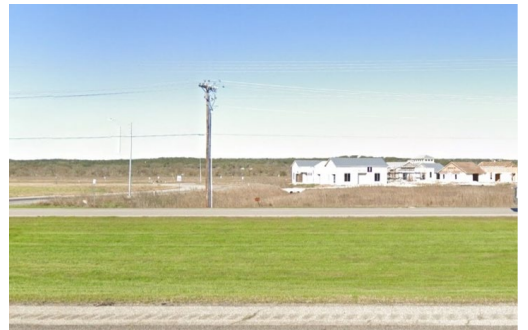


Gateway Flex

3021 N IH-35, San Marcos, TX 78666

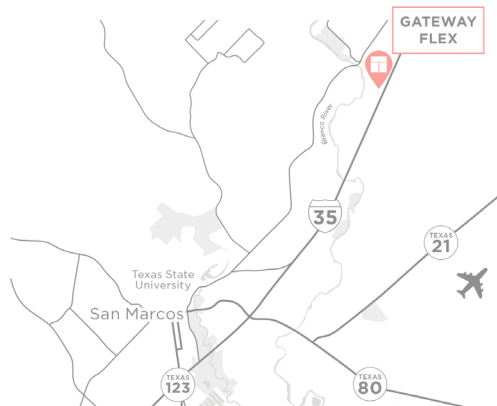
flex

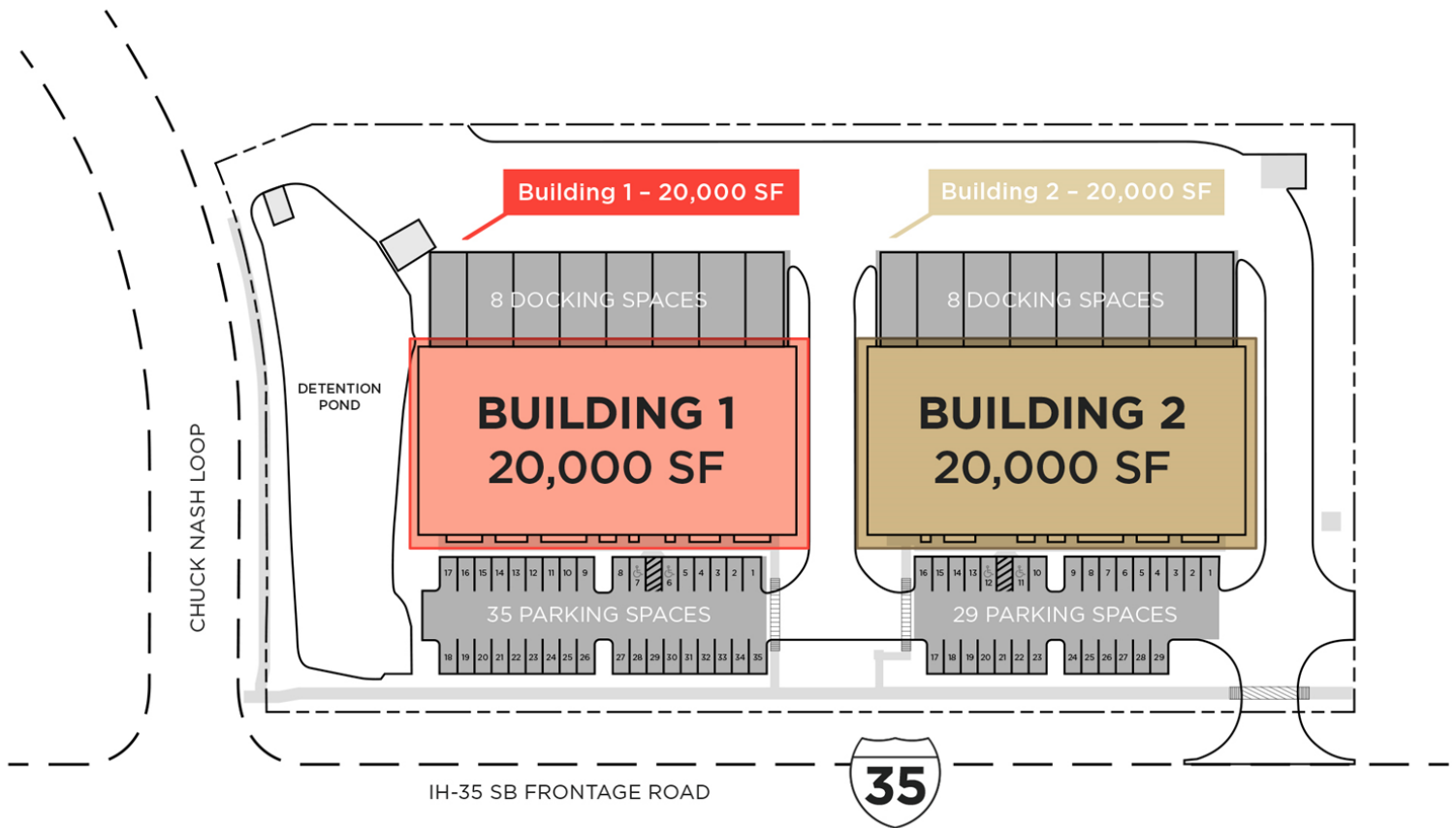
For Lease



PROPERTY HIGHLIGHTS

- Under Construction NOW!
 - Delivering Late Q1 2022
 - Pre-Leasing NOW!
 - Up To 40,000 SF Flex Space
 - Brand New Construction
 - Easy access on and off IH-35
 - High Traffic Counts on IH-35
- Call today for more information!**



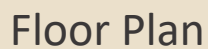


BUSINESS
AROUND
LOCATION



BUILDING SPECS

Total Size	±20,000 SF
Available Space	±20,000 SF
Space Type	Flex
Building Size	200'-100'
Column Spacing	50'-0" typical
Clear Space	15'-6"
Dock Doors	8



Gateway Flex



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