Midway Commerce Park | San Marcos, TX 55,000 SF of Industrial Space Available



PARK HIGHLIGHTS

- This property is new construction. •
- This property includes a fenced in lot. •

- The building sits on 20 acres. •
- Each building includes loading docks.

PARK FACTS

Rental Rate

\$12.96 /SF/YR

Park Type

Industrial Park

ALL AVAILABLE SPACES(3)

-		S	Wareh 14,000	Industrial/B Warehouse 14,000 SF 3.23 AC 2018			
SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE	
_	12,750 SF	Negotiable	\$1.08 /SF/MO	Industrial	Shell Space	Now	
prope Midway		s or building se ce Park 15 5 /SF/MO					
prope Midway	erty expense y Commerc SF \$1.08 g Type	ce Park 15					
prope Midway 14,250 S Building Building Lot Size	erty expense y Commerce SF \$1.08 g Type g Size	ce Park 15	55 Posey Rd Indust 14,250 7.52 A	SF			
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prope Midway 14,250 S Building Building	erty expense y Commerce SF \$1.08 g Type g Size	ce Park 15	55 Posey Rd Indust 14,250 7.52 A	SF	CONDITION	AVAILABLE	
prope Midway 14,250 S Building Building Lot Size Year Bu	erty expense y Commerce SF \$1.08 g Type g Size ilt SIZE	ce Park 15 5 /SF/MO TERM	55 Posey Rd Indust 14,250 7.52 A 2020 RATE	SF C	CONDITION Shell Space	AVAILABLE	

Building	Туре		Industri	al				
Building	Size		28,000	28,000 SF				
Year Built			2023					
SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE		
1st Floor	28,000 SF	Negotiable	\$1.08 /SF/MO	Industrial	Spec Suite	Jan 2023		
		: include utilitie or building serv						

PARK OVERVIEW

This is a 141,000 sf Industrial warehouse development that sits on 20 acres

TRANSPORTATION

Calhoun Port	194 min drive	146.9 mi
RAILROAD		
K-C GRAIN, LLC	36 min drive	24.0 mi

MAP OF 4794 TRANSPORTATION WAY SAN MARCOS, TX 78666



ADDITIONAL PHOTOS





bathroom

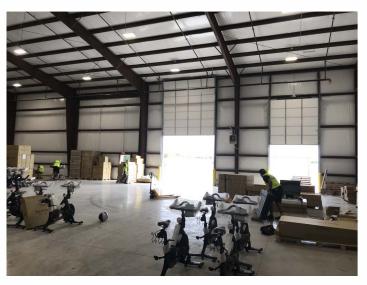


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bldg 5



Bldg 3 WH

Address: 4794 Transportation Way, San Marcos, TX