



Accelerating success.

108,160 SF For Sublease

Kyle Crossing Business Park

1980 Kohlers Crossing
Kyle, TX 78640 | Building 1, Suite 104

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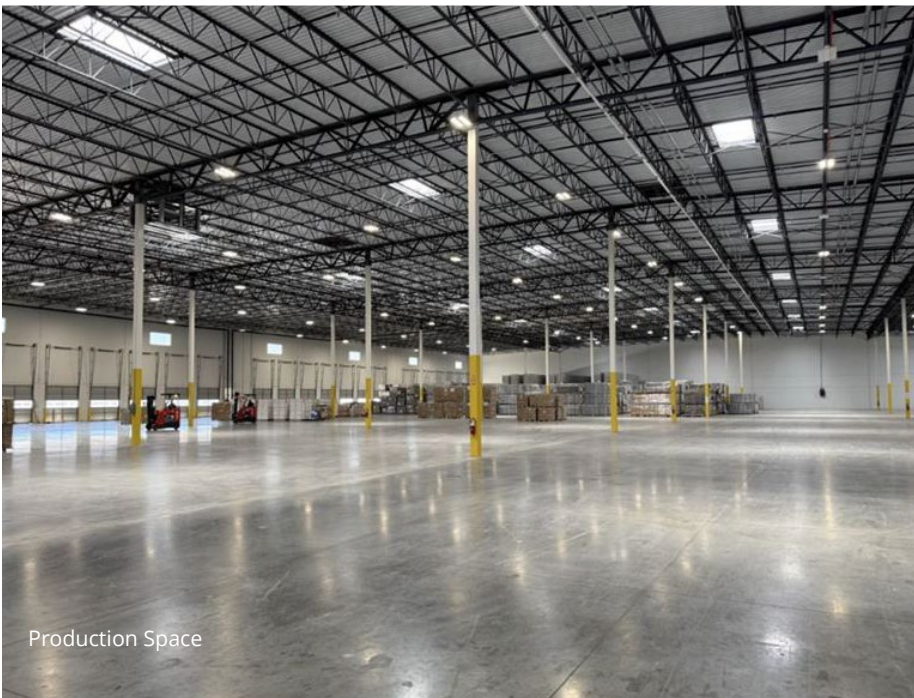
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Image from CoStar



Exterior



Production Space

Suite 104

108,160 SF | 4,874 SF Office

Availability

30 days | Expires 9/30/2027

Rate

\$8.50 NNN

Configuration

Rear Load

Sprinklers

ESFR

Dock Equipment

27 Docks | 1 Ramp | 13 Edge of Dock Levelers (30,000 lbs.)

Warehouse Lighting

LED with Sensors

Clear Height

32'

Parking

198 Auto | 36 Trailer

Slab

6" Slab thickness | 4,000 PSI

Power

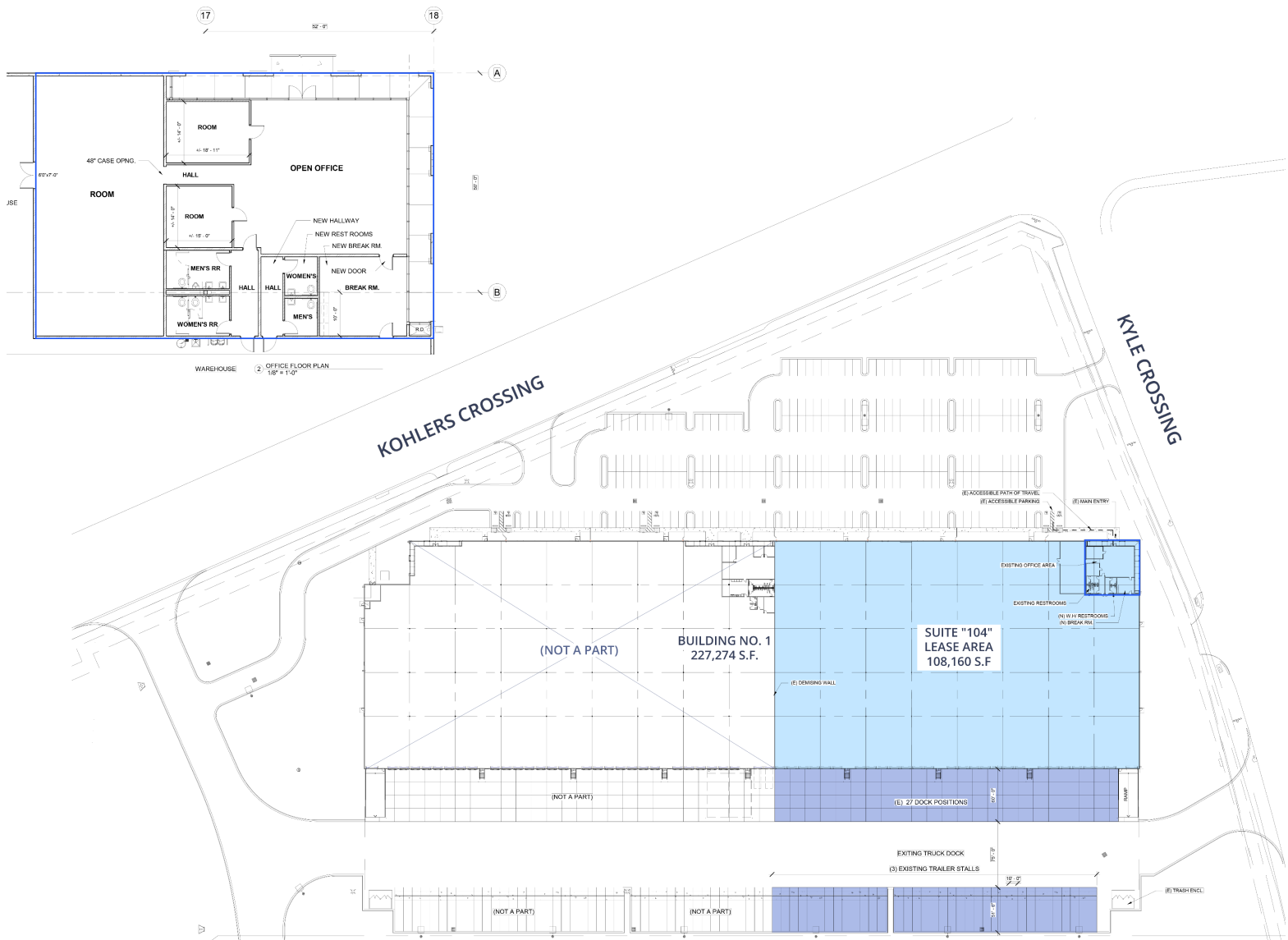
600 Amps

Kyle Crossing Business Park

A modern environment for your growing business

Discover 108,160 SF of versatile space in a newer, well-maintained building with nearly direct access to I-35. This property offers a dynamic mix of office space, conference rooms, and production areas—ideal for businesses seeking functionality and convenience. Located in the rapidly growing Kyle market, this sublease combines modern infrastructure with strategic connectivity, making it a standout option for companies looking to expand or relocate.

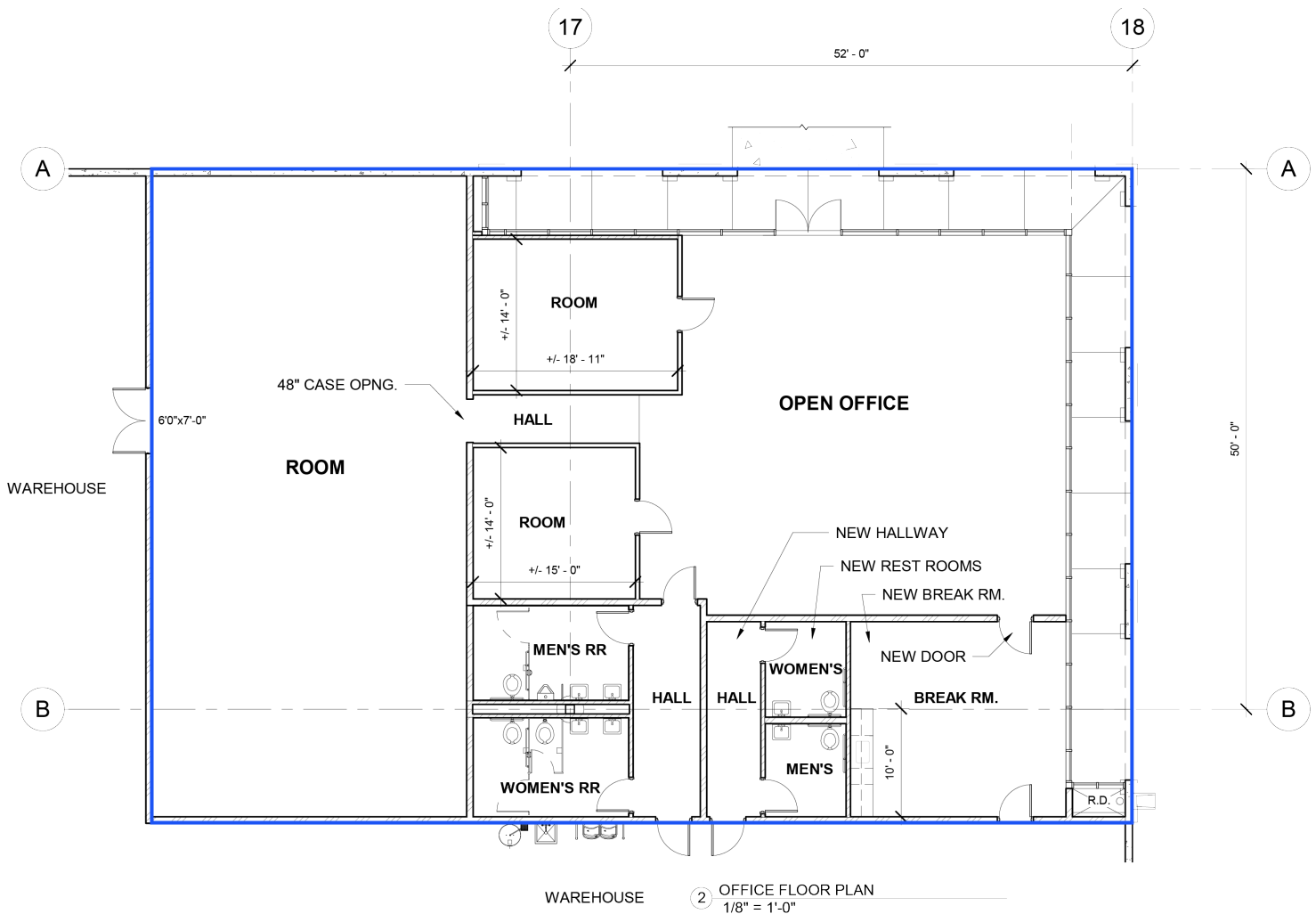
Floor Plan



Suite 104

- 108,160 SF
- +/- 4,874 SF Office
- 198 auto parking spaces
- 36 trailer parking spaces

Floor Plan



Office Layout

- +/- 4,874 SF
- Open Office
- Break Room
- Private Offices
- Warehouse/ Production Space



Kyle Crossing Business Park

Building 1

Prime Location

Kyle Crossing Business Park is a premier Class A industrial development located in Kyle, Texas. This multi-tenant business park comprises two buildings and offers ample parking for both employees and trailers. Conveniently situated just one block west of IH-35, the property is positioned at the southwest corner of Kyle Crossing and Kohlers Crossing.

More

- One block west of IH-35
- In a triple freeport tax-exempt location
- Plentiful employee and trailer parking



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