

FOR LEASE

1251 BUNTON CREEK RD, KYLE, TX 78640



11,030 SF Industrial Outside Storage Property

ABOUT THE PROPERTY:

1251 Bunton Creek Road is an 11,030 SF industrial outside storage building on 2.75 acres in Kyle, Texas. The facility features a 20' clear height, one dock well, and three grade-level doors (12'x16'), complemented by an additional covered storage area. With quick access to IH-35, the property offers direct connectivity to Austin and San Antonio — ideal for distribution, contracting, and service-based operations.

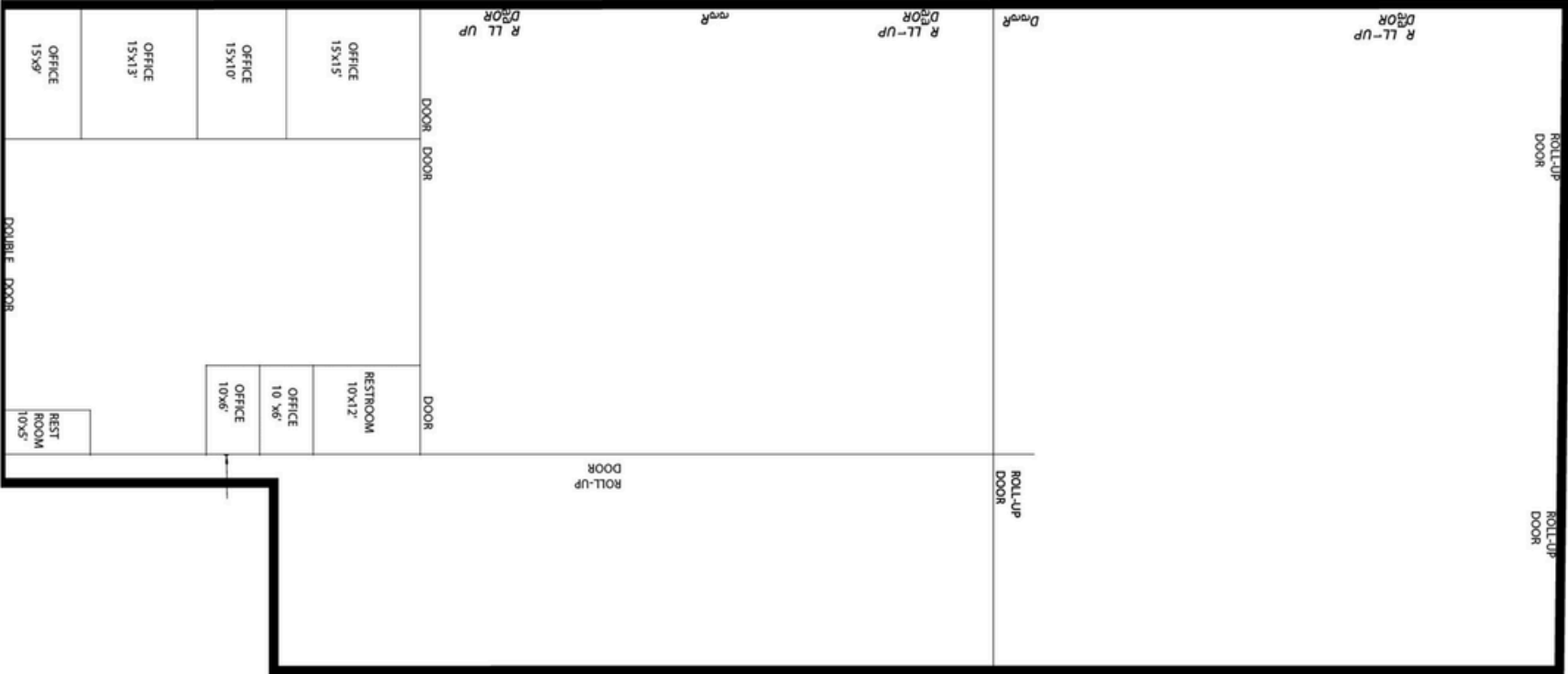
FEATURES:

- 11,030 SF industrial outside storage warehouse (incl. 2,750 SF office)
- 2.75-acre site
- 20' clear height
- Dock-high and grade-level loading (12'x16')
- Additional covered storage area
- Landlord improvements available
- Quick access to the N and S IH-35 corridor

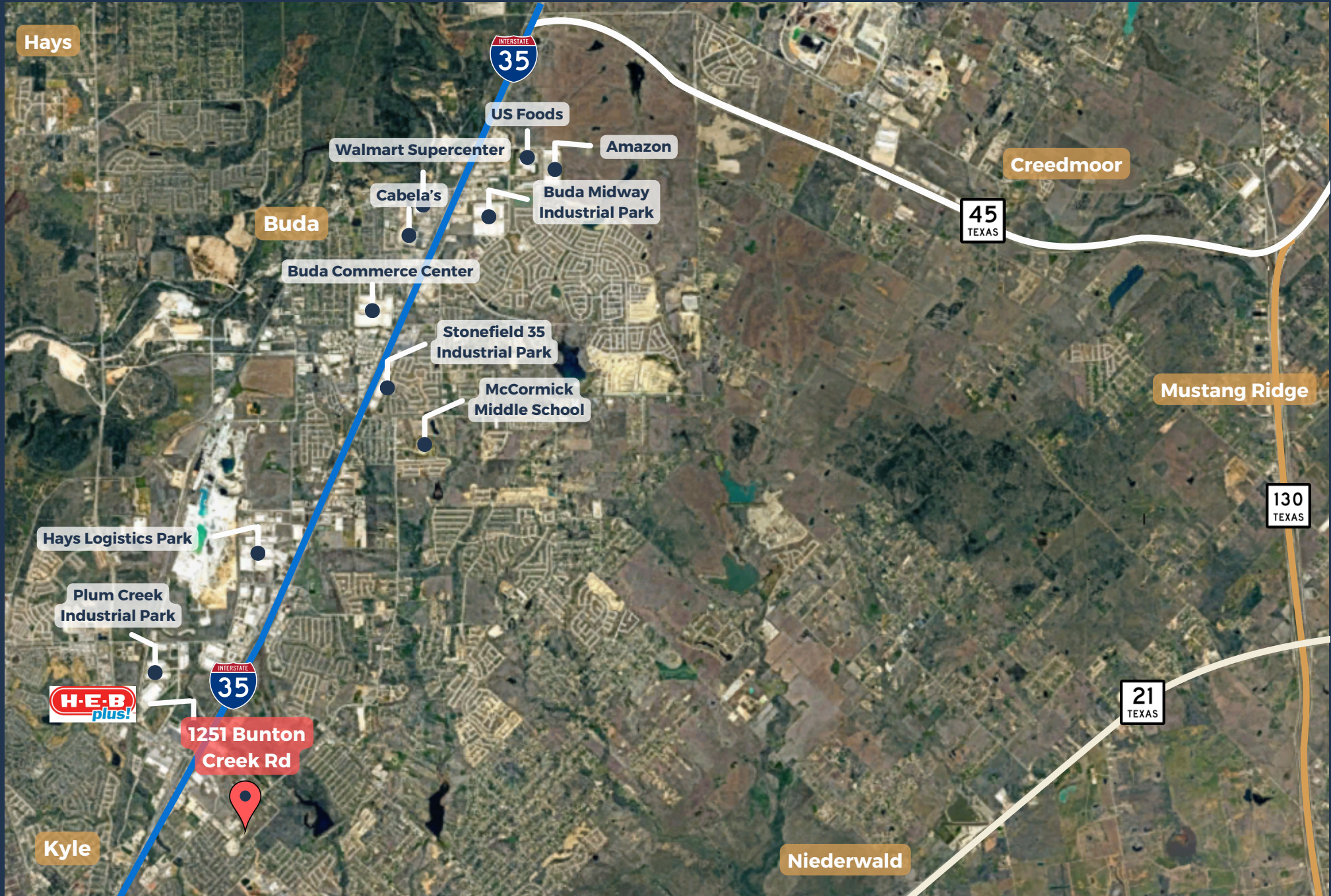
PROPERTY HIGHLIGHTS



FLOOR PLAN



AVAILABILITY & OVERVIEW



MARKET ANALYTICS



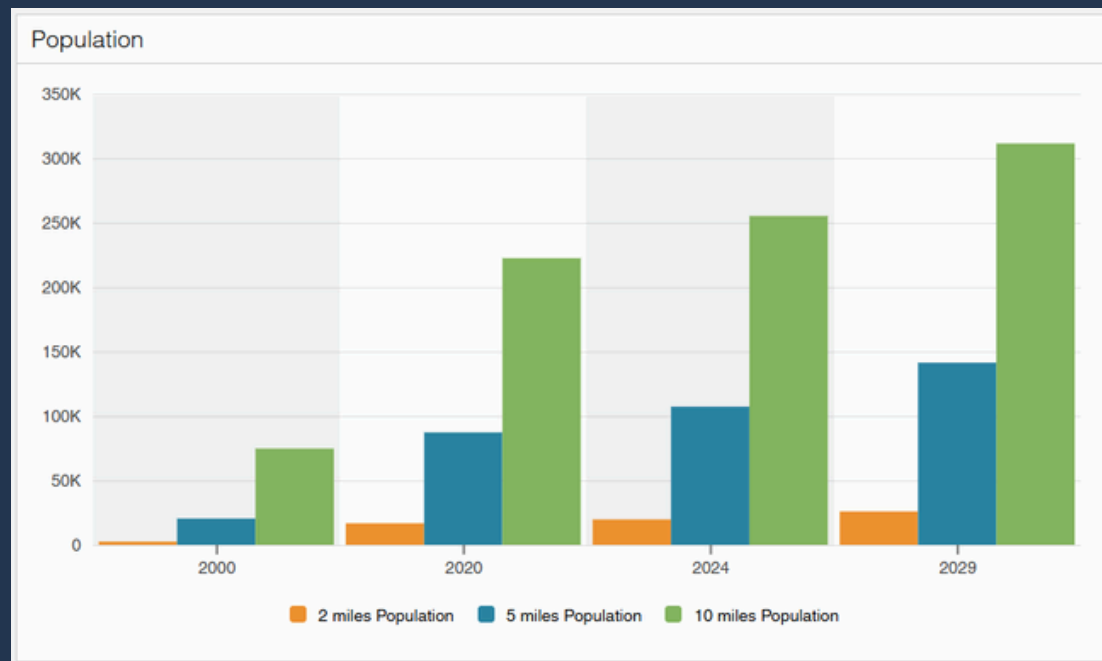
Situated along the IH-35 corridor, providing direct access between the San Antonio and Austin markets

Consistent year-over-year population growth.

Attractive location for distribution, manufacturing, and logistics companies

13,000 vehicles-per-day along the IH-35 frontage rd

17,000 households within a 3-mile radius



**according to CoStar Analytics*



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