

TURNKEY INDUSTRIAL WAREHOUSES

3335 3357, & 3391 FM 465 | Seguin, TX 78155 | Guadalupe County

11,950 SF Industrial Warehouse with Office | Quick Access to I-10



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executive summary.

Positioned along FM 465 in Seguin's rapidly expanding industrial corridor, this offering presents three newly constructed industrial warehouse facilities totaling approximately ±35,850 square feet. Located at 3335, 3357, and 3391 FM 465 in Guadalupe County, each building is situated on approximately 1.5 acres and features a highly functional warehouse and office configuration designed to accommodate a wide range of industrial users.

Each facility includes a 10,000-square-foot clear span warehouse complemented by 1,950 square feet of dedicated office space, creating an efficient layout for distribution, light manufacturing, fabrication, storage, and service-based operations. Two 14' x 16' overhead doors, three-phase power availability, and generous site dimensions provide the functionality and flexibility required by today's industrial occupiers.

Strategically positioned just minutes from Interstate 10, the properties offer exceptional regional connectivity to San Antonio, Austin, Houston, and the broader Central Texas market. Situated within one of South Texas' fastest-growing industrial and logistics corridors, the development benefits from continued population growth, expanding employment centers, and increasing demand for modern industrial space.

Designed for immediate occupancy upon completion, this three-building portfolio offers an attractive opportunity for owner-users seeking expansion space or investors pursuing high-quality industrial assets in a supply-constrained and rapidly growing market. Subject to due diligence. Contact broker for pricing and additional information.





key highlights.



- **10,000 SF clear-span warehouse + 1,950 SF office:**
Efficient 125' × 80' warehouse paired with a dedicated 30' × 65' office, providing an ideal balance of operational and administrative space.



- **Functional industrial design:**
Clear-span layout with two 14' × 16' overhead doors, allowing efficient loading, equipment access, and flexible warehouse operations.



- **Power & site capabilities:**
Three-phase power available on a 1.5-acre site, supporting a variety of industrial, manufacturing, fabrication, and service-based uses.

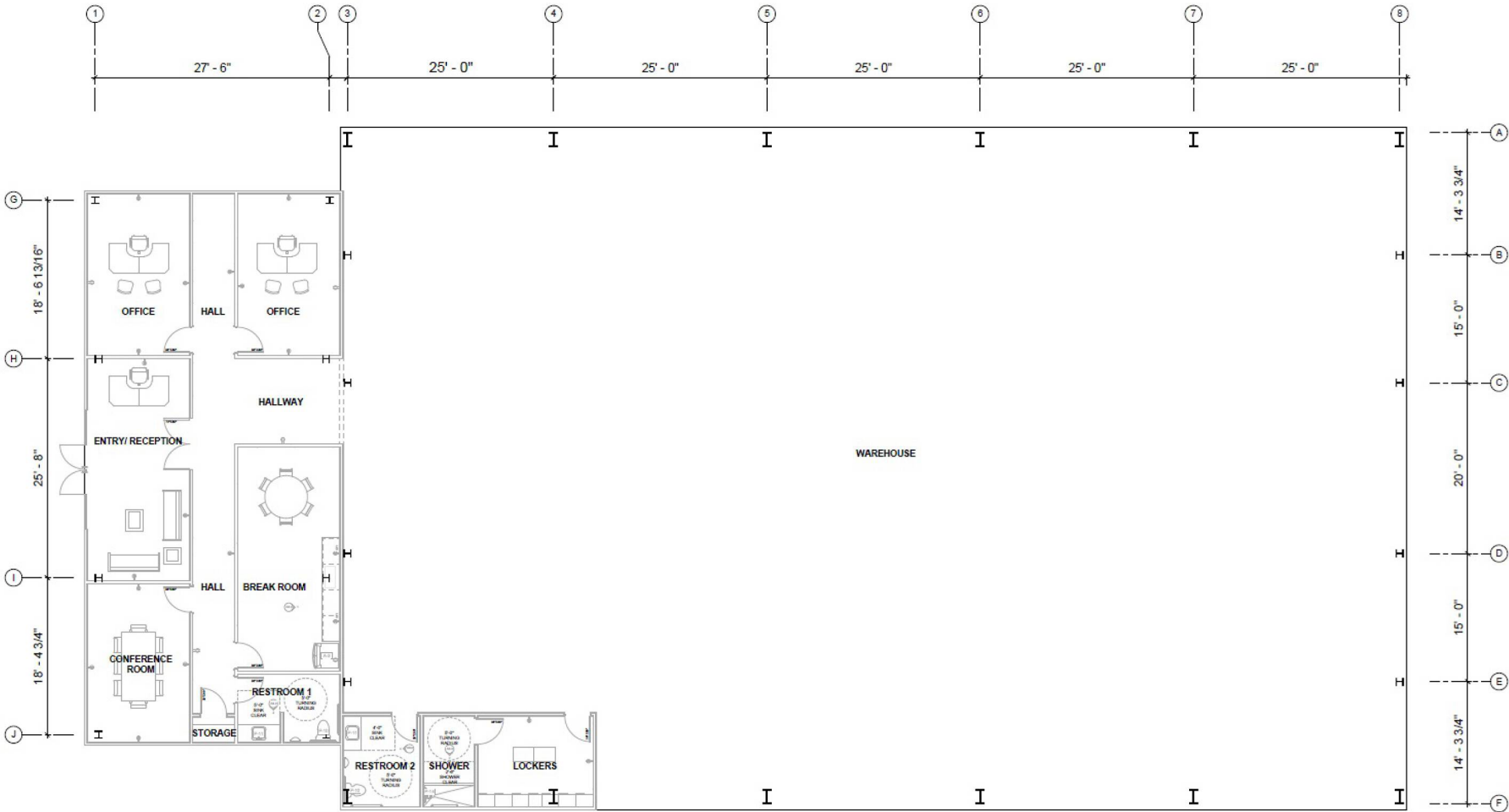


- **Built for a variety of users:**
Well-suited for distribution, storage, fabrication, logistics, and contractor operations seeking modern, functional industrial space in a high-growth corridor.



- **Strategic regional connectivity:**
Minutes from I-10 in fast-growing industrial corridor (Caterpillar/Amazon influence); quick drive to Austin (52 mi / ~1 hr), Round Rock (84 mi / ~1.25 hrs), and Houston (161 mi / ~2.5 hrs) for labor, suppliers, and distribution.

site plan.



1 FIRST FLOOR F.F.
N.T.S.



Height Clearance Sides:
24'

Height Clearance Center:
29' 1/2"

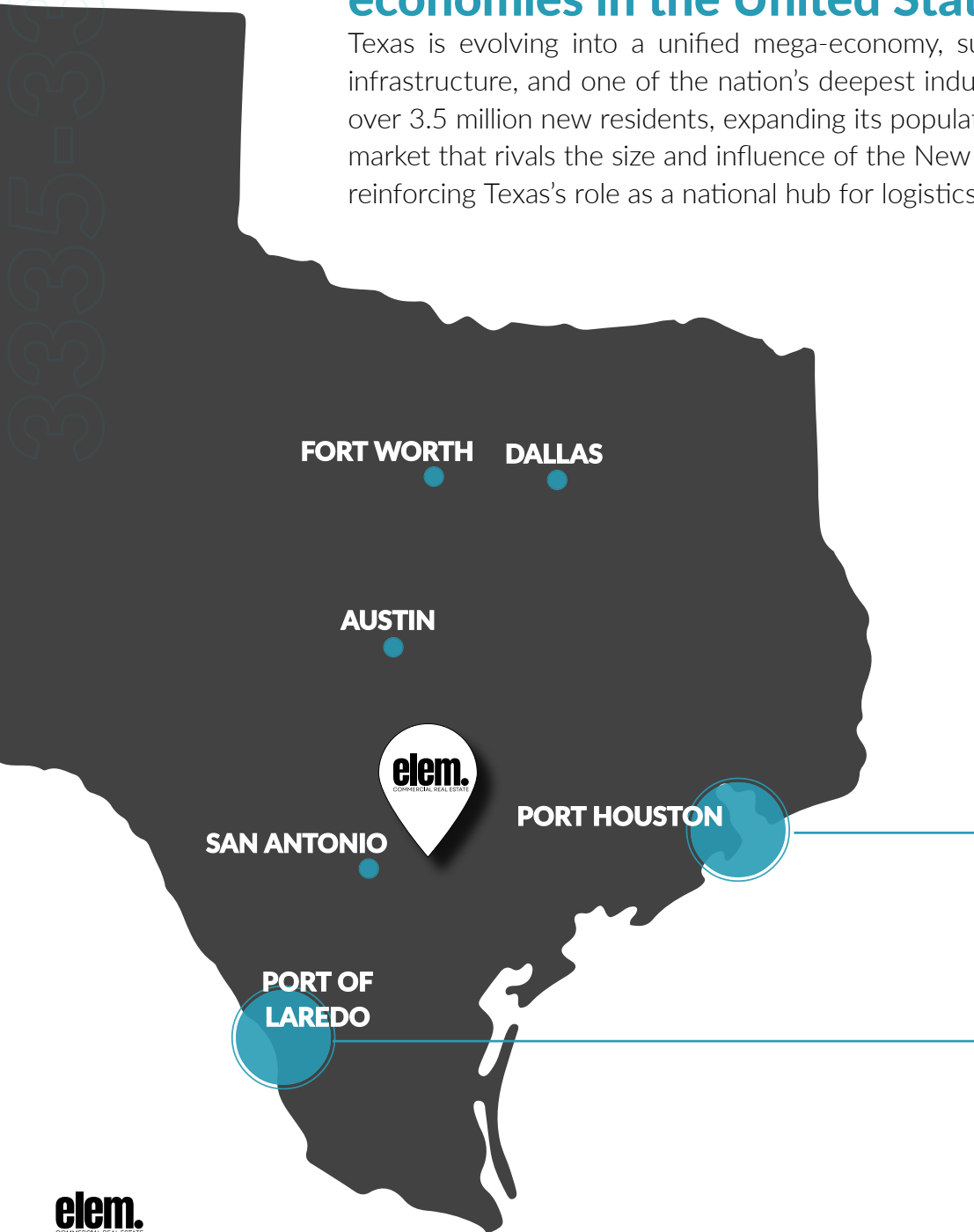
2 Overhead Doors
(14' x 16')

Warehouse space:
125' x 80' (10,000 SF)
3 phase power available

Office Space (30' x 65')
(1,950 sq ft)

Texas is one of the most dominant industrial and logistics economies in the United States.

Texas is evolving into a unified mega-economy, supported by sustained population growth, global trade infrastructure, and one of the nation's deepest industrial labor pools. By 2030, the state is projected to add over 3.5 million new residents, expanding its population to nearly 22 million and creating a single, continuous market that rivals the size and influence of the New York City metropolitan area. This unprecedented scale is reinforcing Texas's role as a national hub for logistics, manufacturing, and distribution.



#1 JOB CREATION STATE

Texas ranked #1 in the U.S. for net new job creation over the past several years — especially in logistics, manufacturing, and transportation sectors.

#2 LARGEST WORKFORCE

Texas has the 2nd largest civilian labor force in the nation, fueling logistics, industrial, and supply chain employment.

#1 PORT

#1 U.S. Port by Total Tonnage

Port of Houston handles more cargo than any other U.S. port, moving ~310M+ short tons per year.

#1 INLAND PORT

#1 U.S. Inland & Land Port for Cross-Border Trade

Port Laredo (Laredo, TX) is the #1 inland port in the U.S., handling more trucks and rail shipments than any other inland checkpoint.



seguin manufacturers.

Seguin's industrial base supports robust supply chains, with companies that produce heavy machinery, steel products, food products, automotive components, and advanced materials all in or near the city — driving demand for warehousing, distribution, and freight services.

Nearly 30% of Seguin's workforce is employed in manufacturing, a rate well above national averages, underscoring the industrial concentration that fuels logistics activity.

Proximity to Interstate 10 and State Highway 130 connects these operations to broader markets and distribution networks spanning San Antonio, Austin, and beyond.



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