



INDUSTRIAL WAREHOUSE

111 E MCCARTY LANE • SAN MARCOS, TX

**FOR SALE OR
FOR LEASE**

±17,500 SF

INDUSTRIAL

2.10 ACRES

TOTAL SITE

PROPERTY OVERVIEW



SITE

SIZE	2.10 Acres
COUNTY	Hays Count
ZONING	GC
YARD	Excess land available for yard storage

BUILDING DETAILS

WAREHOUSE SIZE	±15,500 SF
OFFICE SIZE	±2,000 SF
CLEAR HEIGHT	±16'
LOADING	4 Dock-High 1 Grade-Level

OWNER/USER OPPORTUNITY

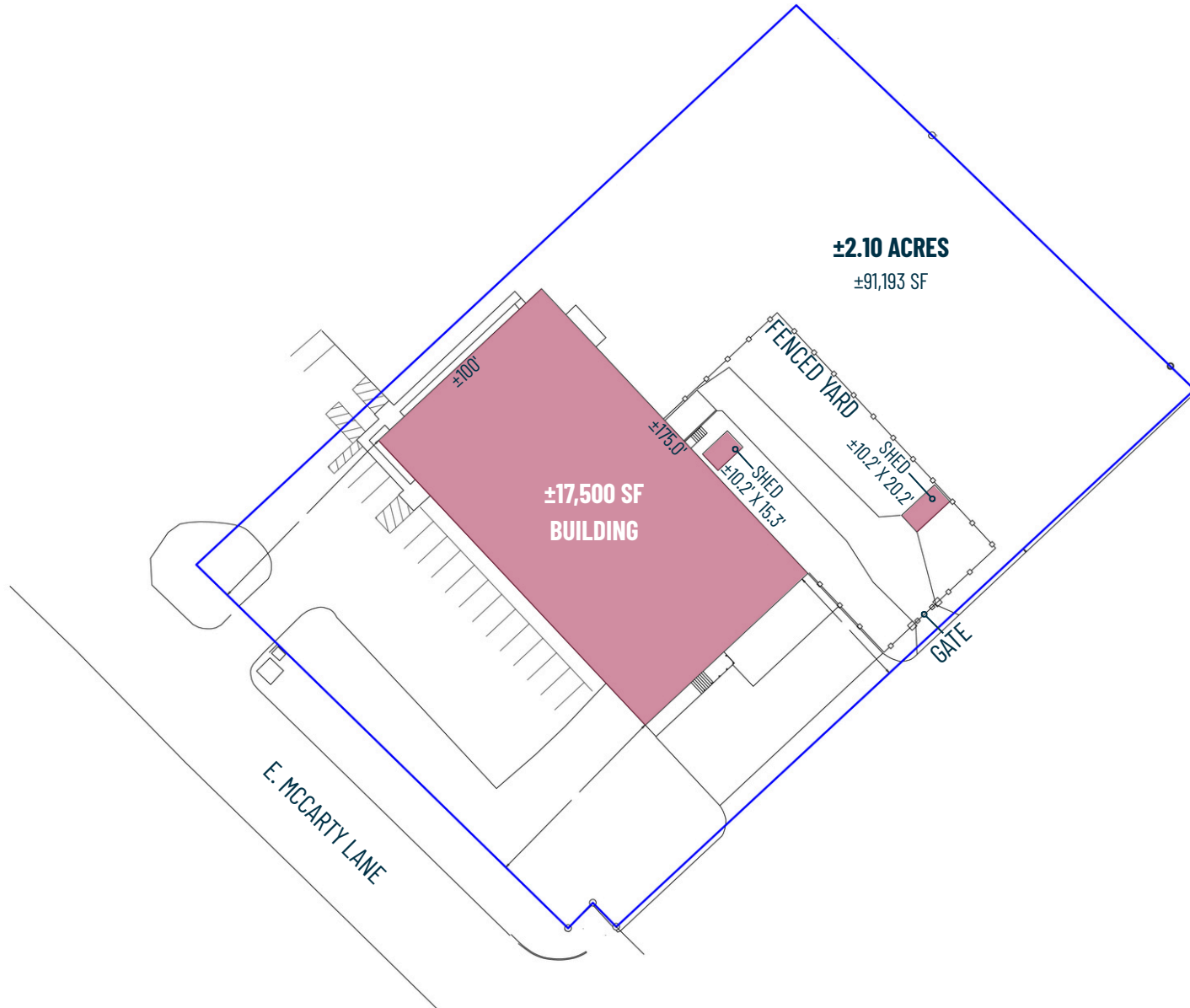
- LEASED UNTIL MAY 2028, OR
- ABILITY TO OCCUPY ALL OR PORTION OF THE PROPERTY UPON CLOSING

INVESTOR OPPORTUNITY

- IMMEDIATE CASHFLOW GUARANTEED THROUGH MAY 2028 OR,
- OPPORTUNITY TO INCREASE TO MARKET RATE ON OR BEFORE MAY 2028

CONTACT BROKER FOR PRICING AND MORE INFORMATION

SITE PLAN



PROPERTY PHOTOS



LOCATION & NEARBY AMENITIES

1-35 CORRIDOR BETWEEN AUSTIN-SAN ANTONIO

DRIVE TIMES FROM THE SITE

02 MINUTES TO INTERSTATE 35

05 MINUTES TO AMAZON FULFILLMENT CENTER

07 MINUTES TO SAN MARCOS PREMIUM OUTLETS

08 MINUTES TO MAIN STREET SAN MARCOS

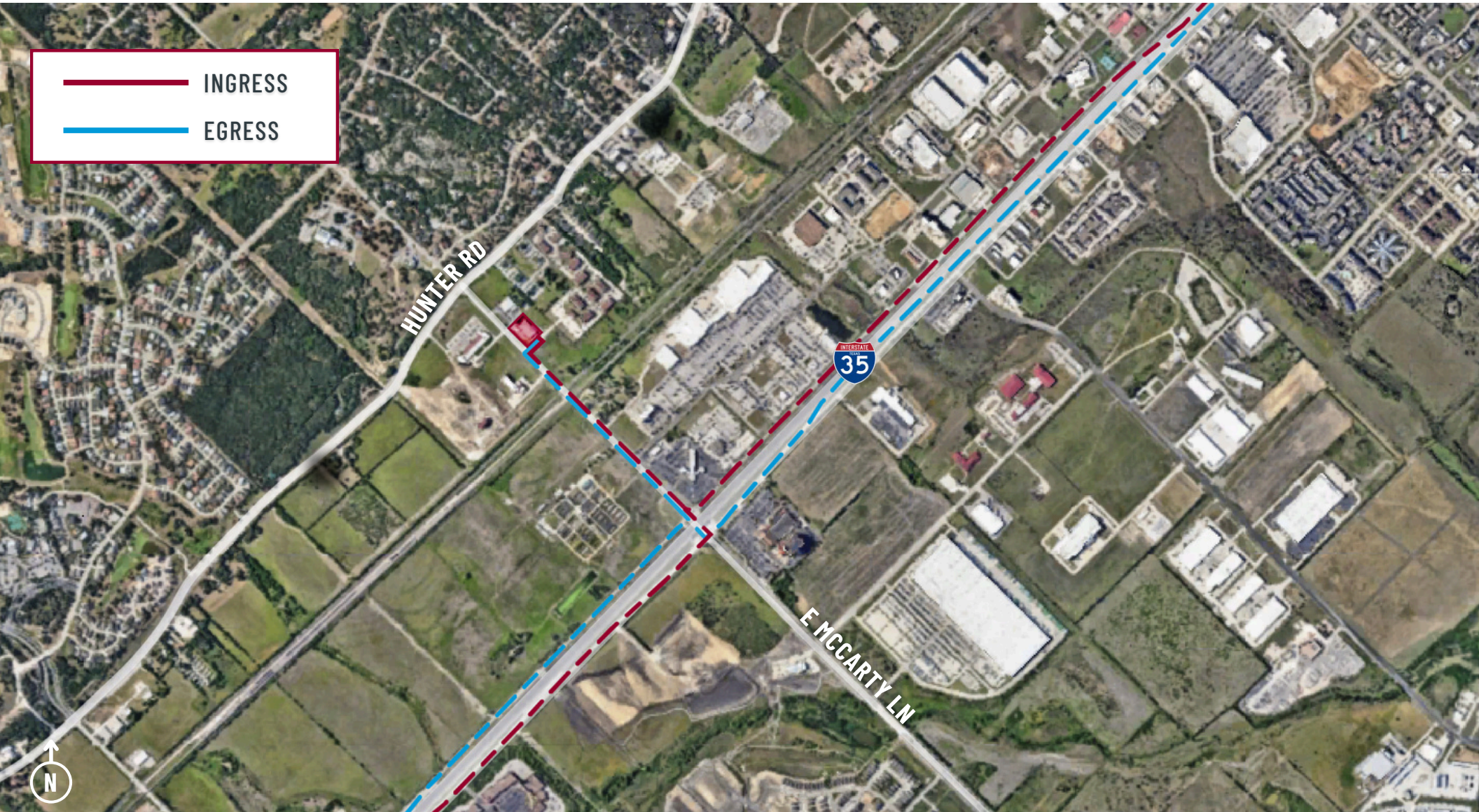
09 MINUTES TO TEXAS STATE UNIVERSITY

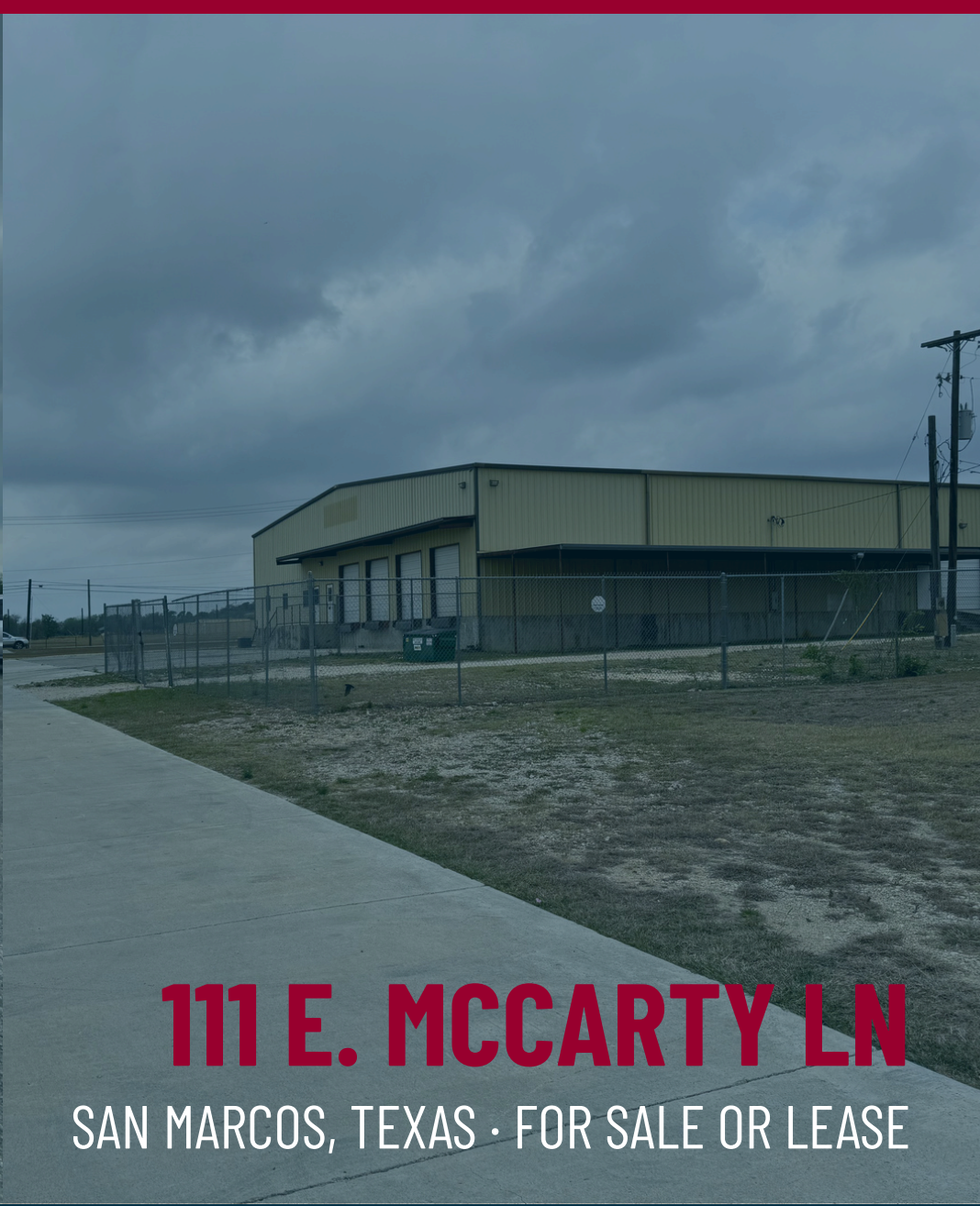
10 MINUTES TO SAN MARCOS REGIONAL AIRPORT



INGRESS & EGRESS

1-35 CORRIDOR BETWEEN AUSTIN-SAN ANTONIO





111 E. MCCARTY LN

SAN MARCOS, TEXAS · FOR SALE OR LEASE



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