



LEASE OPPORTUNITY - HEAVY INDUSTRIAL FACILITY

1210 FM 537 | FLORESVILLE, TEXAS | \$20,000 NNN

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COMMERCIAL



PROPERTY OVERVIEW

This facility was constructed in 2014 and totals 18,200 sq. ft. under roof with an additional 2,800 sq. ft. of canopy space. The layout supports industrial operations with a crane-equipped warehouse, a large, stabilized yard, and a separate modern office building, allowing administrative, dispatch, and field teams to work efficiently from one centralized location.

This site provides multiple grade-level access points and heavy power for equipment staging, fabrication, or service operations. With direct frontage along FM 537, offering easy truck access and high visibility, it is an ideal hub for companies serving the Eagle Ford Shale Basin and the broader South Texas market.

HIGHLIGHTS

- Total Area: 18,200 sq. ft. under roof
- Office: 4,200 sq. ft., separate building
- Warehouse: 11,200 sq. ft, 10-ton bridge crane, 16' hook height
- Canopy: 2,800 sq. ft. tarp structure on conex boxes
- Yard: ~ 10 acres stabilized and fenced, +10 acres option
- Access: FM 537 frontage, quick connection to SH-181
- Power: Heavy power service suitable for industrial users
- Lease Rate: \$20,000/ month NNN

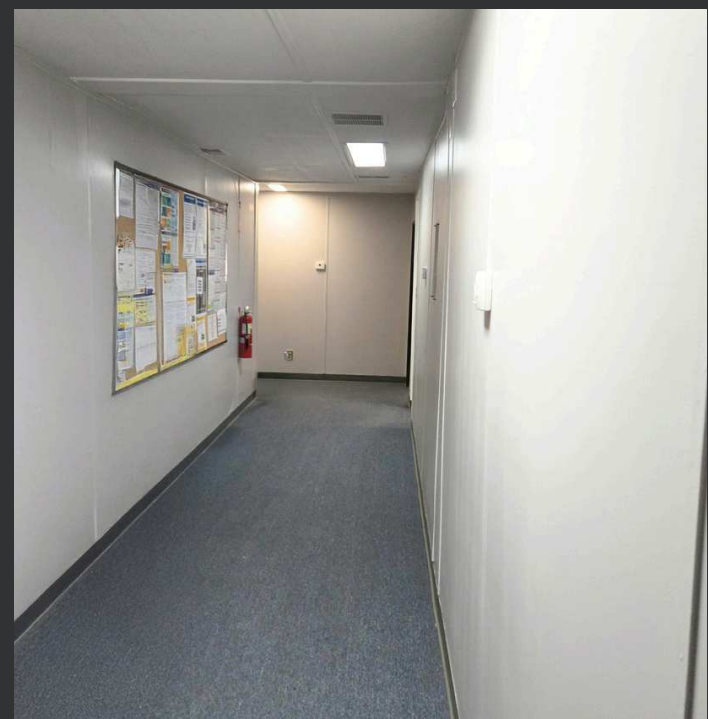
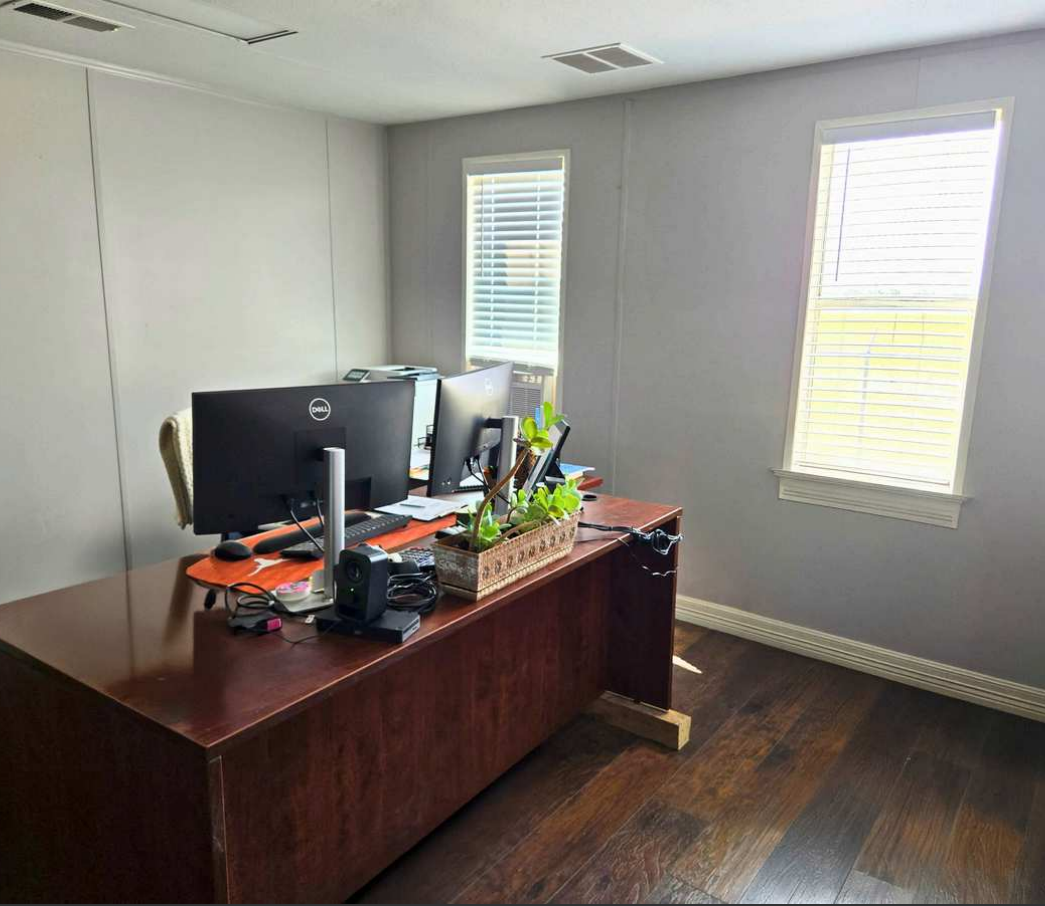
4,200 SF OFFICE & DISPATCH

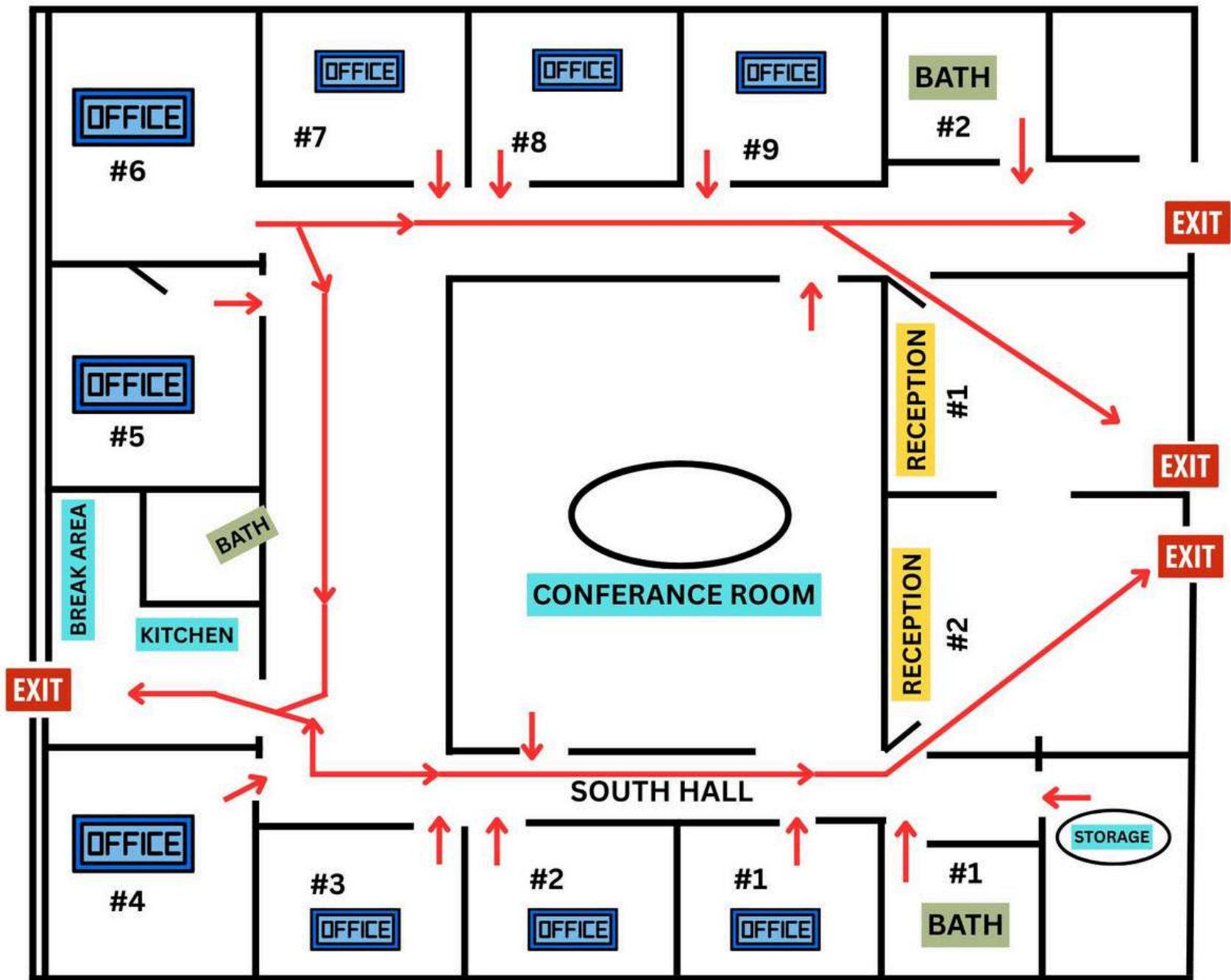
The office building located at the front of the site is set up for both administrative and dispatch purposes. It offers private offices, a reception area, a spacious conference room, plus a break area, restrooms, and storage supporting daily operations on-site.

- 4,200 SF office building with on-site parking
- Reception and waiting area
- 11 private offices for staff and management
- Break area with kitchen amenities
- Restroom and storage
- Bullpen/ conference room

Note: Office furniture and equipment available for purchase as a lump sale, independent of lease terms.







Approx. layout showing office mix, reception, conference and common areas (sizes not to scale).

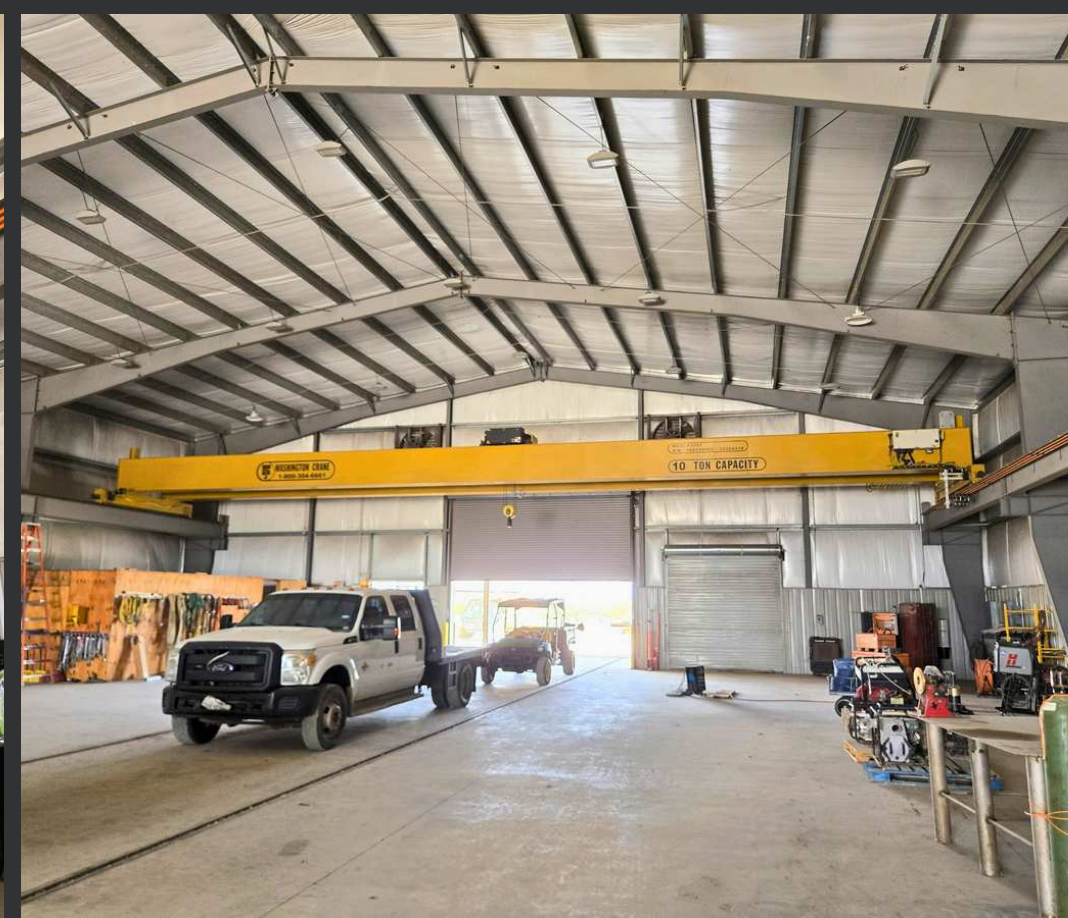
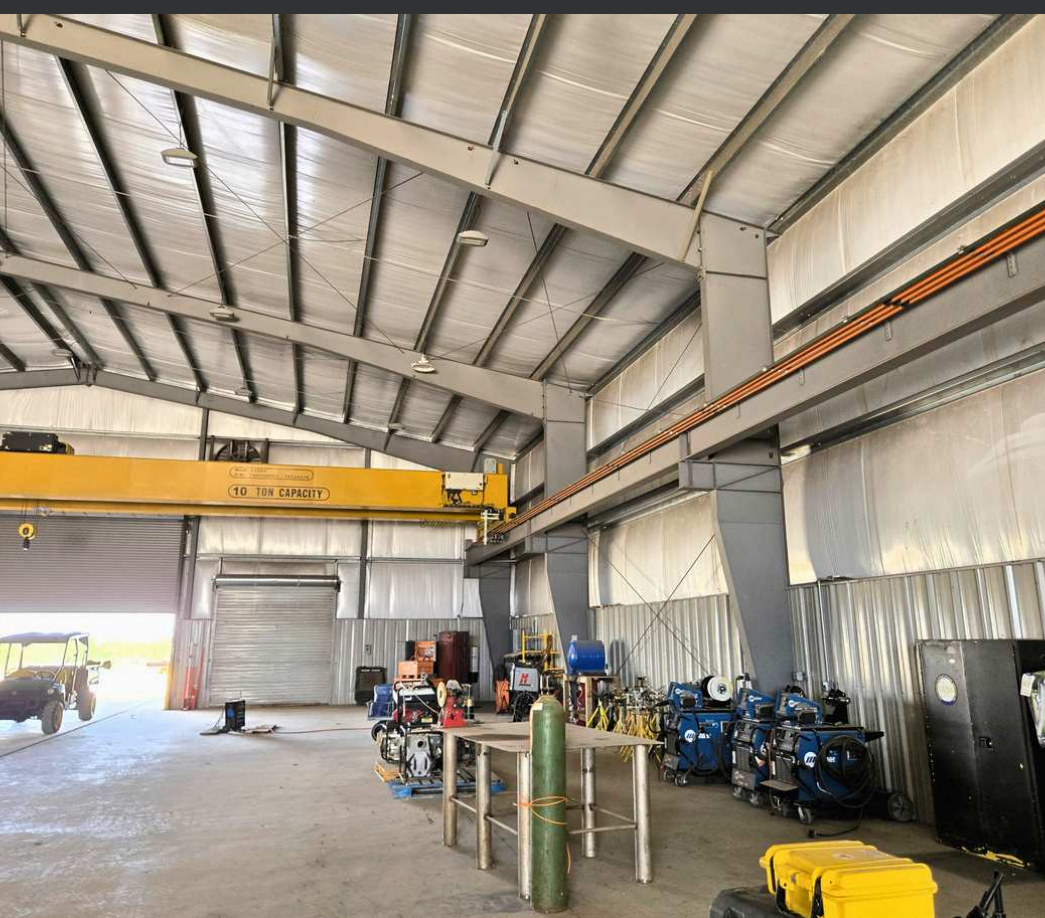


11,200 SF CRANE-EQUIPPED WAREHOUSE

The warehouse is built for heavy-duty industrial use, featuring a 10-ton bridge crane with a 16' hook height, heavy power infrastructure, and wide-open floor space for equipment handling and fabrication. Large roll-up doors allow easy truck access, while restrooms and showers support warehouse staff directly on site.

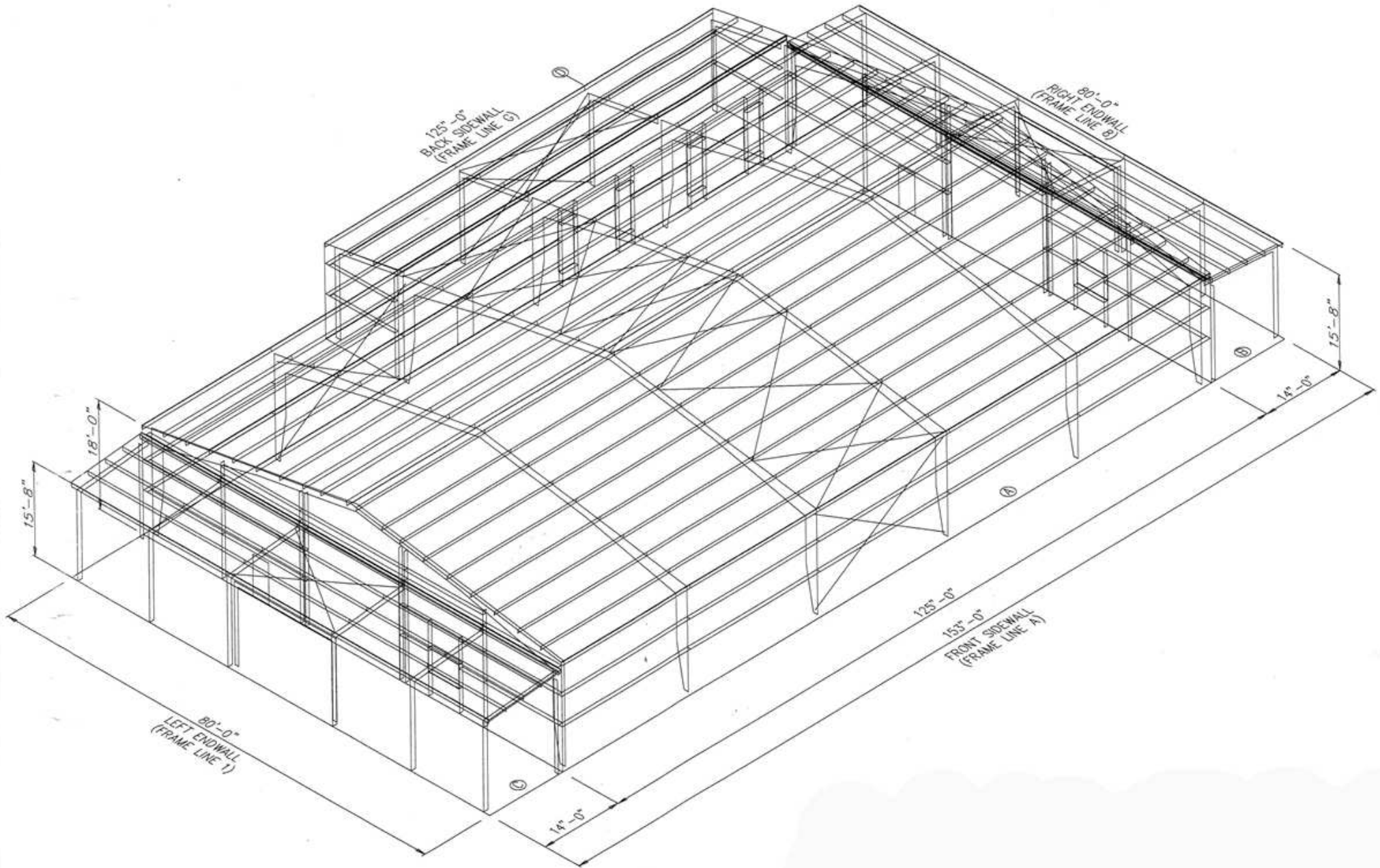
- 11,200 SF warehouse with tall clear-span ceilings
- 10-ton bridge crane with 16' hook height
- Heavy power for industrial operations
- Restroom and shower for warehouse staff
- Multiple grade-level access points
- Warehouse office and mechanical room
- 2,800 SF tarp-covered canopy for yard storage or covered work area








WAREHOUSE BUILDING PLAN (ISOMETRIC VIEW)



BUILDING SIZE
80' X 125' X 18' (53919A)
14' X 80' X 15'-8" (53919B)
14' X 80' X 15'-8" (53919C)
14' X 75'-4" X 15'-8" (53919D)


 5889 S. Greenwood Plaza Blvd, Ste#300
 Greenwood Village, Colorado 80111
 PHONE: 800-345-4610
www.armstrongsteel.com

DESCRIPTION	ISOMETRIC VIEW		
CUSTOMER	NEW BRAUNFELS CONTRACTING, LLC		
END USER	NEW BRAUNFELS CONTRACTING, LLC		
END USE	WAREHOUSE		
LOCATION	1210 FM 537 W, FLORESVILLE, TX 78114		
DES. BY:	RA	DATE:	08/06/14
ENG. BY:	RA	SCALE:	N.T.S.
JOB NO.:	53919	DWG. NO.:	3D REFERENCE
		ISSUE:	A

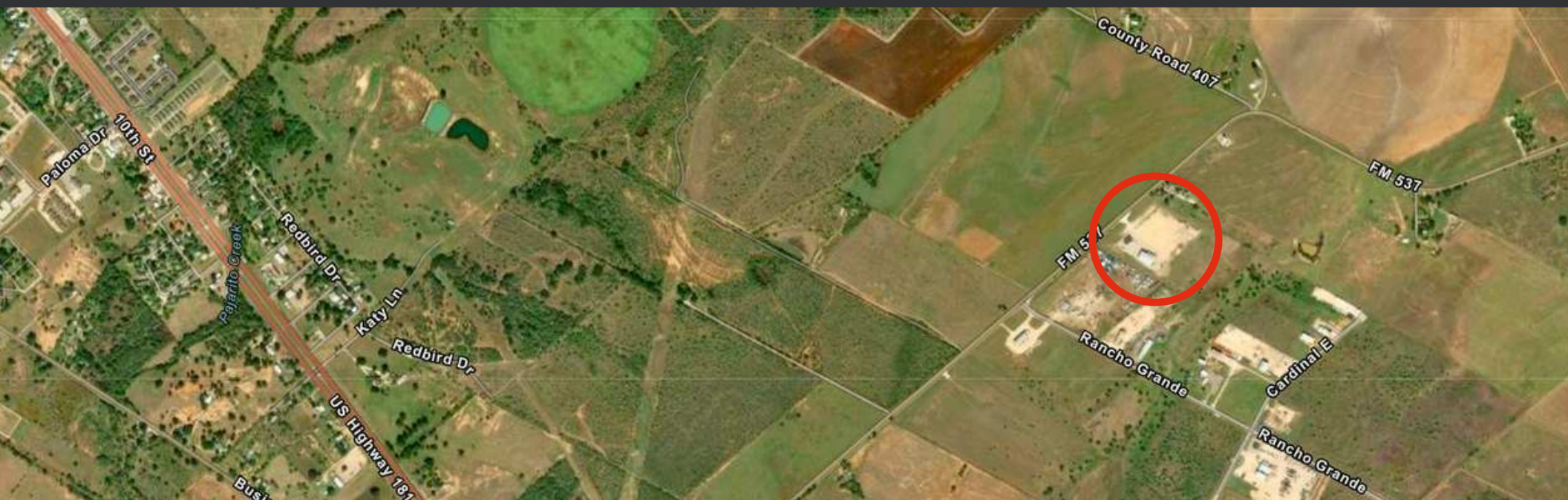


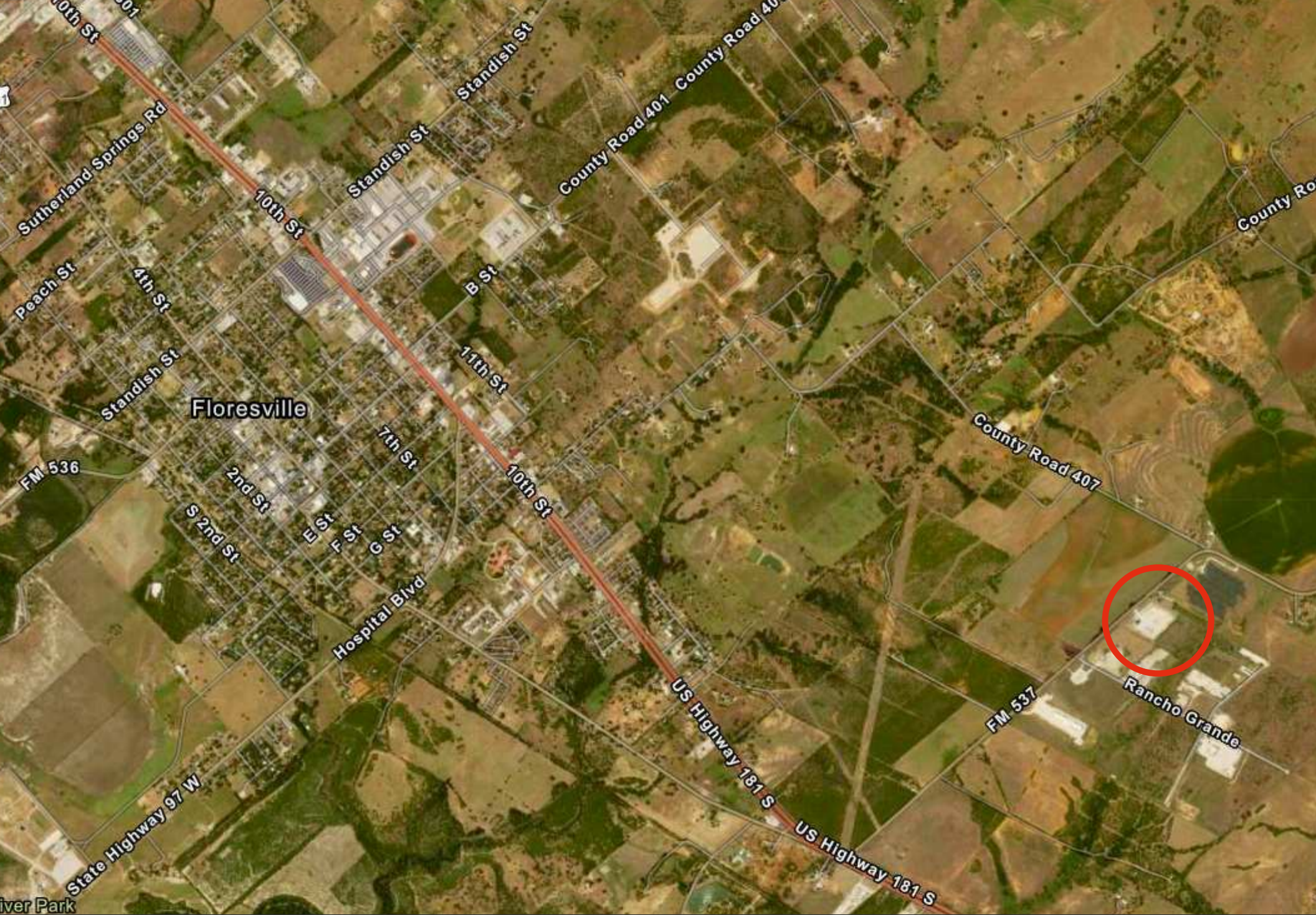
THE LOCATION

This property is strategically located on FM 537, offering direct frontage and quick access to State Highway 181, just 30 miles southeast of San Antonio.

With its close proximity to the Eagle Ford Shale Basin and core oilfield infrastructure, the location enables fast mobilization, efficient distribution, and steady freight movement, along with strong connections to both regional and statewide markets.

1210 FM 537
FLORESVILLE, TEXAS
78114





FLORESVILLE, TEXAS

MCCARTHY REALTY ADVISORS, INC

LANCE MCCARTHY

PRINCIPAL

Commercial Real Estate Sales & Leasing

MCCARTHY
COMMERCIAL

LET'S CONNECT

(713) 628-5960

Lance@Mccarthyrealtyadvisors.com

www.mccarthyrealtyadvisors.com.com

Office: 32222 Tamina Road, Suite 300

The Woodlands, Texas 77354

