

FOR LEASE

2511 N HEIDEKE ST, SEGUIN, TX 78155



27,099 SF Industrial Facility on 3.0 Acres

ABOUT THE PROPERTY:

Positioned along the high-growth I-10 corridor between San Antonio and Houston, 2511 N Heideke Street offers a rare combination of building functionality and site versatility. This 27,099 SF industrial facility on 3.0 acres is built for operators who demand serious infrastructure — featuring heavy power, 20' clear height, grade-level loading, 1,500 SF of finished office space, and expansive outside storage. Built for efficiency and ready for immediate use, this property is ideally suited for manufacturing, distribution, or yard-intensive operations.

FEATURES:

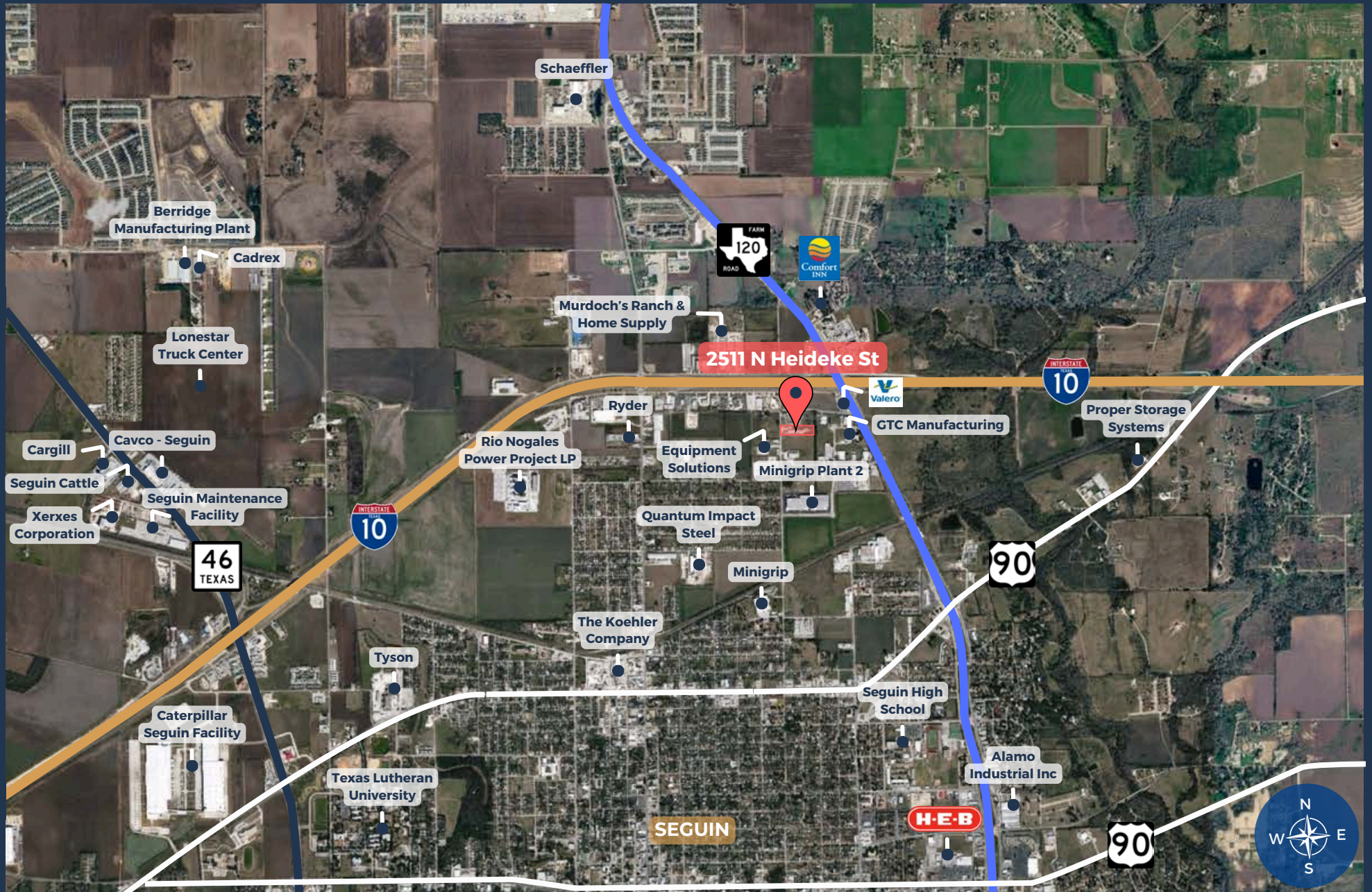
- 27,099 SF warehouse (incl. 1,500 SF office)
- 3.0-acre site
- Heavy Power
- 20' clear height
- Dock-high and grade-level loading
- Quick access to I-10 corridor between San Antonio and Houston

PROPERTY HIGHLIGHTS



Architectural floor plan of the first floor of a building. The plan shows a long, narrow layout with a central corridor. On the left side, there is a large room with a staircase and several smaller rooms. On the right side, there is a large open area with a few small rooms. The plan includes dimensions for various sections and rooms.

AREA OVERVIEW





CONTACT OUR TEAM



Cullen Mills

Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Colin McLellan

Partner
cmclellan@llanorealty.com
(210) 908-6345