

FOR LEASE

11895 W IH-10, MARION, TX 78124



5.05-ACRE IOS SITE AVAILABLE

ABOUT THE PROPERTY:

11895 W IH-10 is a 5.05-acre IOS project situated in the Guadalupe County Submarket of Marion, TX. This project offers 10,440 SF of warehouse space, including 1,200 SF of office. Tenants benefit from grade-level loading, a fully fenced and gated yard, 3-phase power, a paint booth, a wash bay, 23' - 27' clear heights, and two 3-ton cranes. The property also features direct IH-10 frontage, providing excellent connectivity to the IH-10 corridor.

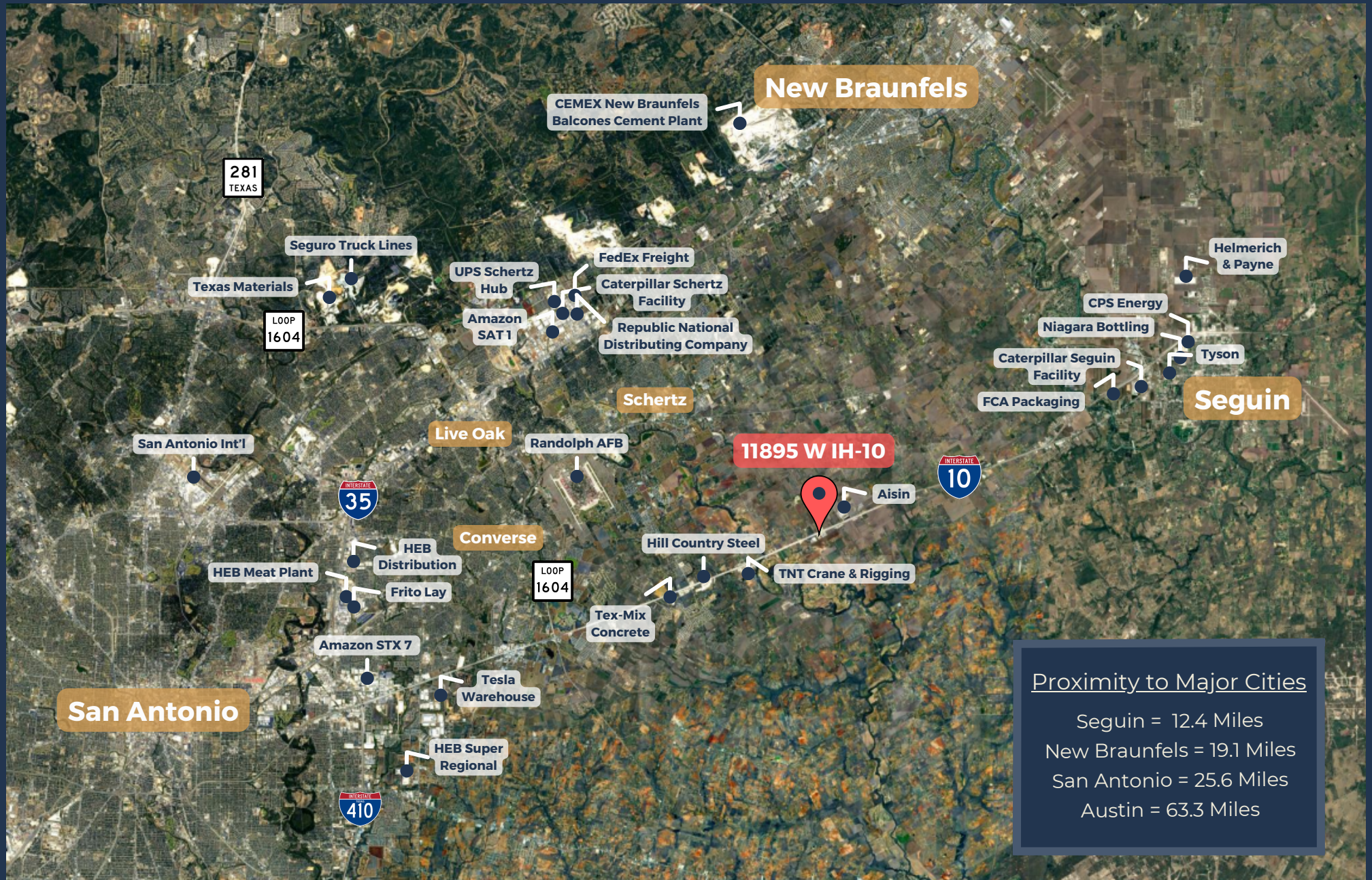
FEATURES:

- 10,440 SF warehouse (incl. 1,200 SF office)
- Fully fenced and gated 5.05-acre site
- Paint booth, wash bay, and crane served
- 3-phase power
- 23' - 27' clear height
- 9 grade-level doors (Six 20'x20' doors)
- Direct IH-10 frontage

PROPERTY HIGHLIGHTS



AREA OVERVIEW





CONTACT OUR TEAM



Cullen Mills
Partner
cmills@llanorealty.com
(210) 926-5812



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



Jake Esparza
Senior Associate
jesparza@llanorealty.com
(210) 874-5314