

764 Soechting Rd, New Braunfels
Business HQ + Yard FOR LEASE
Fenced yard + Office space + Warehouse + I-35 Access
7500 sq. ft. & 9000 sq. ft.

Contact: Sally Burns p: 512-993-0842 e: sally@muskin-elam.com

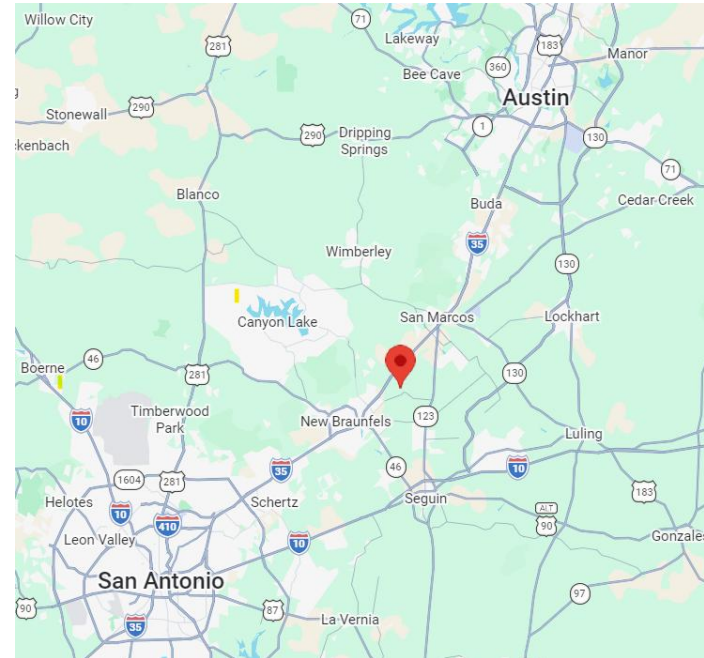
SOECHTING BUSINESS PARK

- **New Construction**, Class A office & warehouse
- Over 1 acre of fenced, based, **secured yard**
- Multiple 14' x 14' **overhead doors + dock well**
- All driveways are **full concrete**, no dirt.



Ideal Tenant Profiles

- ✓ HVAC, plumbing and electrical contractors
- ✓ Roofing and pool companies
- ✓ Service fleets needing yard + office
- ✓ Contractors consolidating scattered operations
- ✓ Small manufacturers

Unit	Size	Rental Rate	Space Use	Availability
Building #1	7,500 SF	\$17.50 /SF/YR	Industrial / Flex	Immediate
Building #2	9,000 SF	\$18.00 /SF/YR	Industrial / Flex	Immediate



Located just off I-35, positioned midway between Austin and San Antonio.

- 2 miles from Mayfair (6000 new homes) 
- 17 miles to Veramendi (6000 new homes) 
- 5-10 miles from Sunflower Ridge, Highland Ridge, Legacy at lake Dunlap and Dauer Ranch

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