



# CORRIDOR

COMMERCE CENTER

**157,450 SQ FEET**  
Available For Lease

**UNDER CONSTRUCTION**

18200 Interstate 35 | Buda, TX 78610

SAN ANTONIO  
50 min



## PROPERTY HIGHLIGHTS

- New Class A 157,450 SF rear load building with I-35 frontage
- Strategically located along the I-35 corridor between Austin and San Antonio with excellent north and south bound access
- 32' clear with 32 dock high doors and 2 ramps
- Ability to accommodate user between 37,000 SF to 157,450 SF
- Triple Freeport Tax Exemption



### Leasing Information

Carter Thurmond  
210.255.0644  
carter.thurmond@transwestern.com

Nash Frisbie  
512.314.5204  
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TRANSWESTERN REAL ESTATE SERVICES



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NEW Class A Distribution Project

18200 Interstate 35 | Buda, TX 78610

### SITE PLAN



Provides direct access to one of the region's most vital interstates.

### SPACE FEATURES

- 157,450 SF
- 32' Clear Height
- Office: Built-to-Suit
- Rear-load
- 54'x50' Typical
- 60' Speed Bay
- 135' Truck Court Depth
- 260' Building Depth
- 32 Dock-high Doors (9'x10')
- 2 Drive-in Ramps 12'x14'
- ±195 Parking Spaces - 1.24/1,000 SF
- ESFR Sprinkler System





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## DRIVE TIMES: PROXIMITY TO SELECT CITIES



SAN MARCOS

12 min

AUSTIN

15 min

NEW BRAUNFELS

30 min

SAN ANTONIO

50 min

HOUSTON

2.5 hrs

DFW

3.0 hrs





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Pre-leasing now!  
Delivering **March 2023.**



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