

Gateway Flex

3021 N IH-35, San Marcos, TX 78666



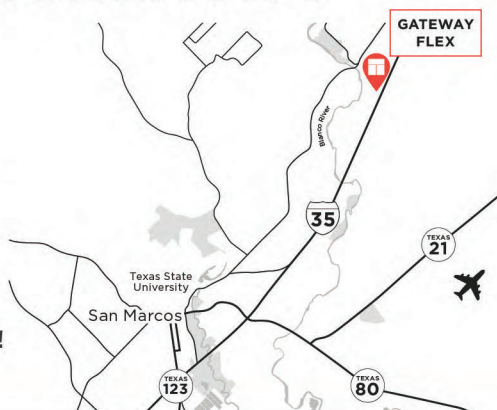
flex space

For Lease



PROPERTY HIGHLIGHTS

- Under Construction NOW!
 - Delivering Late Q3 2021
 - Pre-Leasing NOW!
 - Up To 40,000 SF Flex Space
 - Brand New Construction
 - Easy access on and off IH-35
 - High Traffic Counts on IH-35
- Call today for more Information!**



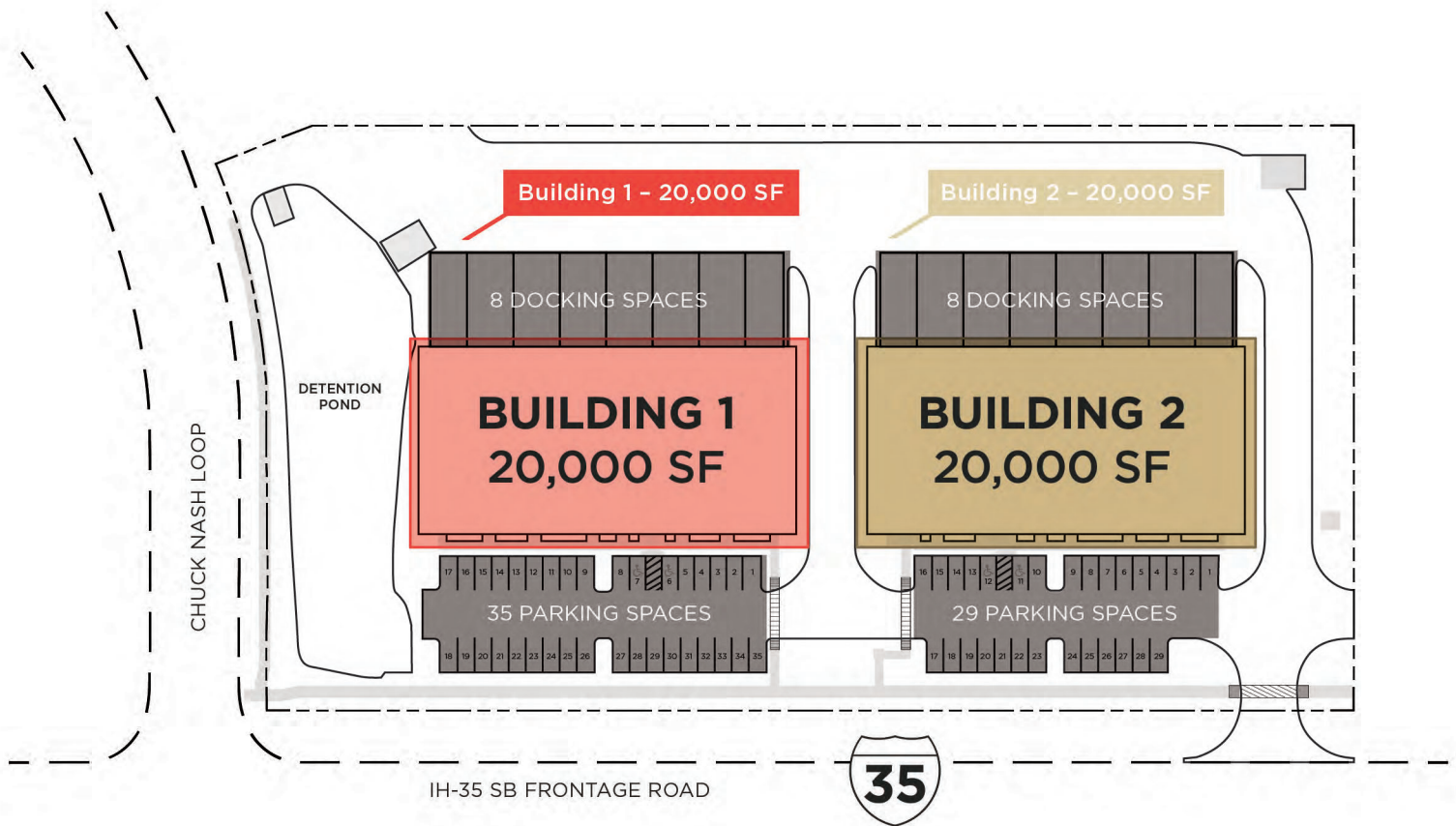
FOR MORE INFORMATION:

Nick Tarantino, CCIM — nick@tarantino.com
Joe Heironimus — jheironimus@tarantino.com

502 East 11th St., Suite 400
Austin, TX 78701

Tel (512) 302-4500 Fax (512) 302-4109

www.tarantino.com



BUSINESS AROUND LOCATION



BUILDING SPECS

Total Size	±20,000 SF
Available Space	±20,000 SF
Space Type	Flex
Building Size	200'-100"
Column Spacing	50'-0" typical
Clear Space	15'-6"
Dock Doors	8

FOR MORE INFORMATION:

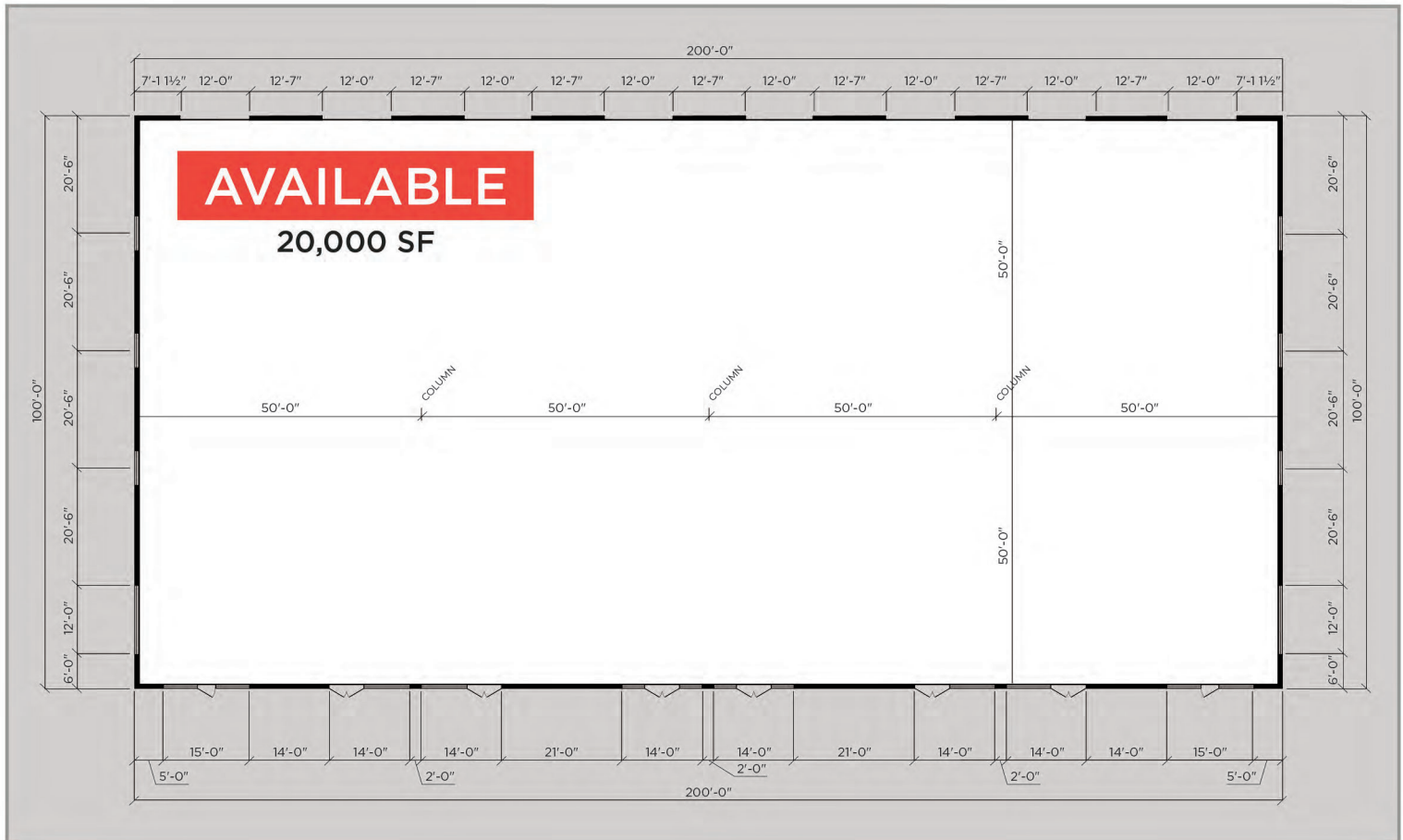
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