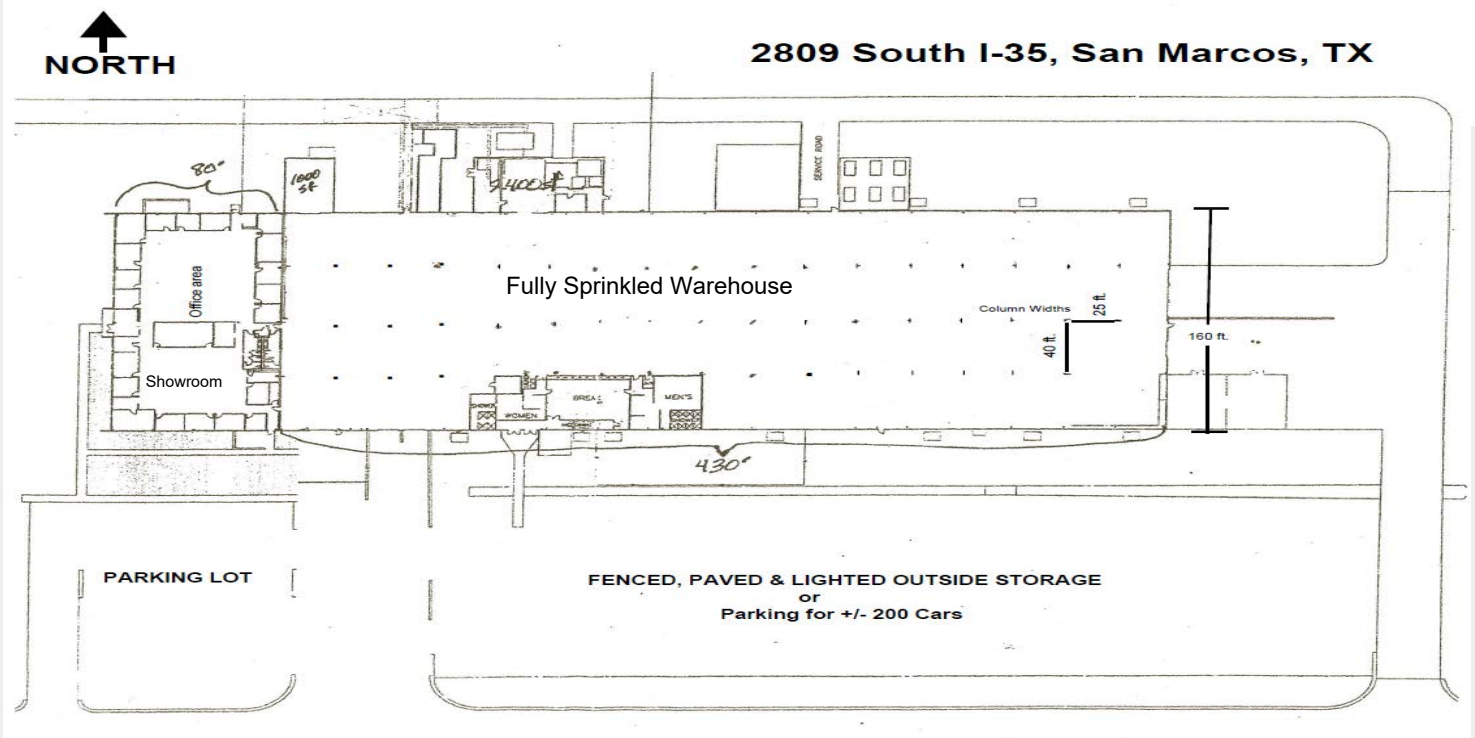


# Aztec Events & Tents

2809 South Interstate 35, San Marcos, TX 78666

## With over 350 Feet of Frontage on I-35



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PB Gunn Interests, LLC  
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Phone: 214-334-4347



# Aztec Events & Tents

\$5.95 - \$5.55 /SF/Year

80,000 sq. ft. total with approx. 12,000 of Office/ Showroom (contains reception area, conference room, 2 open areas, plus an offices) Warehouse 65,000 sq. ft. Fully Sprinkled Warehouse "PLUS"

\*2 acres of paved outside storage available at NO additional cost or Additional Parking for over 200 cars



Total Space Available:	+/-80,000 SF
Rental Rate:	\$5.95 - \$5.55 /SF/Year
Min. Divisible:	80,000 SF
Max. Contiguous:	80,000 SF
Property Type:	Industrial
Property Sub-type:	Warehouse
Building Size:	85,000 SF
Lot Size:	10 AC



## Space 1

Space Available	80,000 SF
Rental Rate	\$5.55 /SF/Year
Space / Lot Type	Fully Sprinkled Warehouse
Additional Space / Lot Types	Office Showroom, Flex Space
Min. Divisible	75,000 SF
Max. Contiguous	80,000 SF
Lease Type	NNN
Sublease	Yes. Sublease expires December 2017
Date Available	30 to 60 days notice
Lease Term	36 Months
No. Parking Spaces	200
Office SF	12,000 SF
No. Dock-High Doors/Loading	2
No. Drive In / Grade-Level Doors	1
Clear Ceiling Height	20 ft.
Pct. Procurement Fee	2.00%

80,000 sq. ft. total

**Office/Showroom:** 12,000 sq. ft. (contains reception area, conference room, 2 open areas plus over 15 offices)

**Warehouse:** 65,000 sq. ft. Fully Sprinkled Warehouse

**Outside Storage:** over 2 acres (Paved, Fenced & Lighted)

1

## Space 1

Space Available	70,000 SF
Rental Rate	\$5.95 /SF/Year
Space / Lot Type	Showroom Warehouse Building
Additional Space / Lot Types	Warehouse, Office Showroom, Flex Space
Lease Type	NNN
Sublease	Yes. Sublease expires Aug 2017
Date Available	30 to 60 days notice
Lease Term	36 Months
No. Parking Spaces	200
Pct. Procurement Fee	2.00%

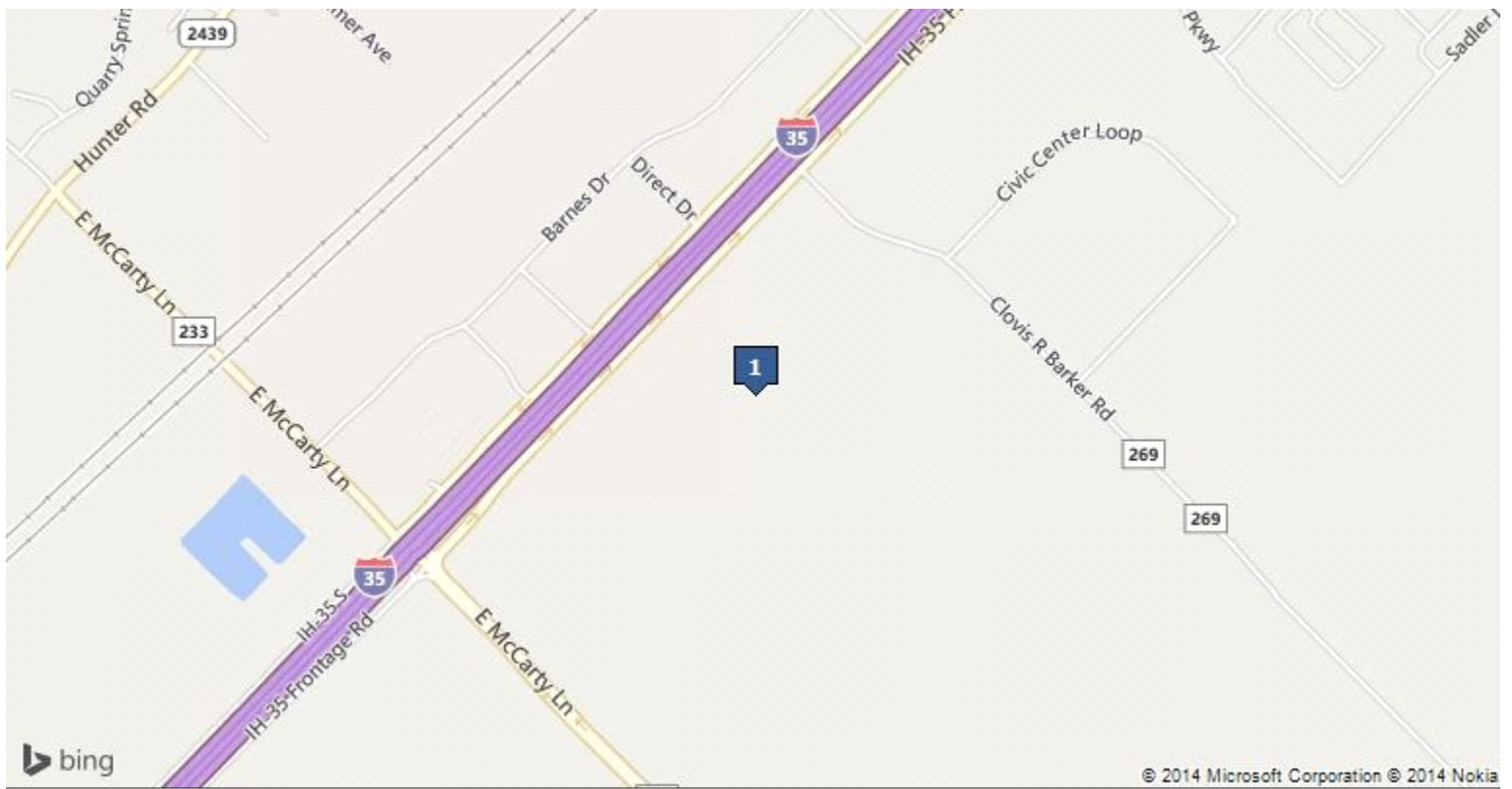
80,000 sq. ft. Total

12,000 sq. ft. of Office/Showroom (contains reception area, conference room, 2 open areas plus over 15 offices)

65,000 sq. ft. Fully Sprinkled Warehouse

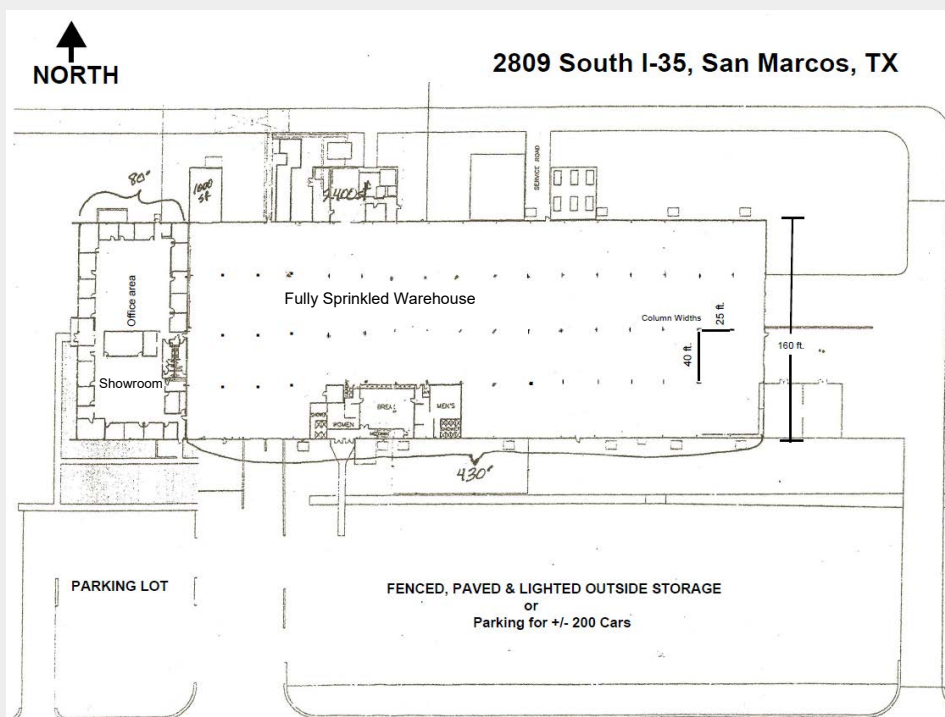
Over 2 acres of paved, fenced & lighted outside storage area.

2



## 2809 South Interstate 35, San Marcos, TX 78666

Just one exit north of the Outlet Malls in San Marcos, with over 350 Feet of I-35 frontage with signage available on I-35. Across I-35 from Target, Academy & JC Penney and just in front of the new Amazon Fulfillment Center at 1401 East McCarty Lane, San Marcos, TX 78666



# Property Photos

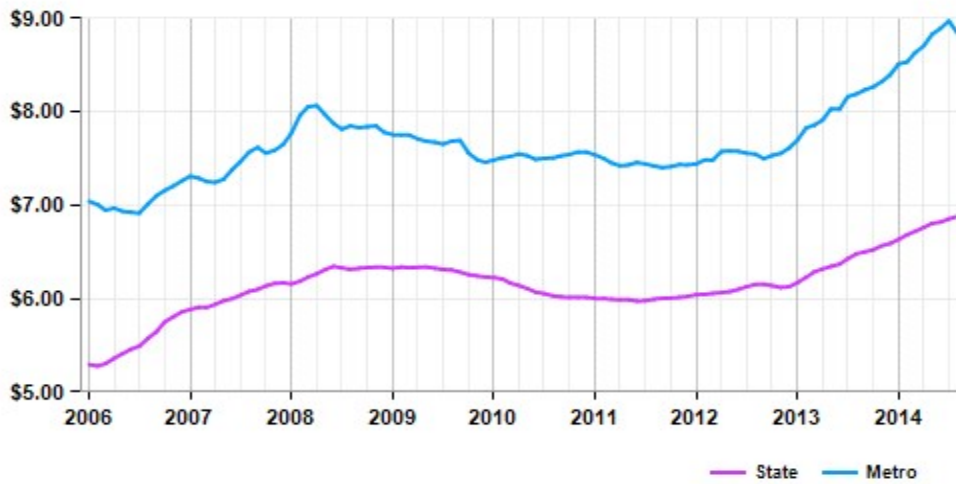


Parking area with over 200 Parking spaces



## Market Trends

Asking Rent Industrial for Lease San Marcos, TX (\$/SF/Year)



	Aug 16	vs. 3 mo. prior	Y-O-Y
State	\$6.88	+1.1%	+6.2%
San Marcos	\$7.84	+0.2%	+8.0%