

1611 CLOVIS BARKER

264,620 SF MANUFACTURING SPACE



FOR LEASE



100% HVAC



Heavy Power



Near I-35



Turnkey Manufacturing Space



DAVIS BASS

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BROOKS BENKENDORFER

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WILL THOMAS

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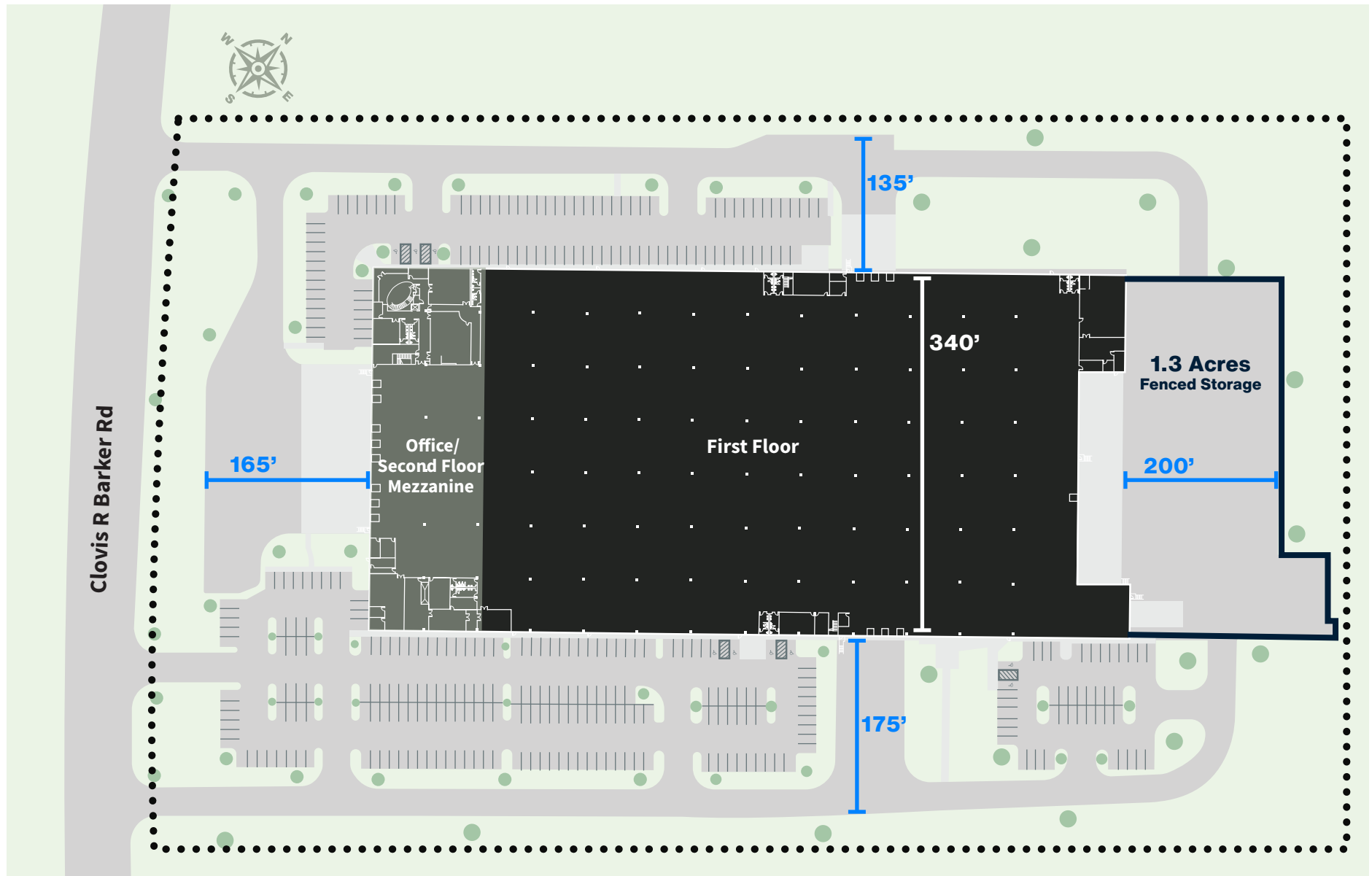
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1611 CLOVIS BARKER



Address	1611 Clovis R. Barker Rd. San Marcos, TX 78666
Square Footage	264,620 SF
Land Size	24.295 acres
Occupancy	Available immediately
Year Built	2005
Configuration	Cross dock*
Clear Height	30'
Dock-High Doors	23 dock-high doors (1 oversized) with 11 pit levelers
Drive-In Ramp	Yes
Truck Court Depths	North 165–200' / East 175' / South 165' / West 135'
Outside Storage	1.3 acres fully fenced (5 acres of land for additional IOS)
Office Finish SF	42,200 SF — 1st floor: 8,100 SF / 2nd floor: 34,100 SF
Parking Spaces	359 spaces
Parking Ratio	1.40 / 1,000 SF
Fire Protection	Wet sprinkler system
Lighting	LED
HVAC	100% air-conditioned
Power	2 separate transformers, both 3-phase — 2,500A & 480V Total Power: 5,000A/480V
Roof	TPO membrane — replaced 2021
Slab	6" reinforced concrete
Electric	Bluebonnet Electric Cooperative Inc.
Water/Sewer	City of San Marcos
Gas	CenterPoint Energy

1611 CLOVIS BARKER - SITE PLAN



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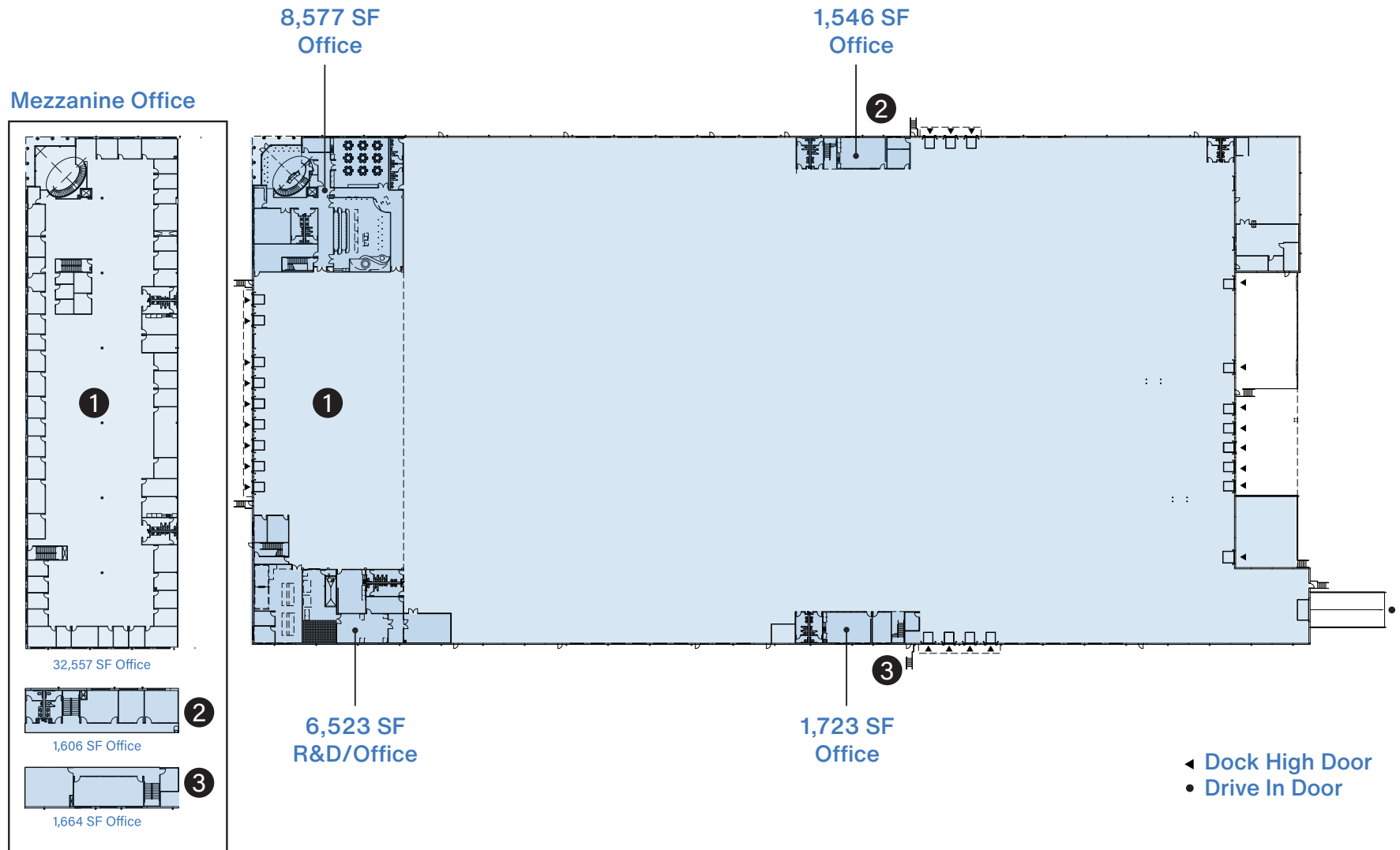
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1611 CLOVIS BARKER - FLOORPLAN

211,320 SF OF WAREHOUSE



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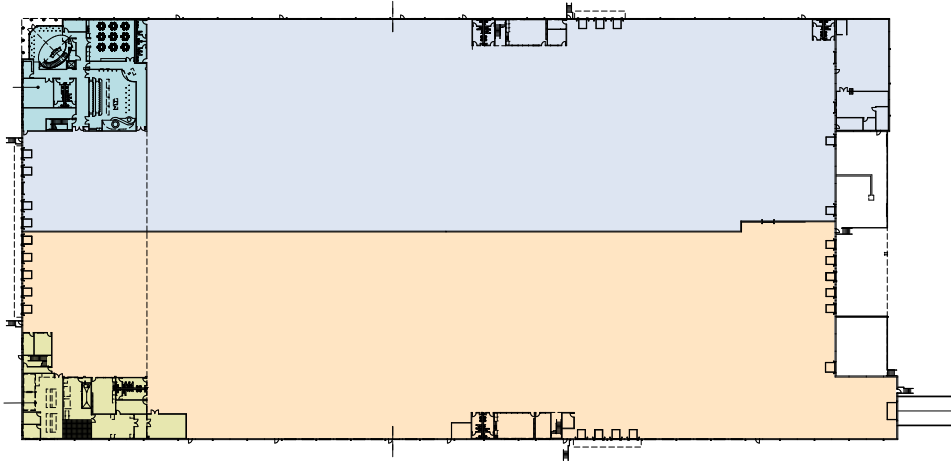
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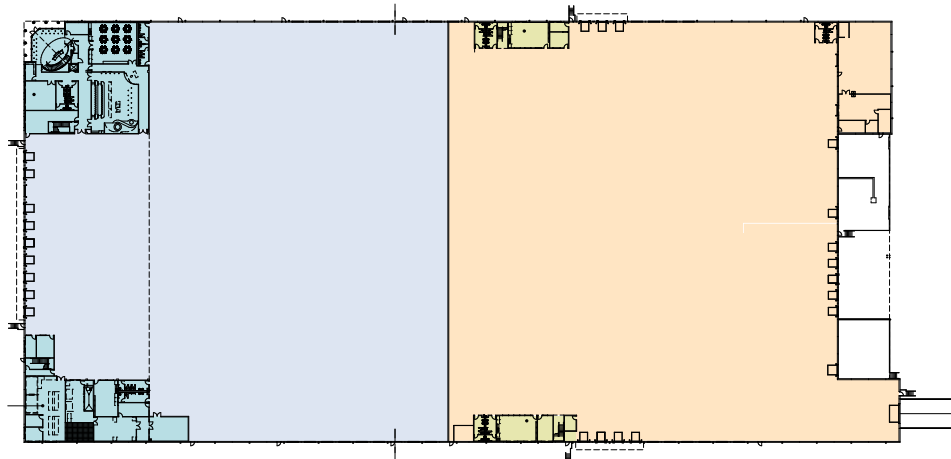
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1611 CLOVIS BARKER - CONFIGURATIONS



TOTAL: 133,105 SF
OFFICE: 25,784 SF

TOTAL: 132,411 SF
OFFICE: 25,142 SF



TOTAL: 148,782 SF
OFFICE: 47,657 SF

TOTAL: 116,728 SF
OFFICE: 6,546 SF



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