

# INDUSTRIAL FOR LEASE



4365 Hunter Rd, San Marcos, TX 78666



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	3,000 SF
<b>LEASE RATE:</b>	\$8.40 SF/yr (MG)
<b>LOT SIZE:</b>	0.73 Acres
<b>YEAR BUILT:</b>	2000
<b>BUILDING SIZE:</b>	3,000 SF
<b>ZONING:</b>	No Zoning
<b>MARKET:</b>	San Marcos
<b>SUBMARKET:</b>	New Braunfels

## PROPERTY OVERVIEW

3,000 SF Industrial Building with 2,400 sf of warehouse and 600 sf of Office  
Two Surface Bay Doors -12 x 12  
Clear Height - 14 Ft  
One Restroom plus a Utility Sink  
3 Phase Power  
Last Tenant installed a HVAC System- Landlord not Responsible for it Working  
No Zoning

## PROPERTY HIGHLIGHTS

- 3,000 SF Industrial Building with 2,400 sf of warehouse and 600 sf of Office
- Two Surface Bay Doors -12 x 12
- Clear Height - 14 Ft
- One Restroom plus a Utility Sink
- 3 Phase Power
- Last Tenant installed a HVAC System- Landlord not Responsible for it Working
- No Zoning

**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# INDUSTRIAL FOR LEASE



4365 Hunter Rd, San Marcos, TX 78666



## PROPERTY DESCRIPTION

3,000 SF Industrial Building with 2,400 sf of warehouse and 600 sf of Office  
Two Surface Bay Doors -12 x 12  
Clear Height - 14 Ft  
One Restroom plus a Utility Sink  
3 Phase Power  
Last Tenant installed a HVAC System- Landlord not Responsible for it Working  
No Zoning

## LOCATION DESCRIPTION

This industrial warehouse lease site is located just 1.22 miles from the Posey Rd IH 35 Intersection. The San Marcos Outlet Mall is across IH 35 just north of Posey Rd.

## SITE DESCRIPTION

This site consist of three industrial warehouse buildings, with the subject lease space is the middle building on the .73 acre lot. There is a asphalt driveway that goes back to the third warehouse building.

## EXTERIOR DESCRIPTION

Metal Exterior with metal roof!

## PARKING DESCRIPTION

8 individual parking spaces for this unit.

## UTILITIES DESCRIPTION

Water - public water  
Sewer - Septic  
Power - 3 Phase Power

**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# INDUSTRIAL FOR LEASE



4365 Hunter Rd, San Marcos, TX 78666



**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

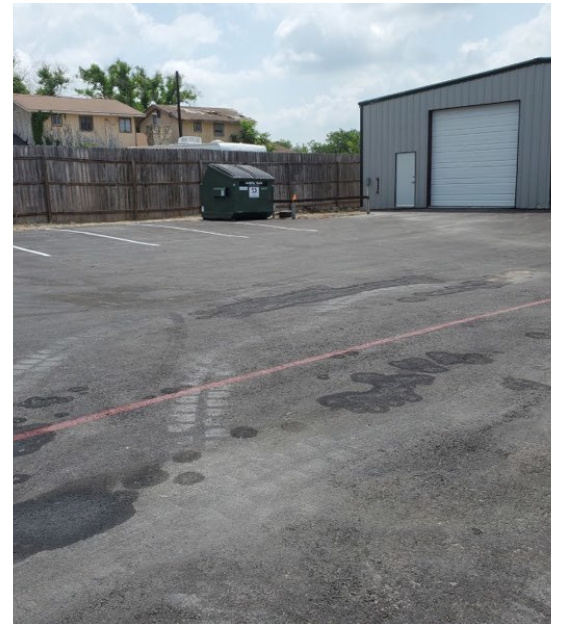
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# INDUSTRIAL FOR LEASE



4365 Hunter Rd, San Marcos, TX 78666



**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# INDUSTRIAL FOR LEASE



4365 Hunter Rd, San Marcos, TX 78666



**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

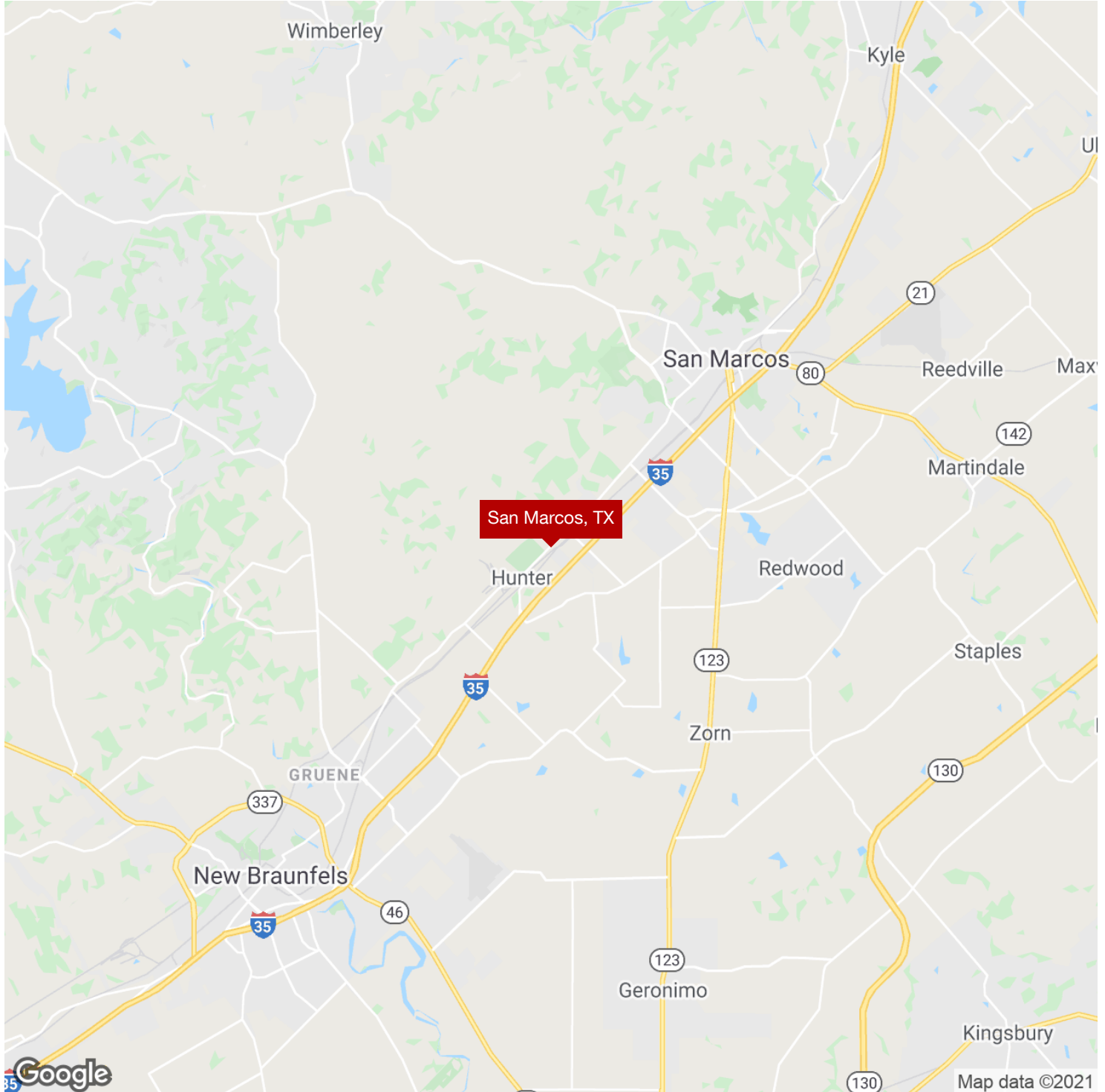
**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# INDUSTRIAL FOR LEASE

4365 Hunter Rd, San Marcos, TX 78666



**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



4365 Hunter Rd, San Marcos, TX 78666

## SCOTT FORESTER

Director

---

18402 US HWY 281, Suite 285  
San Antonio, TX 78259  
T 830.708.1340  
C 830.708.1340  
scott.forester@kw.com  
TX #456039

## PROFESSIONAL BACKGROUND

Scott Forester currently serves as a Commercial Real Estate Director with Keller Williams Heritage in New Braunfels, TX. Scott works to actively know the commercial real estate market in the surrounding Central Texas area, including, Seguin, Canyon Lake, Spring Branch, Bulverde, Schertz, Cibolo, Seguin, San Marcos and San Antonio.

Scott's 13 years of prior residential real estate helped him transition into commercial real estate in 2012 with SVN | Norris Commercial Group office in New Braunfels.

Some of Scott's greatest skills are those of a communicator and facilitator, traits he honed during many years of coaching and teaching around the state of Texas. That "coaching" mentality is exactly what serves his commercial real estate clients and customers so well.

Scott currently concentrates on sale and lease listings as a Seller and Landlord representative. He is a tireless, enthusiastic worker who knows the current market for industrial, office, retail, and raw land properties. He has helped guide his clients through dozens of sale and lease transactions in these categories, and has been there to guide and answer questions along the way. Scott will commit his best effort in giving to his clients what they want most; to correctly value, aggressively market and to sell or lease their commercial property at the best market rate possible.

Scott uses the latest tools and technology to evaluate, market, contact prospects, and take a commercial transaction from listing to closing in a very effective and efficient way. Scott wants the opportunity to help you with your commercial needs now or in the future and to develop a relationship of trust built on communication.

**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# INDUSTRIAL FOR LEASE

4365 Hunter Rd, San Marcos, TX 78666



## REX BLACKBURN

Director

---

18402 US HWY 281, Suite 285  
San Antonio, TX 78259  
T 210.823.3721  
C 210.823.3721  
rex@theblackburngroup.com  
TX #506621

## PROFESSIONAL BACKGROUND

Professional Realtor for 17 years. Second Career, first being in the Retail world, from working in the corporate environment to owning and operating my own Furniture company. This experience gives me an insight to the Commercial Real Estate Industry, having been personally responsible for leasing properties as well as purchasing. My philosophy is simple: work hard, work smart, and enjoy what I do. I believe that client satisfaction is the key to success. I enjoy a solid reputation, both with brokers and clients. I've worked hard for that; I grew up with a big dose of my grandparents Texas farm work ethic, honesty, directness, sunrise to sunset, a hand shake.

**KW COMMERCIAL**  
18402 US HWY 281, Suite 285  
San Antonio, TX 78259

**SCOTT FORESTER**  
Director  
O: 830.708.1340  
C: 830.708.1340  
scott.forester@kw.com  
TX #456039

**REX BLACKBURN**  
Director  
O: 210.823.3721  
C: 210.823.3721  
rex@theblackburngroup.com  
TX #506621

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)