

\$4,725 - 5277 Fm 1044 4, New Braunfels

MLS® #1812961

\$4,725

Bedroom, Bathroom, 4,500 sqft
Commercial on 0.00 Acres

N/A, New Braunfels, TX

1044 industrial is a master planned industrial park with a total of 50,000 square feet of warehouse available for lease with 3 year minimum lease! 1044 Industrial is conveniently located on FM1044 between IH35 and FM78. Building 4 is 60'x150' in size with 16' eve height and 14' bay door openings. Building interior will come with 15x15 approximate office with bathroom (floor plan configuration is negotiable). Fenced in yard space is included and additional yard space is negotiable. Parking space ratio is 4 spaces per 1,500 SQ FT (2 front, 2 back). Ideal for office, retail, construction, storage, & other non-volatile trades.

Built in 2023

Essential Information

MLS® #	1812961
Price	\$4,725
Square Footage	4,500
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	OfcWrhs/IndPrk/Manfc/Dist
Status	Active

Community Information

Address	5277 Fm 1044 4
Area	2707



Subdivision	N/A
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Utilities	Electricity, Water
Parking Spaces	15

Interior

# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Steel Frame, Metal Structure
Foundation	Slab

School Information

District	Marion
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Additional Information

Date Listed	October 1st, 2024
Days on Market	391
Zoning	NONE

Listing Details

Listing Agent	D. Lee Edwards
Listing Office	D Lee Edwards Realty, Inc

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