



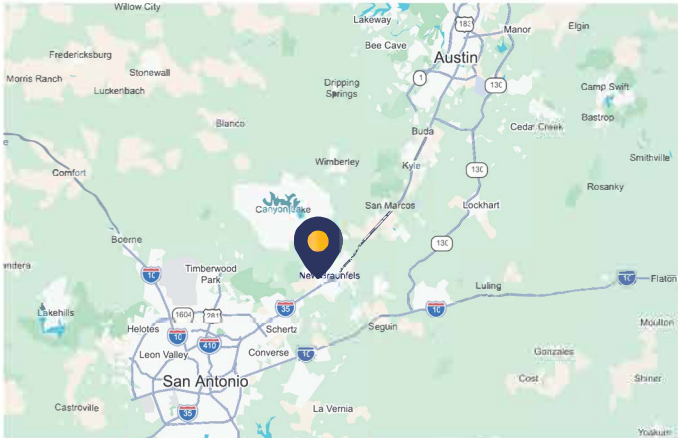
# For Sale

**3620 FM482**  
**New Braunfels, TX**  
**23 Acres - IOS**

### Property Profile

- Parcel Size** +/- 23.3 Acres
- Building SF** +/- 40,000 SF  
Office/Showroom: 12,500 SF  
Warehouse: 27,500 SF
- Outdoor Storage** +/- 10.5 Acres  
(9 Paved, 1.5 Unpaved)
- Dock Loading** 1 Dock Door  
1 Exterior Truck Well
- Drive-Ins** 4 Grade-Level, 1 Ramped
- Zoning** M1

### Map



### Features

- 9 T-Sheds: 69,000 SF
- Approx. 1,000 feet of active rail spur served by Union Pacific
- Convenient access to I-35 corridor between Austin and San Antonio (less than 0.20 miles from I-35 frontage road)
- 30 Miles from San Antonio CBD and 50 miles from Austin CBD
- *Deed Restriction: Contact Listing Broker*

### For More Information

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Property Features



Warehouse/Showroom Detail





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**Access Map**



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