

# \$9,630 - 5277 Fm 1044 4, New Braunfels

MLS® #558361

**\$9,630**

0 Bedroom, 0.00 Bathroom, 9,000 sqft  
Commercial Lease on 5.84 Acres

N/A, New Braunfels, Texas

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 will be 60â€™x150â€™ in size with 16â€™ eave height and 14â€™ bay door openings. Building interior will come with 10x10 approximate office with bathroom. 4,500 square feet of fenced in yard space is included and additional yard space is negotiable. Ideal for office, retail, construction, storage, & other non-volatile trades.

Built in 2024

## Essential Information

MLS® #	558361
Price	\$9,630
Bathrooms	0.00
Square Footage	9,000
Acres	5.84
Year Built	2024
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

## Community Information

Address	5277 Fm 1044 4
Subdivision	N/A
City	New Braunfels



County	Guadalupe
State	Texas
Zip Code	78130

### **Amenities**

Parking	Parking Space(s)
View	None

### **Interior**

Heating	Other, See Remarks
Cooling	Other, See Remarks
# of Stories	2
Stories	Two

### **Exterior**

Roof	Other, See Remarks
Construction	Other, See Remarks
Foundation	Slab

### **School Information**

District	Marion ISD
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### **Additional Information**

Date Listed	October 1st, 2024
Zoning	N/A

### **Listing Details**

Listing Office	D Lee Edwards Realty, Inc
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