

# \$3,800,000 - 1903 N Austin St, Seguin

MLS® #1539919

## \$3,800,000

Bedroom, Bathroom, 75,540 sqft  
Commercial on 4.77 Acres

N/A, Seguin, TX

Industrial/warehouse/manufacturing/commercial 75,540 sf including 4800 sf office complex. Dock high, 4 loading docks with levelers, overhead doors. Fire sprinkler system throughout, pneumatic system, 277/480v three phase power, natural gas, partial HVAC. Formerly United Cotton Co., Matrix Composites and SKAPS (fiberglass weaving).

Built in 1972

## Essential Information

MLS® #	1539919
Price	\$3,800,000
Square Footage	75,540
Acres	4.77
Year Built	1972
Type	Commercial
Status	Active

## Community Information

Address	1903 N Austin St
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

## Amenities

Utilities	Electricity, Gas, Water, Telephone, Sewer, Cable TV
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Parking Spaces	24
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### **Interior**

Heating	Central, Office Only
Cooling	Central, Office Only
# of Stories	1
Stories	1

### **Exterior**

Roof	Metal
Construction	Metal
Foundation	Slab

### **School Information**

District	Seguin ISD
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### **Additional Information**

Zoning	IND
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### **Listing Details**

Listing Office	Tarpon Blue Real Estate
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