

LA FOR LEASE



290 Wonder World Dr.

Freestanding Industrial/Flex Building

±9,840 SF
Building Size

±1.88ac
Lot Size

11
Grade-Level Doors

±18'
Clear Height

PROPERTY OVERVIEW

Property type	Industrial Flex
Address	290 Wonder World Dr. San Marcos, TX 78666
Size	±9,840 SF on 1.88ac
Clear Height	±18'
Parking	30+ spaces
Traffic Counts	± 33,048 VPD
Loading	11 Grade-level doors
Zoning	G-C Legacy Zoning



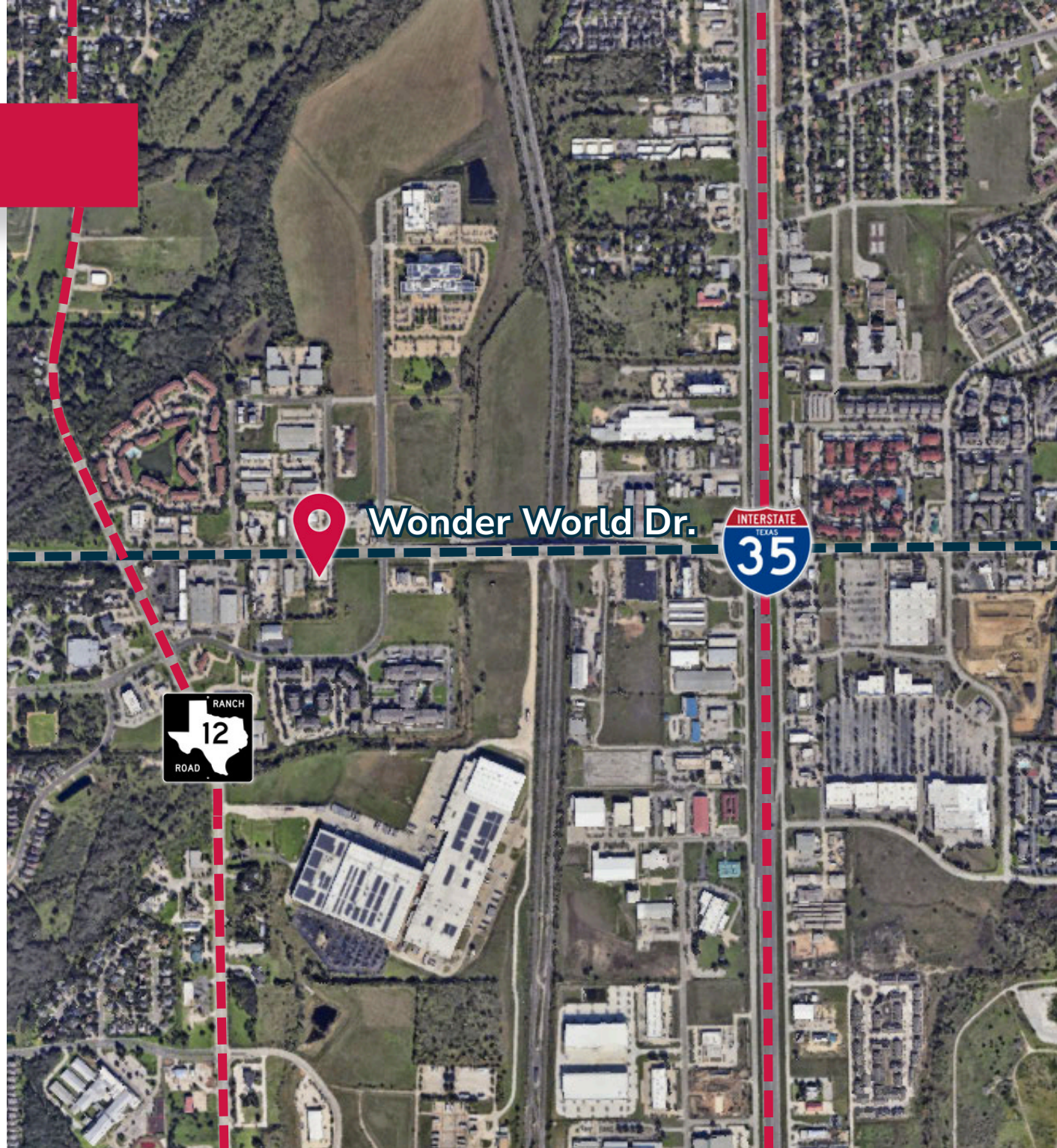
KEY HIGHLIGHTS

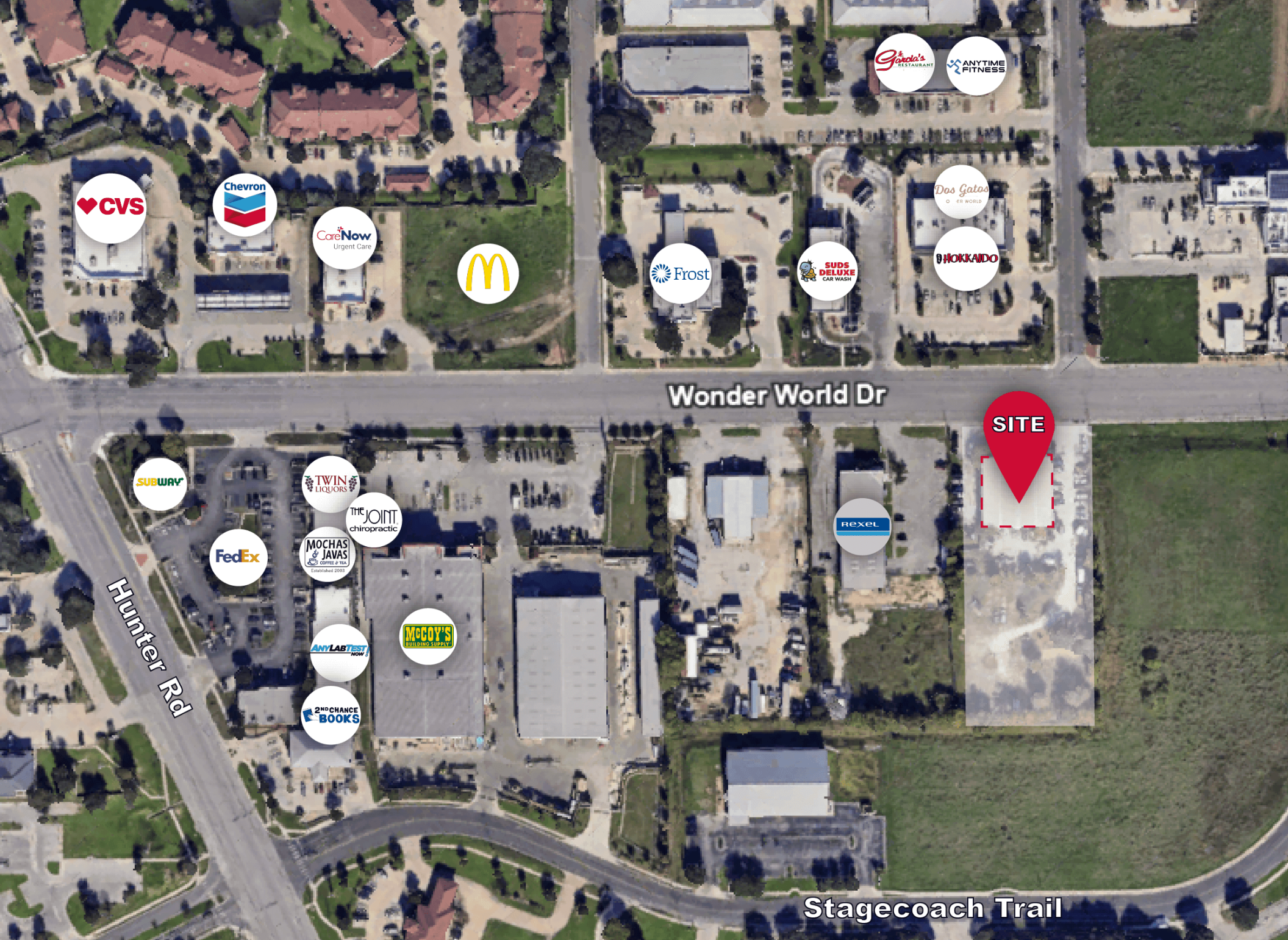
- Clear-span warehouse space
- Durable steel construction
- Single-tenant or multi-user potential
- Additional rear leasable area
- Strategically positioned
- On-site surface parking



ACCESS

Ranch Road 12	.3 miles
I-35 Interstate	1 mile
Austin	33 miles
San Antonio	48 miles
Tesla Giga Factory	40 miles
Samsung Semiconductor	45 miles





Wonder World Dr

Hunter Rd

Stagecoach Trail



290 WONDER WORLD DR.

San Marcos, Texas 78666

**FOR MORE INFORMATION,
CONTACT:**

Mitchell Becker

512-410-8265

mbecker@lee-associates.com

Michael Smith

512-410-8270

msmith@lee-associates.com