

# BALCONES SOUTH IH-35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666



**7,302-59,657 SF**

SUITES AVAILABLE FOR LEASE  
DELIVERY Q1 2027

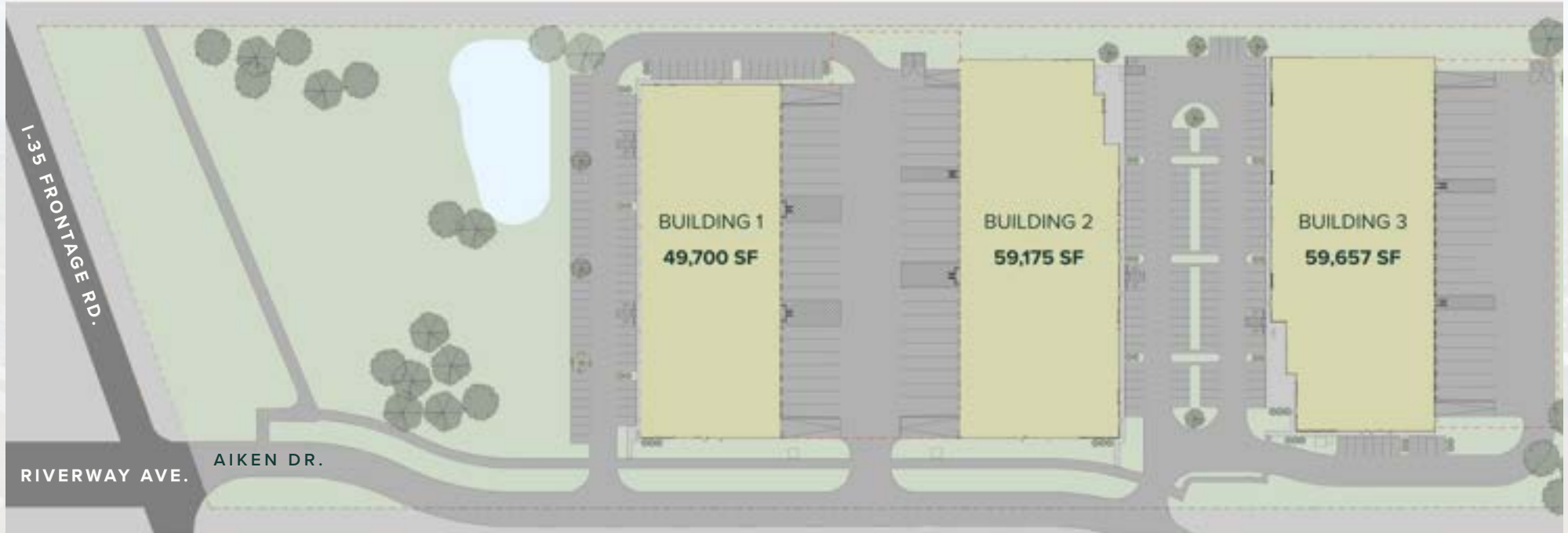
DAX BENKENDORFER  
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512.848.2581

# BALCONES SOUTH IH-35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

FULL BUILDINGS FOR LEASE  
**49,700-59,657 SF**

**3 BUILDINGS TOTALING 168,532 SF**



ENTIRE BUILDINGS AVAILABLE THROUGH SEPTEMBER 2026

# BALCONES SOUTH IH-35 SHALLOW BAY

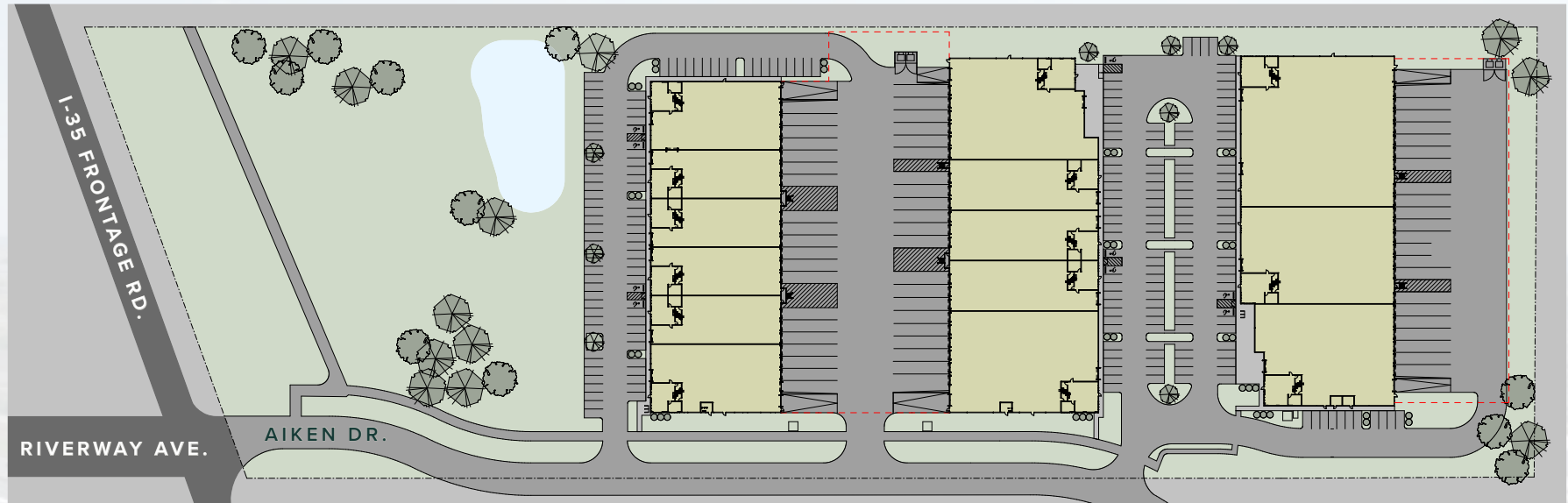
2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

SUITES FOR LEASE  
**7,302-26,777 SF**

**BUILDING 1**  
7,302 - 49,700 SF

**BUILDING 2**  
8,662 - 59,175 SF

**BUILDING 3**  
15,636 - 59,657 SF



## PROPERTY DETAILS

-  24-28' CLEAR HEIGHT
-  CITY OF SAN MARCOS HEAVY COMMERCIAL
-  120'-180' TRUCK COURTS
-  TILT WALL CONSTRUCTION
-  3 DOCK HIGH BUILDINGS  
63 DOCK POSITIONS
-  229 PARKING SPACES  
1.36 PER 1000 SF
-  ESFR SPRINKLERS
-  14 MOVE-IN READY SPEC SUITES

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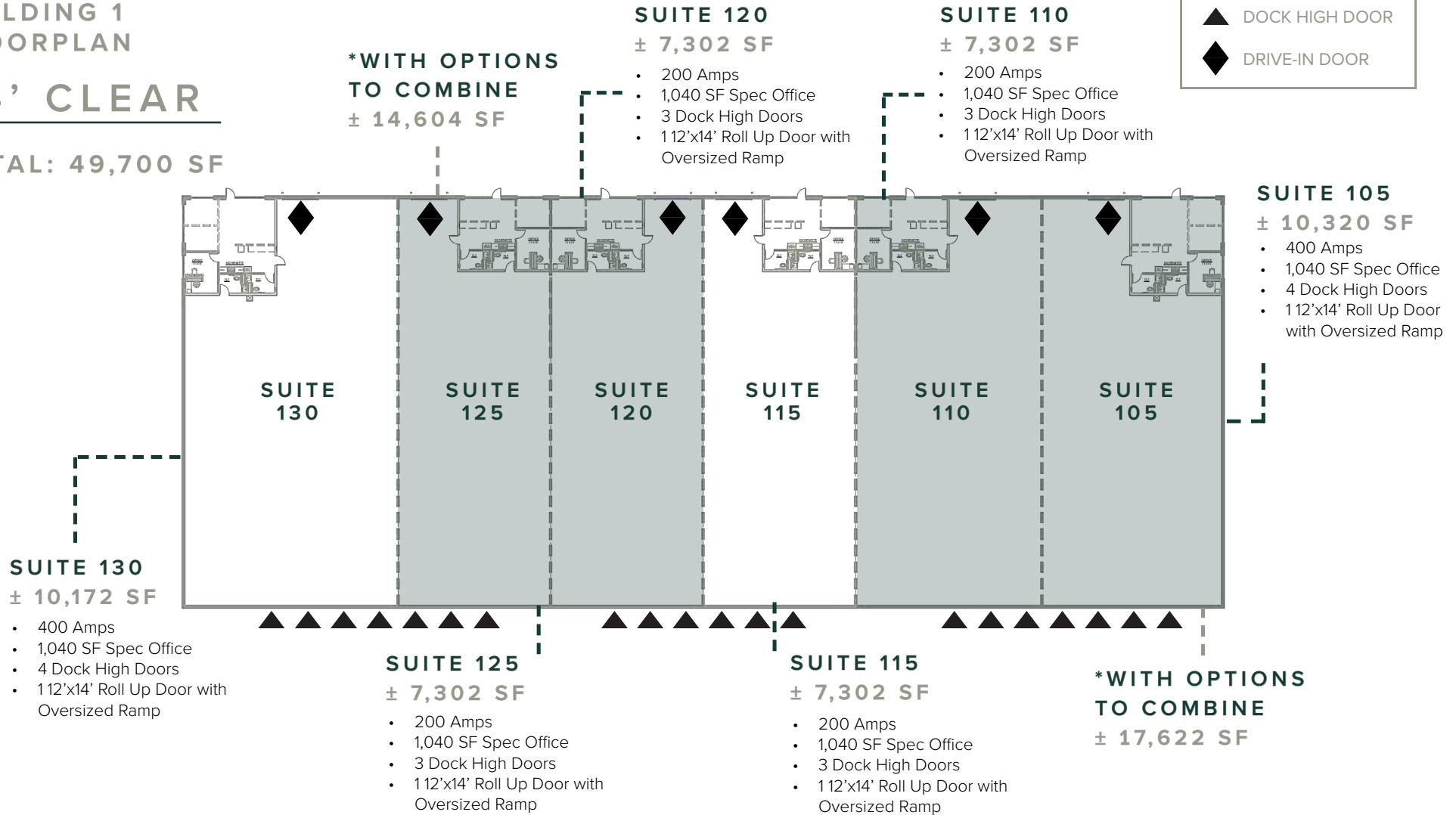
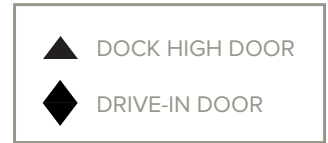
# BUILDING 1

SUITES FOR LEASE

BUILDING 1  
FLOORPLAN

24' CLEAR

TOTAL: 49,700 SF



# BALCONES SOUTH IH-35 SHALLOW BAY

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# BUILDING 2

SUITES FOR LEASE

BUILDING 2  
FLOORPLAN

24' CLEAR

TOTAL: 59,175 SF

## SUITE 210

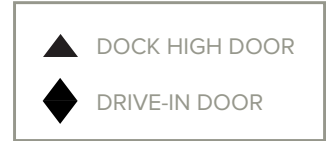
± 8,662 SF

- 200 Amps
- 787 SF Spec Office
- 3 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp

## SUITE 220

± 8,662 SF

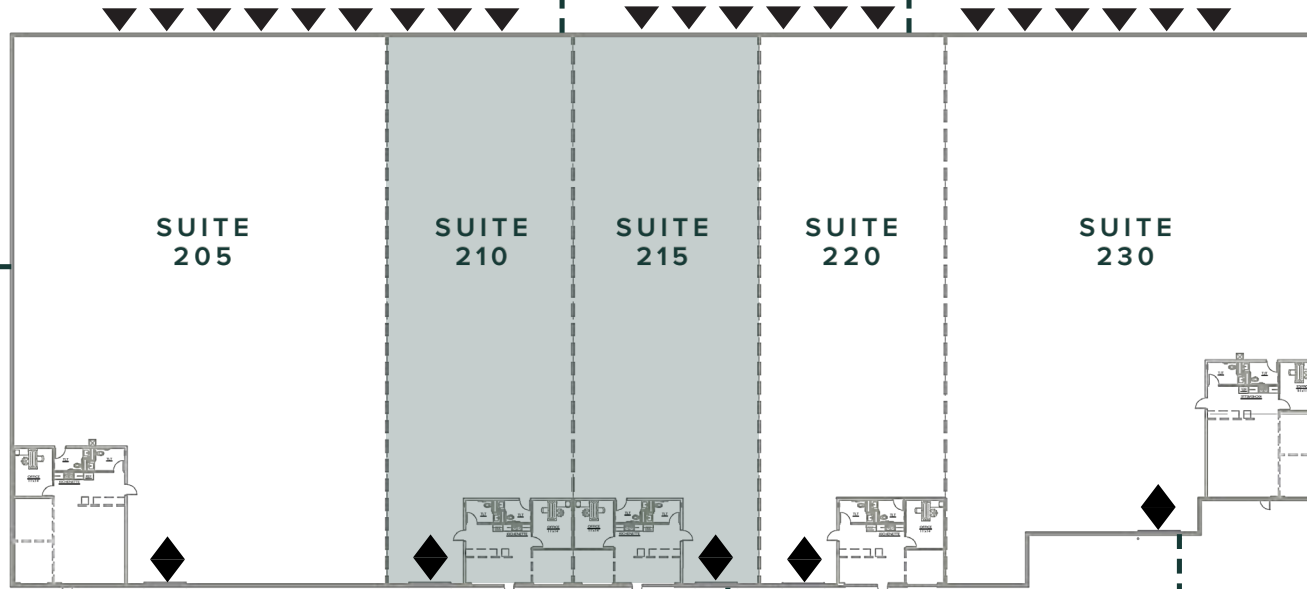
- 200 Amps
- 787 SF Spec Office
- 3 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp



## SUITE 205

± 17,335 SF

- 400 Amps
- 1,320 SF Spec Office
- 6 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp



\*WITH OPTIONS  
TO COMBINE  
± 17,324 SF

## SUITE 215

± 8,662 SF

- 200 Amps
- 787 SF Spec Office
- 3 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp

## SUITE 230

± 15,854 SF

- 400 Amps
- 1,320 SF Spec Office
- 6 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp

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# BUILDING 3

SUITES FOR LEASE

BUILDING 3  
FLOORPLAN

28' CLEAR

TOTAL: 59,657 SF

## SUITE 310 ± 15,636 SF

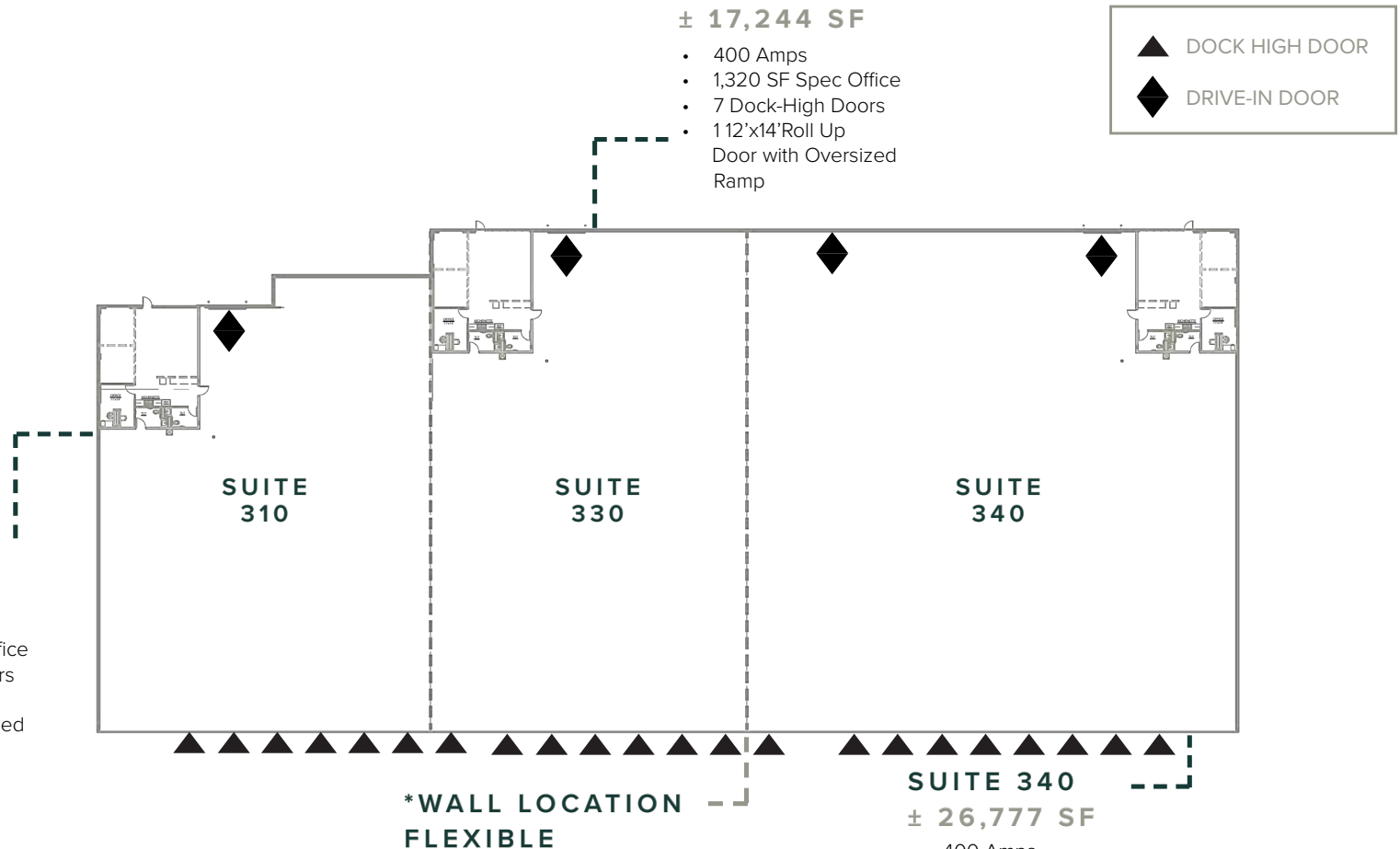
- 400 Amps
- 1,320 SF Spec Office
- 6 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp

## SUITE 330 ± 17,244 SF

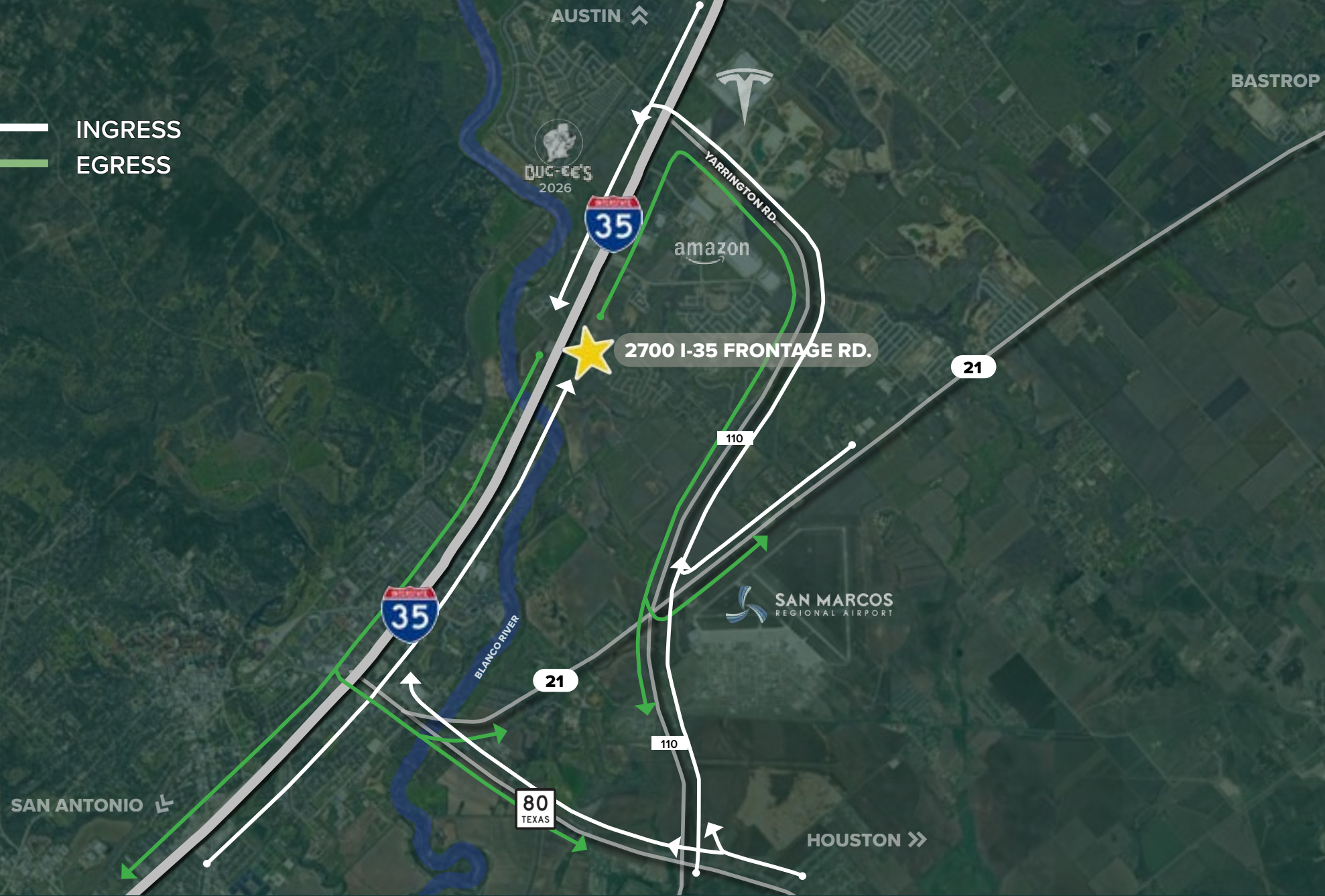
- 400 Amps
- 1,320 SF Spec Office
- 7 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp

## SUITE 340 ± 26,777 SF

- 400 Amps
- 1,390 SF Spec Office
- 9 Dock-High Doors
- 112'x14' Roll Up Door with Oversized Ramp



— INGRESS  
— EGRESS





FOR MORE  
INFORMATION:

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TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>SDREC 2018, LLC</b>	<b>2562</b>	<b>otto@balconesre.com</b>	<b>512-636-2857</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Otto Swingler</b>	<b>602213</b>	<b>otto@balconesre.com</b>	<b>512-636-2857</b>
Designated Broker of Firm	License No.	Email	Phone
<b>James Dax Benkendorfer</b>	<b>643741</b>	<b>dax@balconesre.com</b>	<b>512-848-2581</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_