

OFFICE/WAREHOUSE FOR SALE – BOERNE, TEXAS



TRANSWESTERN

REAL ESTATE
SERVICES



228 Commerce Avenue // Boerne, TX 78006

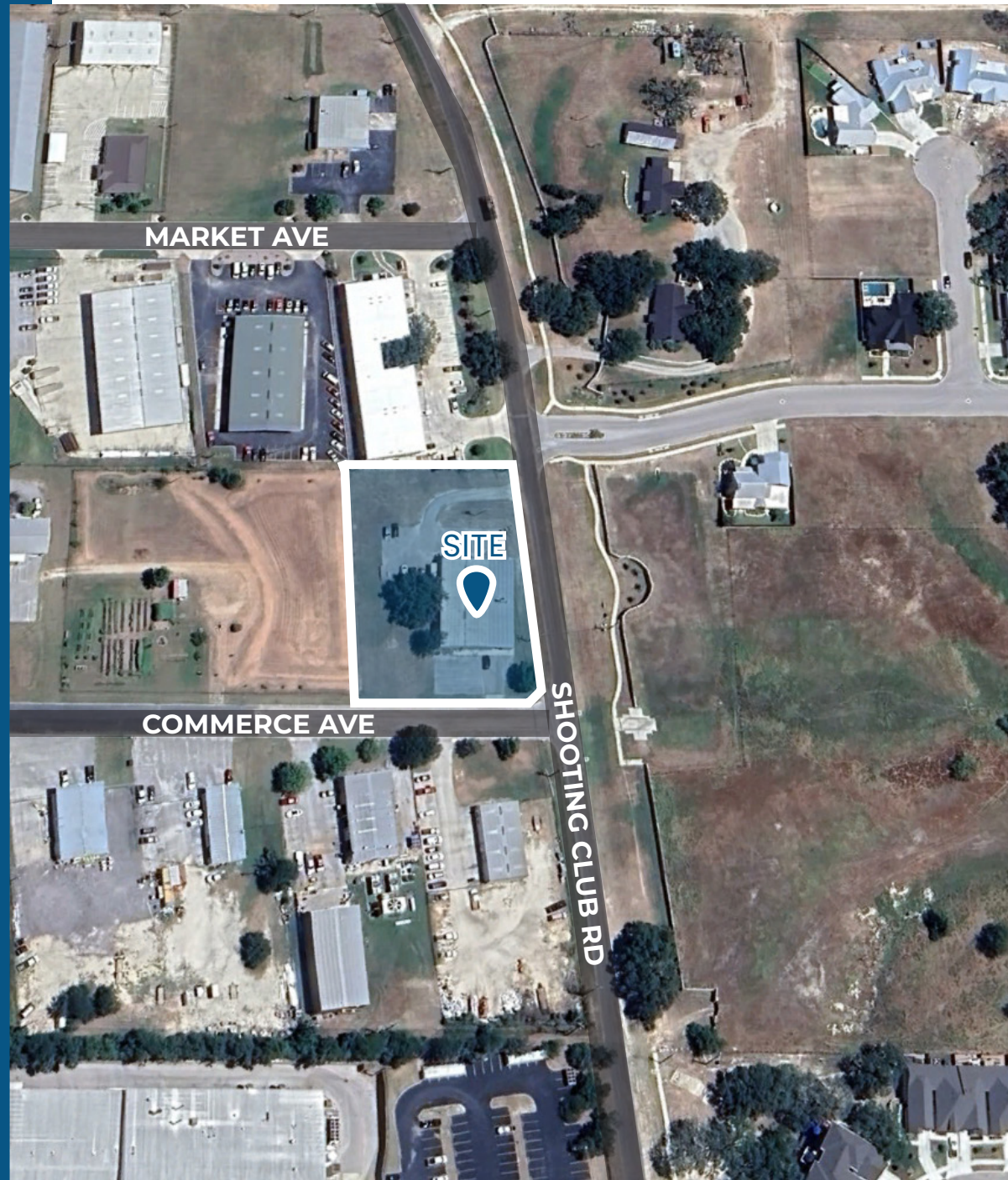
Office/Warehouse
±8,000 SF Building
±1.01 Acres

Building Highlights

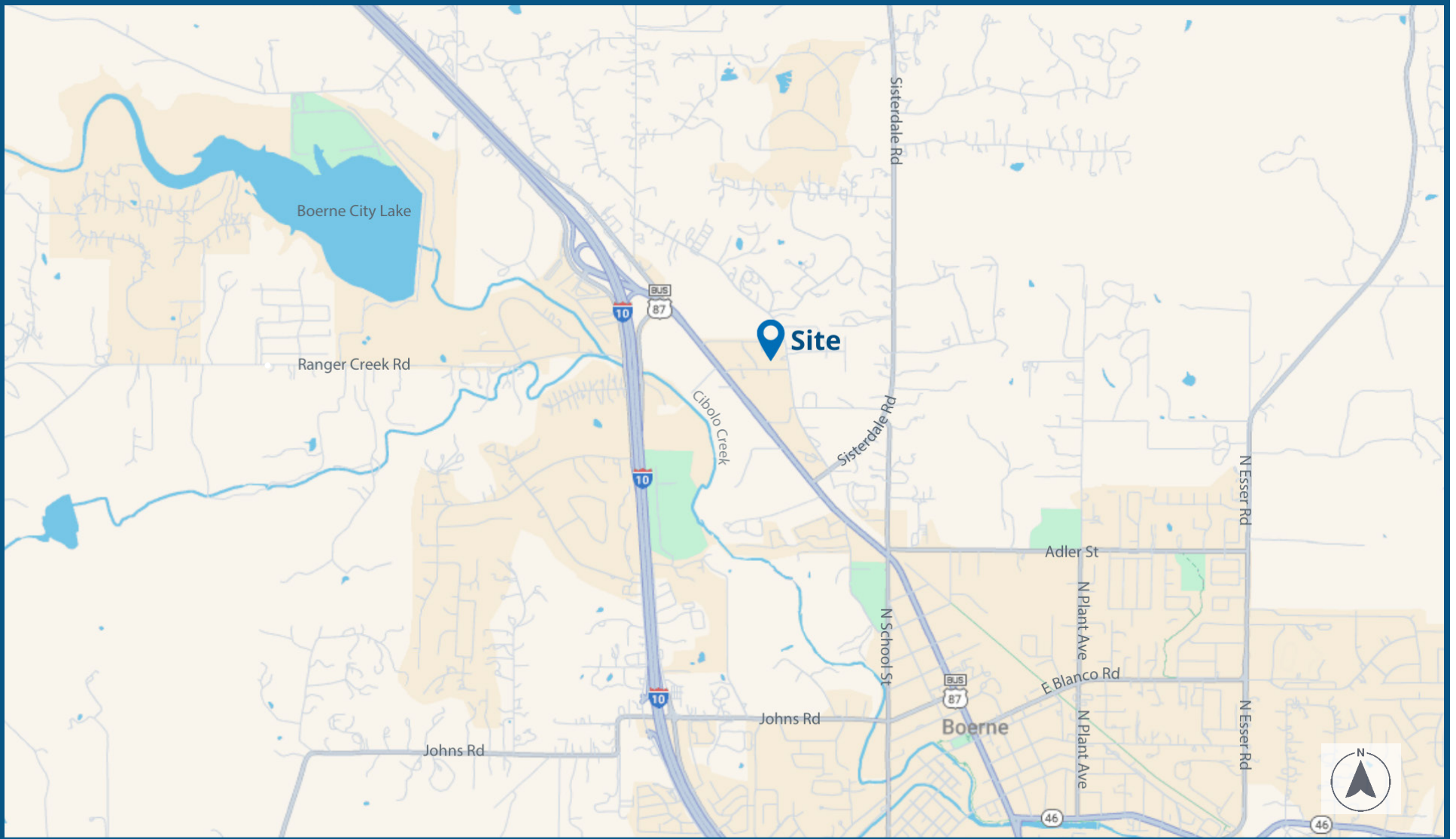
- ±8,000 SF building
- ±1,000 SF office
- ±7,000 SF warehouse/manufacturing
- ±1.01 acres

Overview

- City of Boerne water
- 480 3 Phase Power
- Insulated Warehouse
- Established Boerne Industrial North location
- Convenient access to North Main Street amenities
- Quick access to IH-10 via Main Street/ Ranger Creek Rd.
- Two driveway entrances
- 10'x20' paint booth
- Existing equipment may be purchased



Location Map

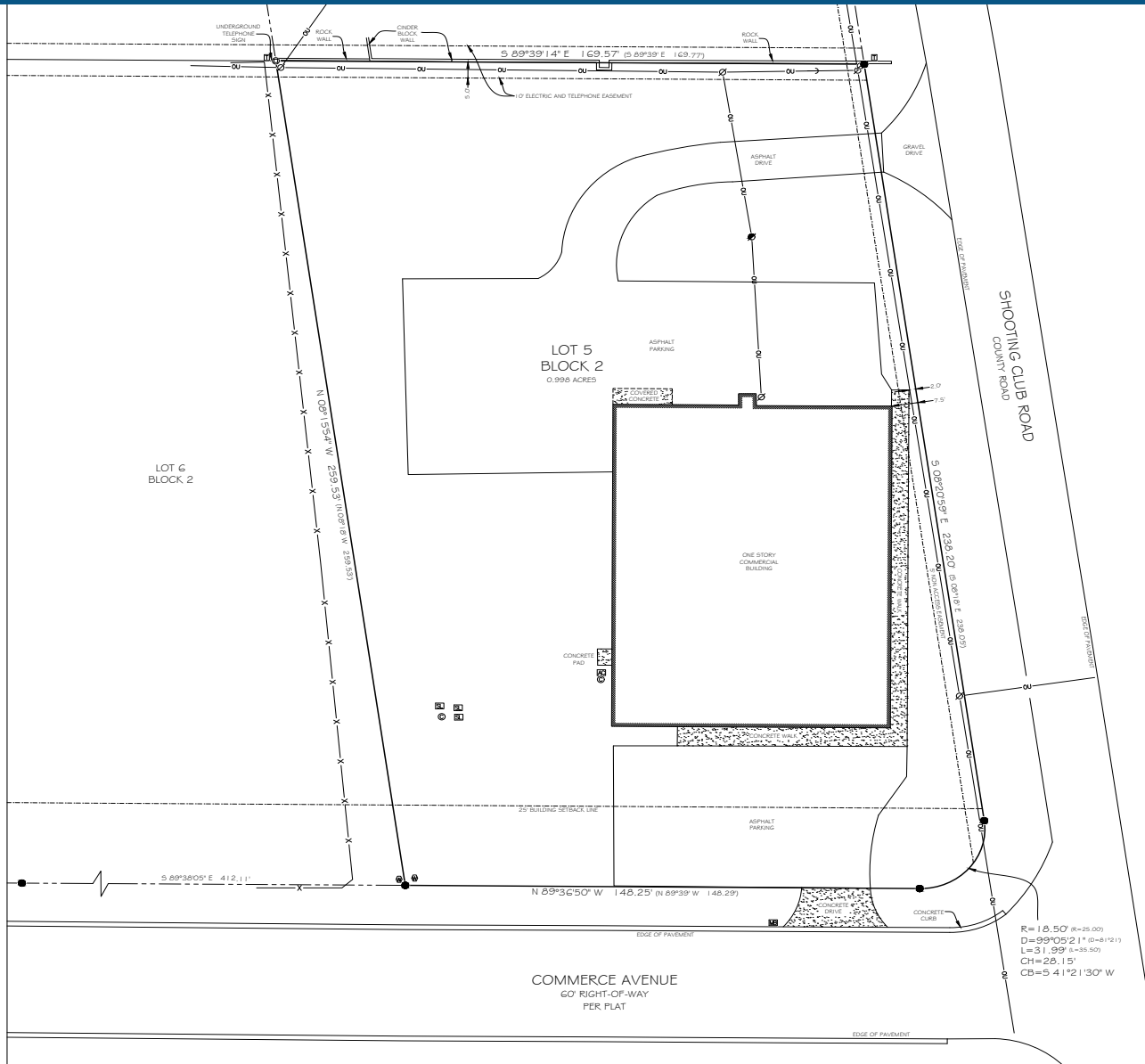


Aerial





Survey



Property Details

- ±8,000 SF building - ±1,000 SF HVAC office, ±7,000 SF warehouse, ±200 SF break room with kitchen, storage above office area
- 14' exterior walls, 10' office walls - all walls and ceiling are insulated
- Five entry doors (four exterior, one interior)
- Five roll up overhead doors (three exterior doors, two interior doors)
- Double pane exterior windows equipped with blinds
- Stucco extension on east and south side. 10% stucco extension on west side. Balance on west side and north side metal siding
- Metal roof with gutters
- 480 Three/Phase electricity, numerous 230/110 electrical outlets
- Shop plumbed with galvanized air connections
- City Water, Aerobic septic system, High speed internet
- DISA dust collection system throughout shop area
- Northside greenbelt industrial park, Quick access to IH-10
- All equipment may be available for purchase

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OFFICE/WAREHOUSE FOR SALE

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