



CONNEXA BUILDING

147 HWY 87

31,844 SF
CLASS A MANUFACTURING FACILITY

COMFORT, TX

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CENTRAL TEXAS CAPITAL MARKETS TEAM

INVESTMENT SUMMARY

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Cushman & Wakefield's Central Texas Capital Markets team is pleased to present The Connexa Building, a premier Class A manufacturing facility built to a standard that exceeds typical market specifications. The asset features high-quality Class A office improvements, a fully conditioned and crane-served manufacturing warehouse, and an additional laydown yard that also offers potential for future development. Strategically located in the heart of high-growth Kendall County, Connexa provides an exceptional opportunity for users seeking a standalone, best-in-class facility within one of the region's most dynamic industrial corridors.

31,844

SQUARE FEET

0%

LEASED

2015 & 2020

YEAR BUILT

1-MILE OFF

OF IH 10



CONNEXA BUILDING

147 HWY 87



EXCEPTIONAL FINISH OUTS THROUGHOUT THE BUILDINGS CREATING TURN-KEY USER OPPORTUNITY



HIGH GROWTH CENTRAL TEXAS LOCATION 20 MILES FROM FREDRICKSBURG, 14 MILES FROM BOERNE, 20 MILES FROM SAN ANTONIO AND 60 MILES FROM AUSTIN



EASY AND DIRECT ACCESS OFF OF IH 10 VIA HWY 87



GRADE LEVEL DOORS SERVE EACH BUILDING WITH THE ABILITY TO ADD TRUCK WELLS IF NECESSARY



ADDITIONAL LAYDOWN YARD SPACE OR FUTURE DEVELOPMENT IN REAR OF FACILITY WITH DIRECT ACCESS THROUGH THE MIDDLE OF THE SITE



CURRENTLY UTILIZED AS MANUFACTURING AND DISTRIBUTION, THE FACILITY IS IDEAL FOR MANUFACTURING, FOOD AND BEVERAGE, MEDICAL AND ALTERNATIVE USES



DIVERSE USER BASE THROUGHOUT NORTHWEST SAN ANTONIO AND KENDAL COUNTY DUE TO THE UNPRECEDENTED GROWTH THROUGHOUT THE REGION



CRANE SERVED FABRICATION SHOP/WAREHOUSE SPACE IN STANDALONE BUILDING SEPARATE FROM OFFICE SPACE



VERY FEW INDUSTRIAL/MANUFACTURING OPTIONS AVAILABLE IN KENDAL COUNTY PARTICULARLY OF THIS QUALITY

SITE DESCRIPTION

Address	147 US HWY 87, COMFORT, TX 78013
County	KENDALL
Zoning	N/A (UNINCORPORATED KENDALL COUNTY)
Land Area	± 7.685 ACRES
Parking	25 SPACES
Access	ACCESSIBLE FROM US 87, APPROXIMATELY ONE MILE NORTH OF IH-10

BUILDING SPECIFICATIONS

Net Rentable Area	BUILDING 1: 21,974 SF BUILDING 2: 9,870 SF TOTAL: 31,844 SF
Year Built	BUILDING 1: 2015 BUILDING 2: 2020
Clear Height	UNKNOWN
Loading Description	6 GRADE LEVEL AND 2 DOCK HIGH DOORS
Construction Type	METAL AND STEEL
Air Conditioned Premises	9,588 SF
Typical Column Spacing	27'
Roof	METAL ROOF, ORIGINAL TO BUILDINGS

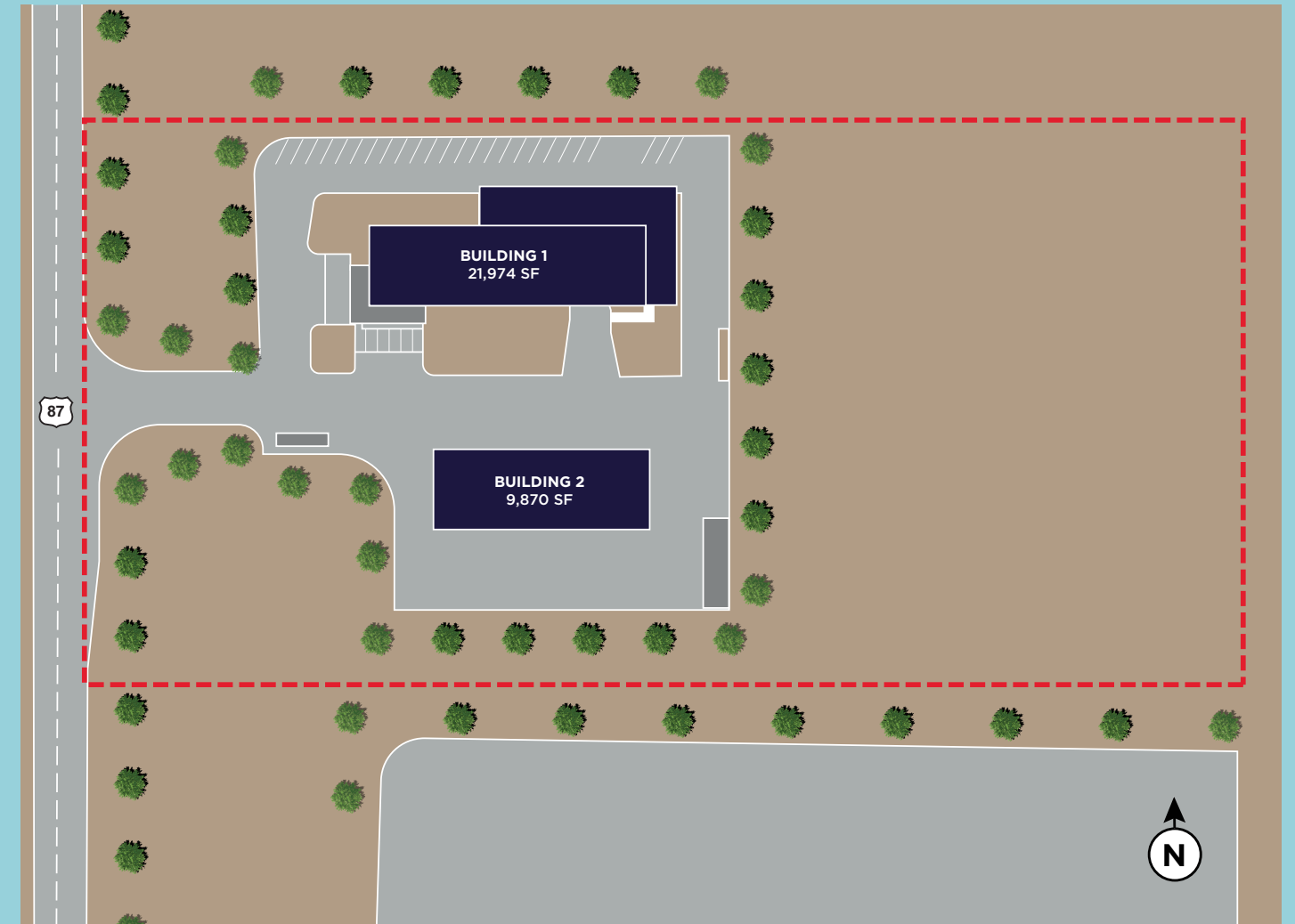
SPACE BREAKDOWN

Warehouse Area	12,387 SF
Office Area - Air Conditioned	9,588 SF
Manufacturing Area	9,870 SF

BUILDING SYSTEMS

Fire Protection System	NONE
Supplied Voltage	BUILDING 1: 200KVA @480V BUILDING 2: 150KVA @480V MORE POWER AVAILABLE FROM PROVIDER
Security	CAMERA SYSTEM TO NVR

SITE PLAN



DRIVE TIMES



1 HOUR
45 MINUTES
AUSTIN



45 MINUTES
SAN ANTONIO



20 MINUTES
FREDERICKSBURG



18 MINUTES
BOERNE

**THE BUCKHORN
GOLF COURSE**

QT QuikTrip

Loves
Travel Stops &
Country Stores

COMFORT

CROWN
WORKSPACE

PRO RENTAL

**COMFORT
HIGH SCHOOL**

**CONNEXA BUILDING
147 HWY 87**

KARGER LN

87

10





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