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Truss Dr.

Boerne, Texas 78006

**Motivated Seller
Price Reduced**

For Sale or Lease



Entire Complex For Sale

Building 1 For Lease

- Office/Showroom/Warehouse
- 7,997 SF Building
- 4,353 SF class A office
- Four (4) grade level doors
- Fully insulated warehouse
- Call broker for lease rate

Building 2 For Lease

- Office/Showroom/Warehouse
- 5,607 SF Building
- 2,326 SF class A office/showroom
- Two (2) grade level doors
- Fully climatized warehouse
- Sale Price: \$4,450,000



Details

- 13,604 SF of Improvements
- High-end finishes
- Built in 2022
- Fully climatized warehouse
- Prime location in Boerne, TX
- Commercial zoning
- Move-in ready
- Contact broker for sale pricing of entire complex

Leased By:

STREAM

Co-Brokered By:

KW COMMERCIAL™

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Truss Drive



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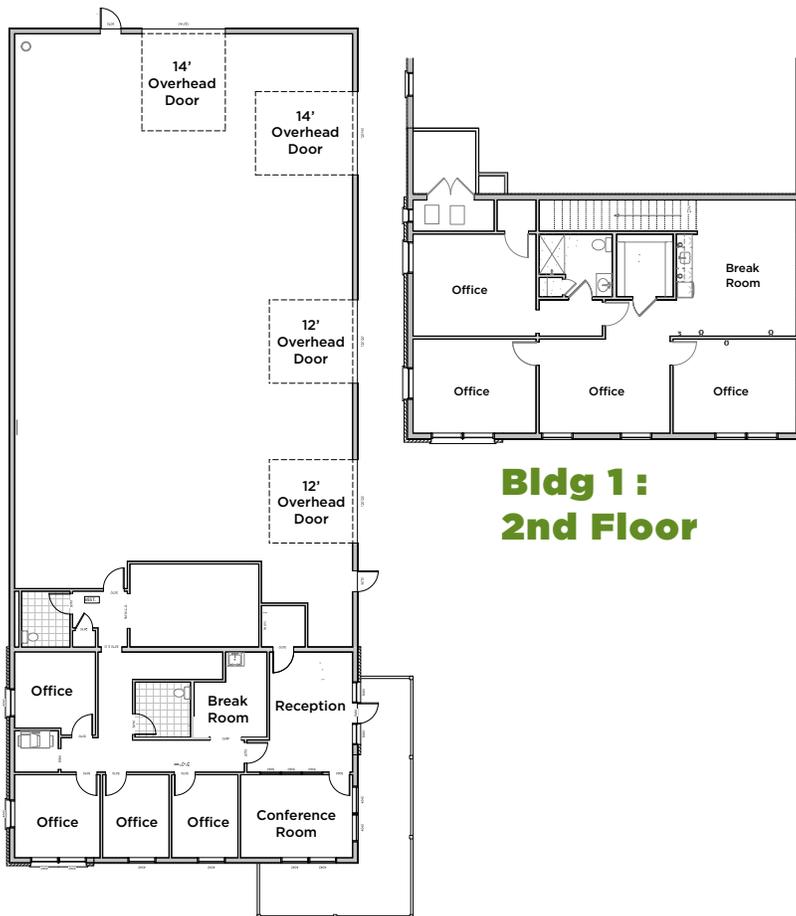
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Individual Buildings Available For Lease

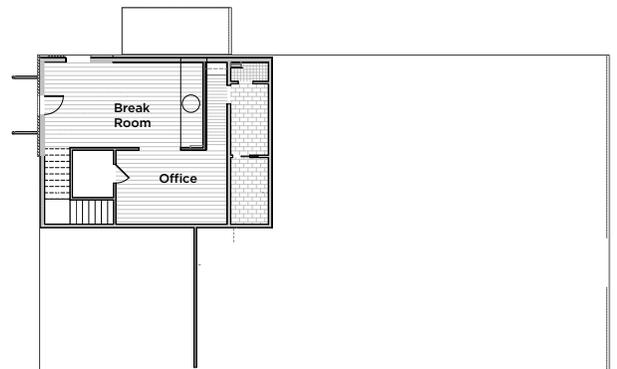
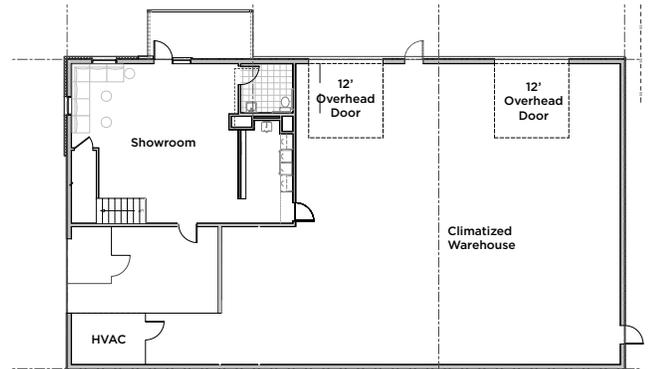
Bldg 1

- 7,997 Total SF
- 4,353 SF office/showroom
- 3,644 SF warehouse
- 4 overhead doors



Bldg 2

- 5,607 Total SF
- 2,326 SF office/showroom
- 3,281 SF warehouse
- 2 overhead doors



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Building 1



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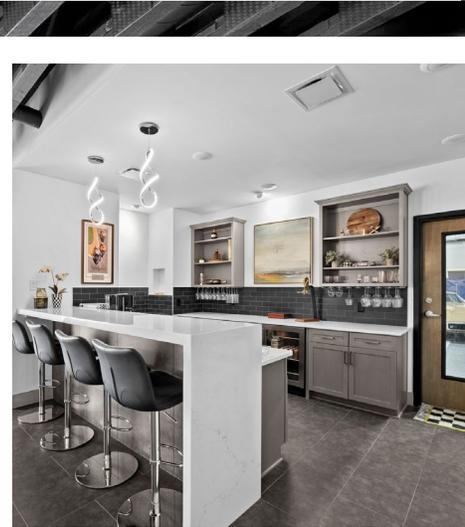
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Building 2



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STREAM

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KW COMMERCIALSM

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Drive Times

- Cordillera Ranch: 5 Minutes
- Boerne: 13 Minutes
- Bulverde: 20 Minutes
- Loop 1604 & Blanco: 31 Minutes

For Information, Contact:

Leased By:



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Co-Brokered By:



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