

# FOR LEASE

38 RUST LANE, BOERNE, TX 78006



## New Construction Business Park

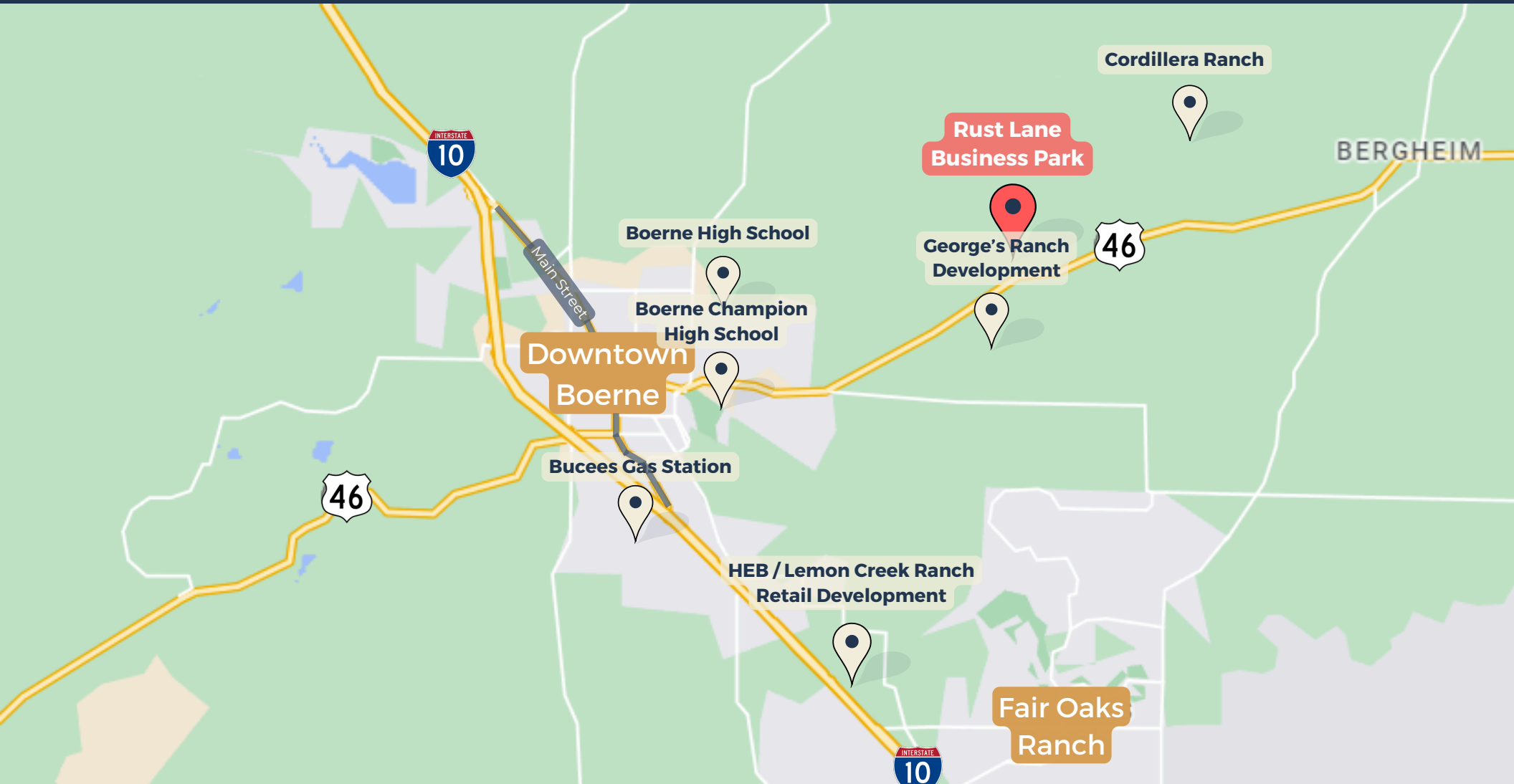
### ABOUT THE PROPERTY:

38 Rust Lane is a brand new 60,000 SF industrial-flex business park just east of Boerne, TX - a rapidly growing San Antonio submarket. Tenants benefit from various built-to-suit space sizes featuring 12'x12' spec offices and restrooms perfect for small businesses, light industrial, and storage.

### FEATURES:

- 1,000 - 6,750 SF spaces available
- 12'x12' roll-up doors
- Signage opportunities
- 16' clear height
- Located near new George's Ranch, Cordillera Ranch, and Esperanza residential developments
- Quick access to Hwy 46, IH-10, and US-281

# AREA DETAILS & OVERVIEW



- 6.5 mi. to downtown Boerne
- 5.4 mi. to Cordillera Ranch

Directly across from George's Ranch development, "A luxury single-family home development spanning 1,140 acres" set to include 800 homes.



# PROGRESS PHOTOS

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# CONTACT OUR TEAM



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