



529 SH 46 E
BOERNE, TX 78006

WORK | STORE | PLAY™

UNIT E2 | FOR SALE OR LEASE

PROJECT INFORMATION:

Net SF: 2,808 SF
Lease is \$20 psf NNN
Sale Price: \$750,000

Unit showings by appointment only

USES:

Work – Store – Play™
Light Industrial Zoning

FEATURES:

14x14 OH Door, HVAC, Utility Sink,
Mezzanine, Restroom, Polished Concrete,
Drive-Thru Unit, Ducting.

SUMMARY:

Commercial warehouse condo space, fully customizable and flexible to suit your needs. The 2,808 square foot unit, zoned light industrial, measures 30 feet wide by 70 feet deep, offering 2,100 square feet of ground space plus a 708 square foot steel mezzanine. Complete flexibility allows for use by self-employed contractors/business owners, industrial office space, storage, shipping, and inventory needs. It can also be used for personal car collections, RV/boat storage, a mancave, or social gatherings.



NATHAN DUMAS

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www.nathandumas.com
Pricing and availability is subject to change without notice.

OVERVIEW

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YEAR BUILT:
Summer 2022

UNIT SIZE:
Unit Dimensions: 30' x 70'
Base Unit Size: 2,100 SF
Mezzanine: 708 SF
Net Rentable SF: 2,808 SF

OCCUPANCY:
Light Industrial Zoned

3-year NNN lease | \$20 NNN with 3% escalators



PROPERTY INFO:

- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanine
- Finished Private Restroom
- Drive-Thru Unit
- 3,285 SF of Dedicated, Back Lot Parking
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Polished Concrete Floor
- HVAC & Ducting

5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 25-40% Less per Month
- Customize Your Space!



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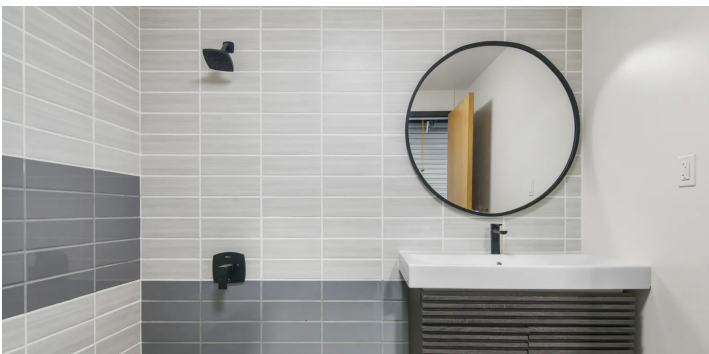
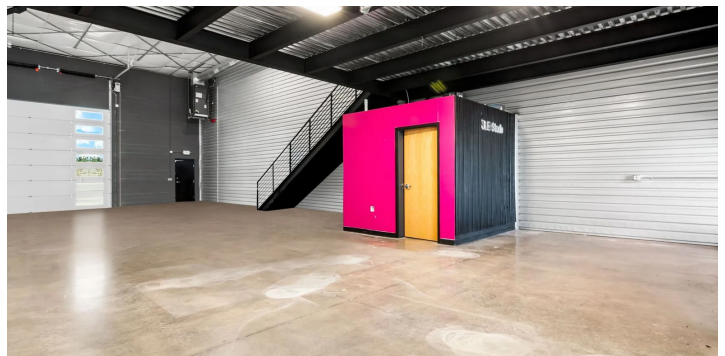
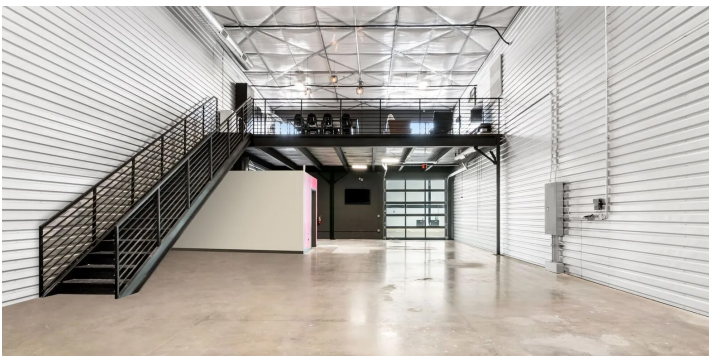
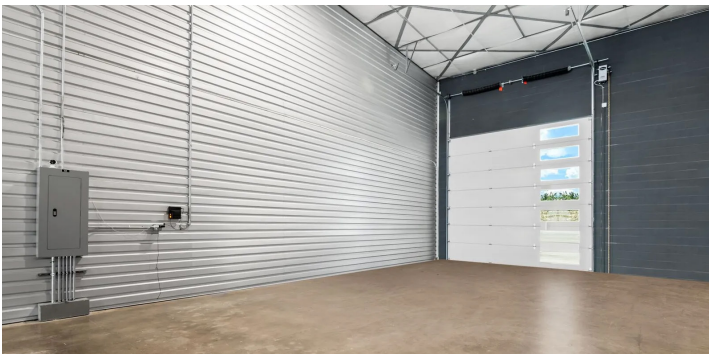
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PROPERTY IMAGES

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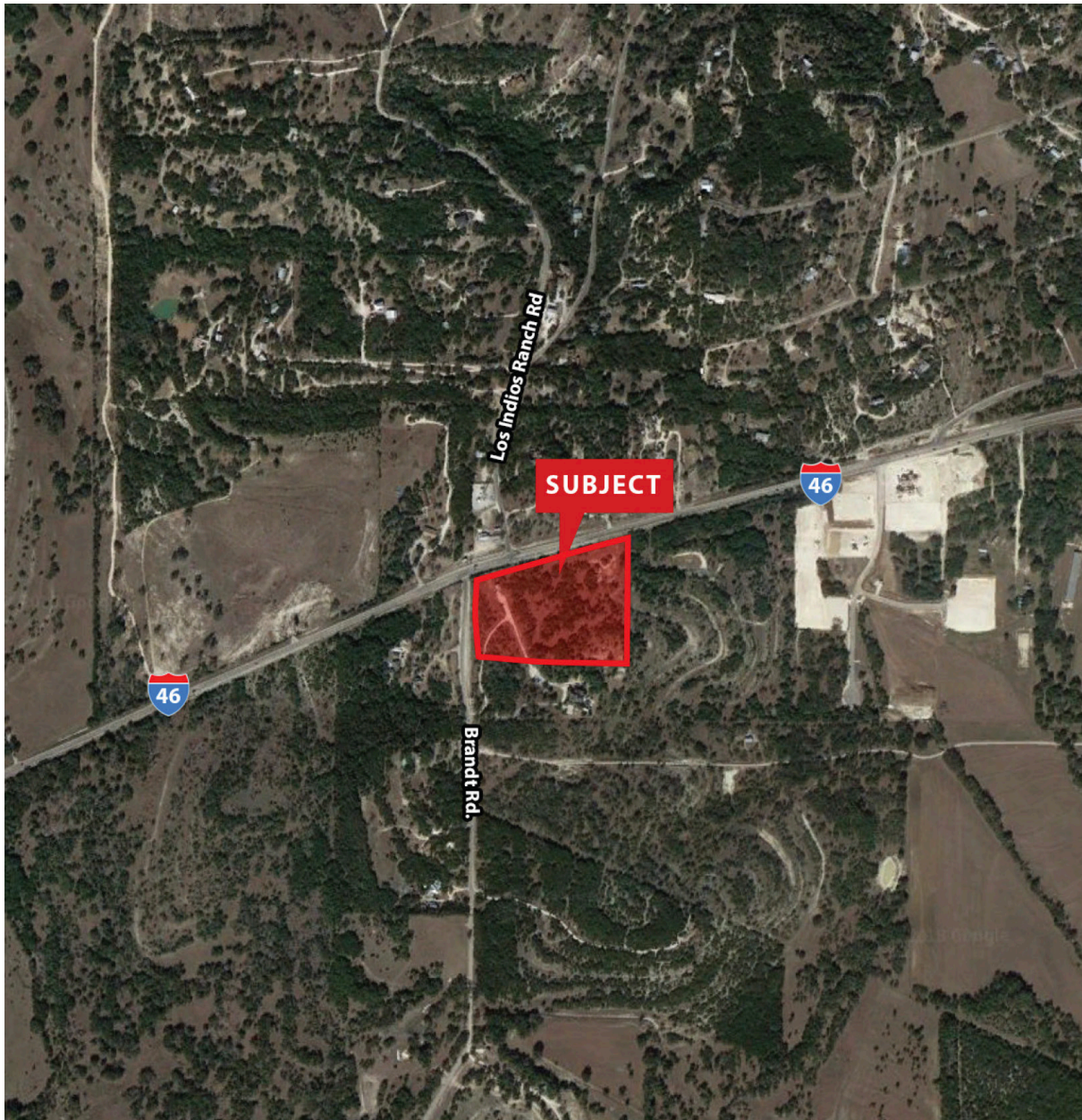
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AERIAL MAP

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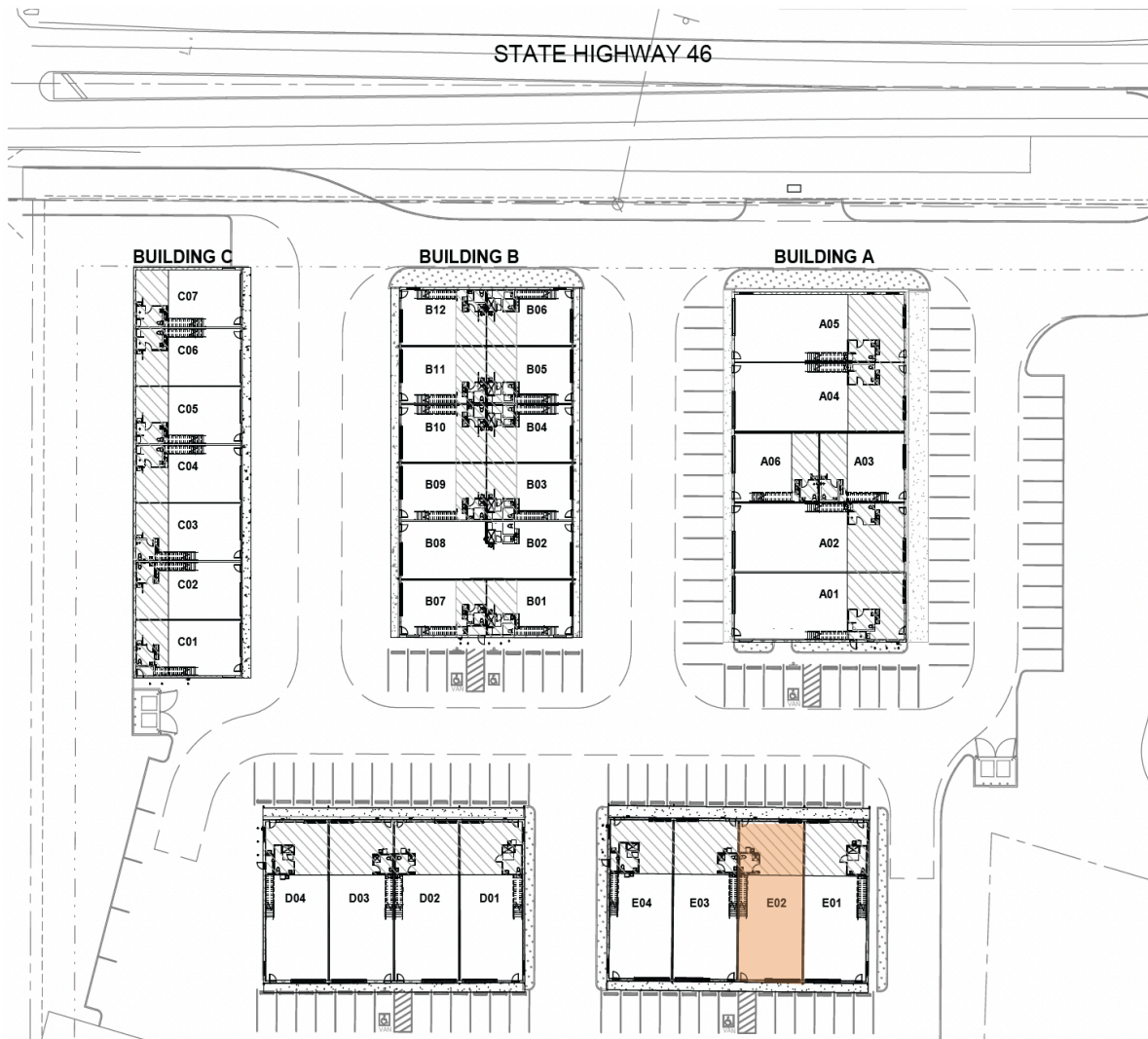
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SITE PLAN

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