

FOR SALE

INVESTMENT OPPORTUNITY



100% LEASED MANUFACTURING FACILITY

2251 RUDELOFF ROAD SEGUIN, TX 78155

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2251 Rudeloff Road Seguin, TX 78155

PROPERTY FEATURES

Building Size 50,070 SF

Acres 3.0

Year Built 1987 and 2005

Loading 3 Dock high and 4 Grade level

Clear Height 14' in Production
18' in Main warehouse assembly

Zoning LI (Light Industrial)

Power 1,225-amp, 3-phase

Utilities Well water, septic sewer, and
public electricity

HIGHLIGHTS

- Seguin is well positioned for future investment with a population of over 30,000 people, ample property ready for development, and excellent access to the major thoroughfares. The city is located 15 miles east of San Antonio and 50 miles south of Austin provided access to more than 5 million residents.
- Strategically positioned in Seguin's growing industrial corridor with immediate access to I-10, TX-46, TX-123, and Toll 130 — connecting San Antonio, Austin, Houston, and the DFW metroplex.
- Building's layout is designed for light manufacturing, with an open floor plan in warehouse/production areas and 4,500 SF office space.
- Ample yard and truck court in the back of the property for outdoor storage and additional parking
- Easy ingress/egress with new Rudeloff Road under construction.





REGIONAL MAP

CONTACT INFORMATION

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