



## UNIT B9 FOR LEASE

**529 SH 46 E  
BOERNE, TX 78006**

**WORK | STORE | PLAY™**

### Project Information:

Base SF: 1,000 SF

Net SF: 1,322 SF

NNN Lease Rate: \$20/PSF

BOERNE, TX - Building B

### Uses:

Work – Store – Play™

Light Industrial Zoning

### Features:

14x14 OH Door, HVAC with Ducting, Interior Paint, Utility Sink, Mezzanine with LVT flooring, Restroom (rough-in for shower), Polished Concrete, Rough in for Wet Bar

**Unit showings by appointment only**

### Summary:

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play™ with a Personal Warehouse™ as the only limit is your imagination!

# OVERVIEW

## YEAR BUILT:

Summer 2022

## UNIT SIZE:

Unit Dimensions: 25' x 40'

Unit Size: 1,000 SF

Mezzanine: 322 SF

Net Rentable: 1,322 SF

## OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Store – Play™

## FOR LEASE:

Net Rents: 3-year term: \$20/PSF

\$2,203.33/mo. \*3% annual rent escalations

Base Rents year 1: \$23,796/yr

Estimate 2024 CAM Fee: \$243.86 /mo

Estimated Taxes: \$150/mo



BOERNE, TX - Building B

## PROPERTY INFO:

- For Immediate Occupancy
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanine
- Finished Private Restroom
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Polished Concrete Floor
- HVAC & Ducting
- Utility Sink



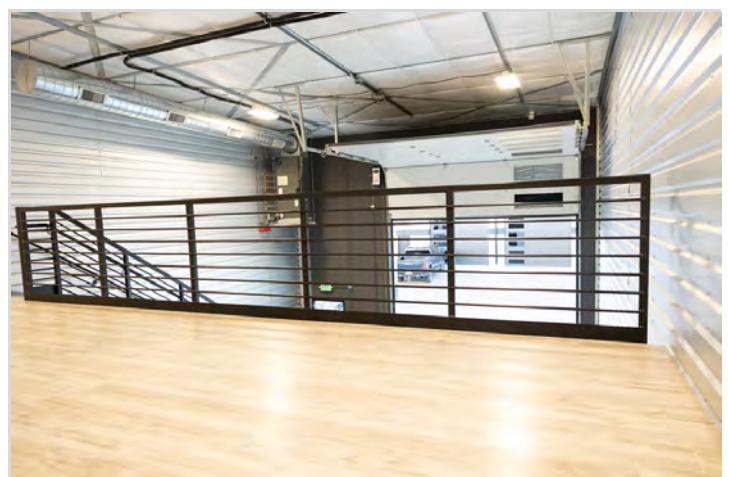
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# SAMPLE IMAGES

Similarly Sized Unit



**ProCore**  
COMMERCIAL REAL ESTATE

[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**512-522-4833**

Pricing and availability is subject to change without notice.

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# CONCEPT - SAMPLE USES

CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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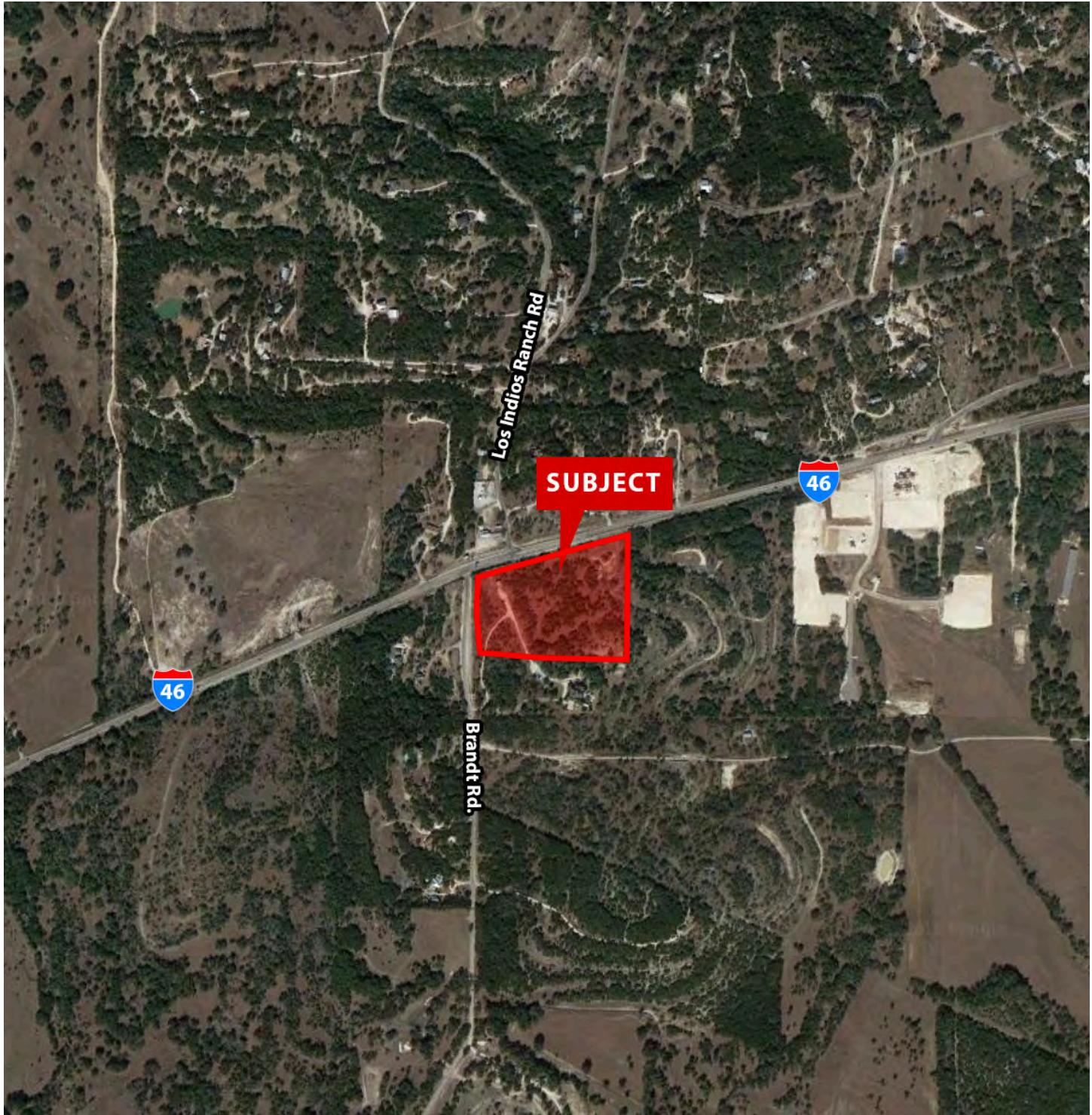
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# AERIAL MAP

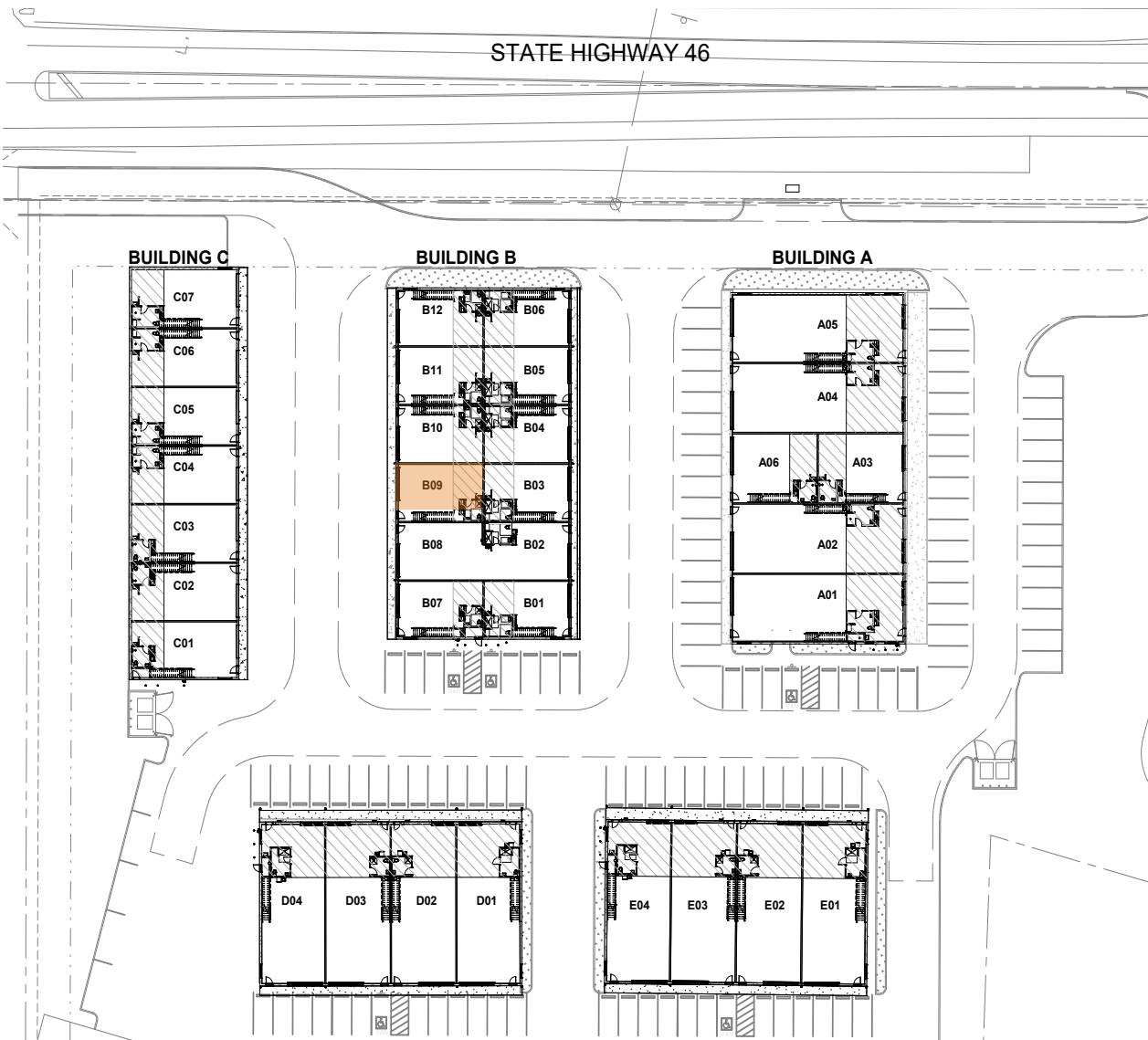


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# SITE PLAN



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