



**133 Glosson Ranch Rd DRIPPING SPRINGS, TX 78620**

**5,000 sf Warehouse offered at \$1,125,000**



**STANBERRY  
COMMERCIAL  
Scott Daves  
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## Great Opportunity for Businesses!

**\*\*PROPERTY FOR SALE AT \$1,125,000 OR FOR LEASE AT \$1.25PSF + NNN - OWNER FINANCING AVAILABLE\*\***

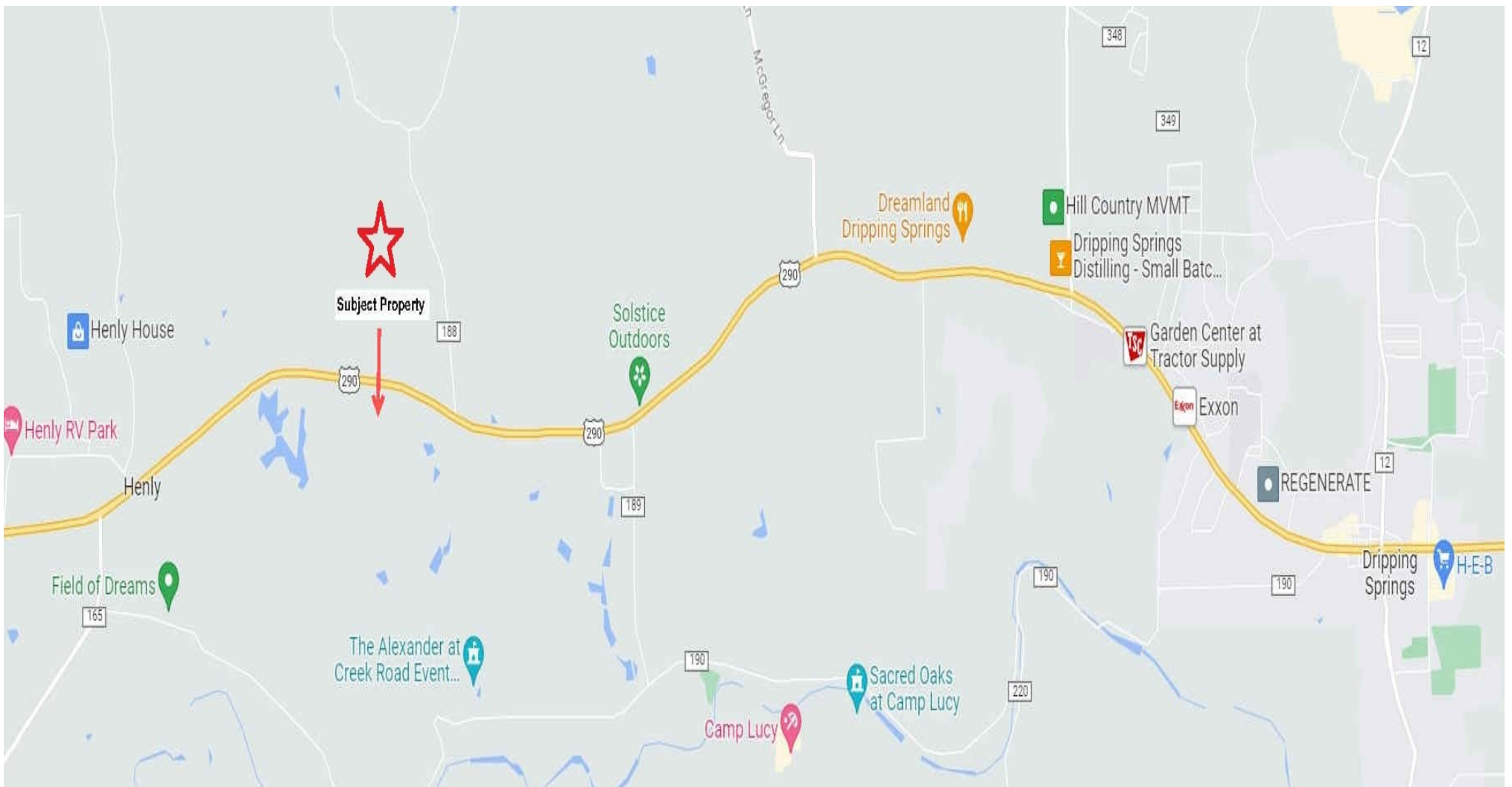
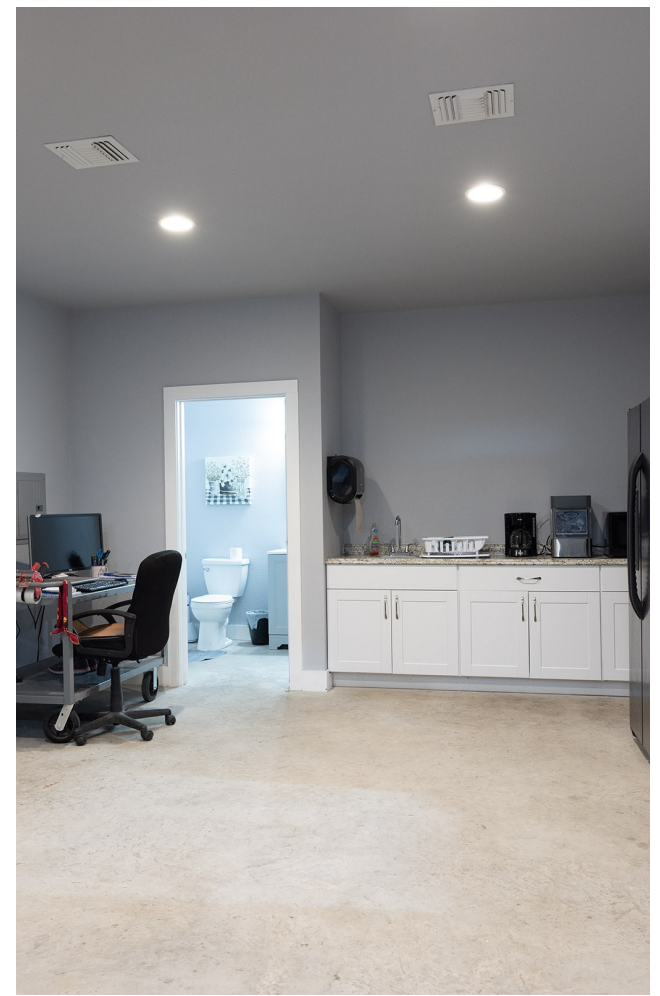
Exceptional commercial property, featuring an expansive 5,000 square foot fully HVAC warehouse, complete with multiple conveniences. The warehouse is 5,000 square foot with a fully air-conditioned 750 square foot office space fitted with a kitchen and bathroom, above the office there is a 750 square feet of storage space, ensuring plenty of room for your business storage needs. This property is equipped adequately for efficient loading, there is both a loading dock and regular ground-level loading.

Furthermore, the warehouse can be easily divided into two separate spaces, providing additional flexibility for operations.

A unique feature of this property is the availability of plumbing for the installation of a second kitchen/bathroom. The property has 4 shared 2,500 Gallon rainwater collection tanks and septic system in place and comes complete with security cameras both inside and out for added security. Ample private parking is available on the premises, with space for up to 12 parking spots.







## Scott Daves | Realtor®

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