

Schertz – Mini Warehouse

7637 FM 3009 Unit 702 Schertz, Texas 78154

Site Overview

Incredible warehouse located in Schertz, Texas for sale. Multiple ideas for new owner - Opportunity for owner/user, investor, toy garage. Ideal location 1.5 miles west of I-35 with a bustling industrial/commerce area just north of San Antonio.

Turnkey warehouse space with many improvements already made and ready for you to set up your business or play here. Beautiful mezzanine configured as a conference area with laminate wood flooring overlooks the warehouse. Great amenities inside include: HVAC, restroom, kitchenette and epoxy flooring



Property Information

- Gross rentable sf: 1,950 (450 sf mezzanine)
- Unit Width: 30'
- Unit Depth: 50'
- Private restroom
- 14 x 14 Overhead doors
- LED Lights/Energy efficient construction
- Entry Clear Height: 20'
- Power: 150 amps, 3 phase
- List Price: \$475,000

Britt Sanditen
512-944-7449

TX License# 658282

500 N Capital of TX Hwy | Bldg. 4 | Austin, TX 78746

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Property Highlights

- Ideal for Business, RV/ Boat/ Car Storage
- Work – Store – Play
- HVAC, 60+FT Drive Aisles, 24 Hour Access
- Epoxy flooring
- Light Industrial Zoning
- Concrete Tilt Construction

Lease Information

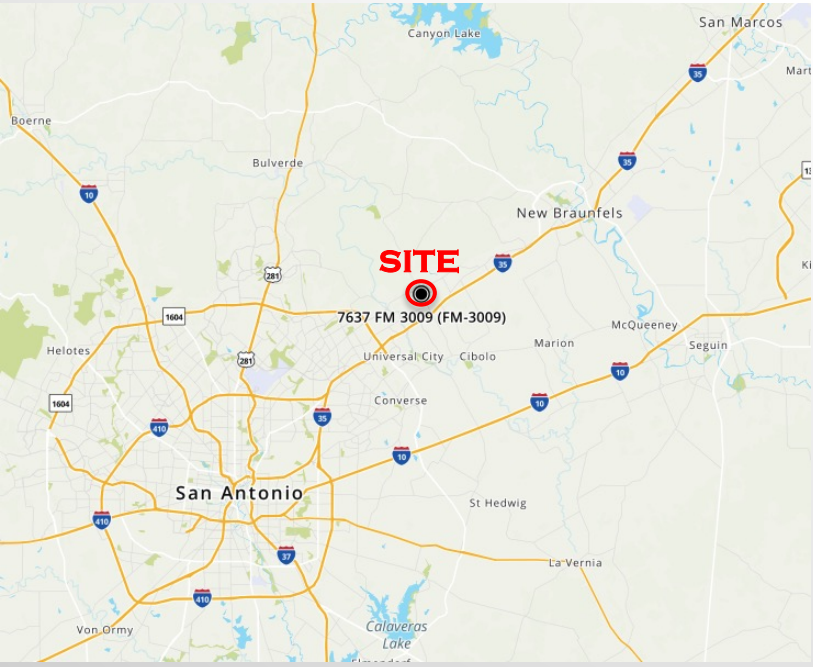
- Seller is currently occupying the space on a month-month lease. Flexible to stay in the space or vacate.
- Owner has taken immaculate care of the property and has currently outgrown the space.



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Property Location



- Optimal location with major businesses surrounding the facility
- 1.5 miles from I-35, 5 miles from I-35/1604
- Great business park in a large trade area
- Build equity instead of paying rent

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