



# Truss Dr.

Boerne, Texas 78006

## Office/ Warehouse/ Showroom For Sale



### Property Details

#### Building 1

- Office/Showroom/Warehouse
- 7,997 SF Building
- 4,353 SF class A office
- Four (4) grade level doors
- Fully insulated warehouse

#### Building 2

- Office/Showroom/Warehouse
- 5,607 SF Building
- 2,326 SF class A office/showroom
- Two (2) grade level doors
- Fully climatized warehouse



### Details

- 13,604 SF of Improvements
- High-end finishes
- Built in 2022
- Fully climatized warehouse
- Prime location in Boerne, TX
- Commercial zoning
- Move-in ready
- Contact broker for pricing

#### For Information, Contact:

Andrew Katzfey | 210.298.8537 | [andrew.katzfey@streamrealty.com](mailto:andrew.katzfey@streamrealty.com)  
 Michael T. Kent | 210.298.8514 | [michael.kent@streamrealty.com](mailto:michael.kent@streamrealty.com)



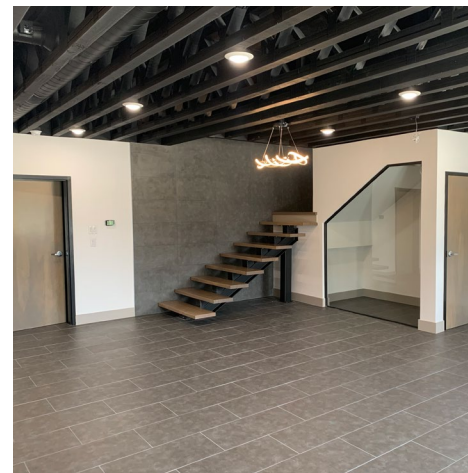


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**STREAM**

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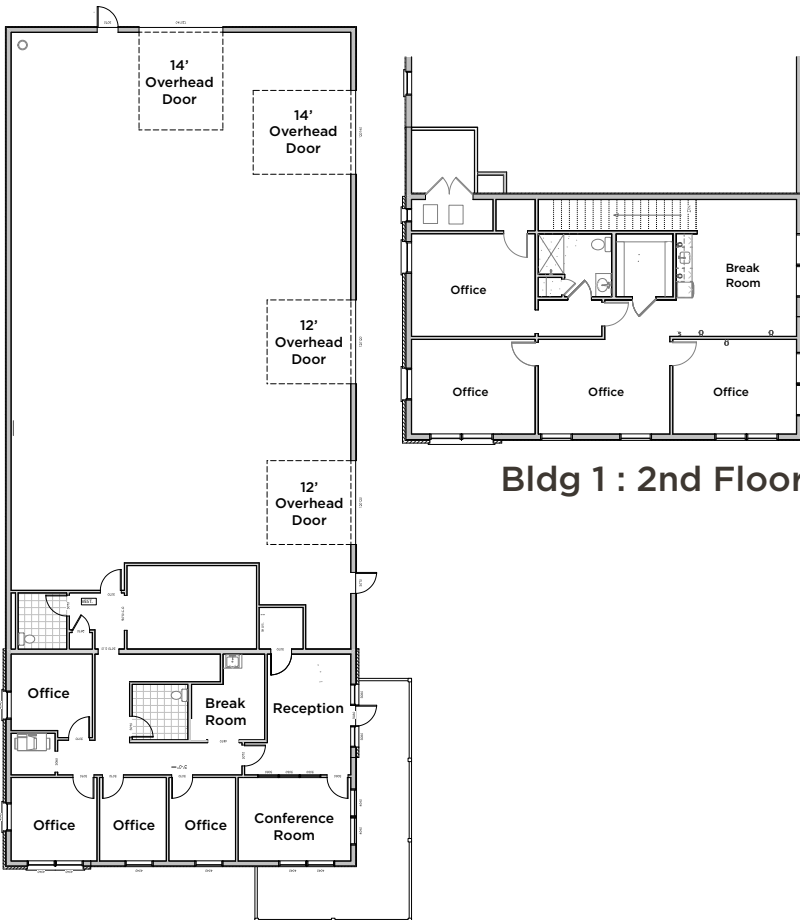
Boerne, Texas 78006

## Office/ Warehouse/ Showroom For Sale

### Floorplans

#### Bldg 1 : 1st Floor

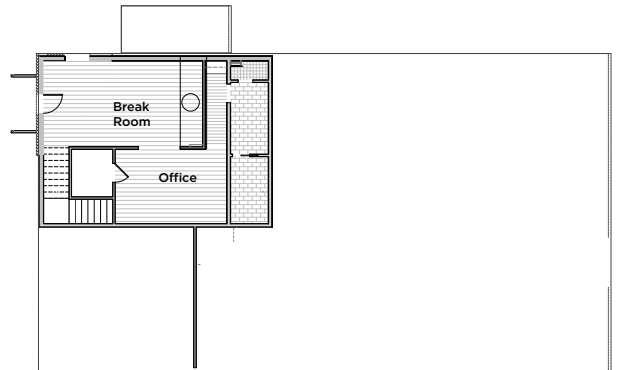
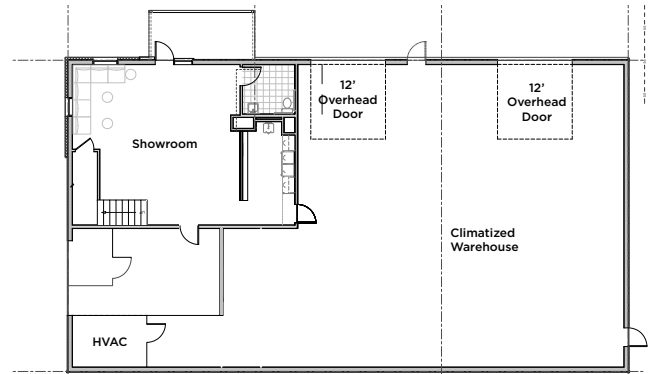
- 7,997 Total SF
- 4,353 SF office/showroom
- 3,644 SF warehouse



Bldg 1 : 2nd Floor

#### Bldg 2 : 1st Floor

- 5,607 Total SF
- 2,326 SF office/showroom
- 3,281 SF warehouse



Bldg 2 : 2nd Floor



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# 30

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## Office/ Warehouse/ Showroom For Sale



## Drive Times

- Cordillera Ranch: 5 Minutes
- Boerne: 13 Minutes
- Bulverde: 20 Minutes
- Loop 1604 & Blanco: 31 Minutes

# STREAM

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