

**\$18 NNN
AVAILABLE
IMMEDIATELY!**

ProCore
• COMMERCIAL REAL ESTATE •

UNIT 505 FOR LEASE ONLY

**7637 FM 3009
Schertz, TX 78154**

WORK | STORE | PLAY®

Project Information:

1,500 SF with a 438 SF Mezzanine
for a Net Rentable of 1,938 SF

Uses:

Work – Store – Play®
Light Industrial Zoning

Details & Option Upgrades:

Mezzanine + Electrical Package + Carpet, HVAC +
Ducting, LED Lights, Mezzanine Windows, Side
Windows on End Units, Epoxy Flooring, Interior
Painted Walls, Private Restroom with Shower, Utility
Sink & Wet Bar, Fire Sprinkling Suppression

Schertz, TX - Building 5

**Unit showings by appointment only
Brokers Welcome!**

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!

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www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

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OVERVIEW

**UNIT 505
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YEAR BUILT: 2023 C.O.

UNIT SIZE:

1,500 SF with a 438 SF Mezzanine
for a Net Rentable of 1,938 SF

OCCUPANCY:

Light Industrial Zoned.
Ideal for Work – Store – Play®

FOR LEASE ONLY:

NNN base lease rate: \$18/psf | \$2,907/mo
Estimated CAM: \$275/mo
Estimated Tax: \$562.5/mo
Estimated Gross Rents: \$3,744.50/mo

Available for immediate occupancy.



Schertz, TX - SIMILAR UNIT

PROPERTY INFO:

- For Lease Only
- 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



Schertz, TX - SIMILAR UNIT

CONCEPT - SAMPLE USES

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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP

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AERIAL MAP

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SITE PLAN

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