

FOR LEASE

Industrial Warehouse
Property



Property Summary

40500 IH-10 W in Boerne, TX, is a 3.602-acre industrial property featuring over 26,000 square feet of warehouse space, with additional office and showroom areas.

It includes covered outdoor storage, ample yard space, and various loading options (dock-high, grade-level, and dock-well access). The property offers excellent visibility from IH-10 and is ideal for equipment rental businesses.

LLANO REALTY PARTNERS



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Property Overview

- 3.602-acre industrial site
- Direct visibility from IH-10
- Two free-standing warehouses
- Office/showroom space
- Ample yard space
- Dock-high, grade-level, and dock-well loading
- Monument signage available

AERIAL PICTURES



AERIAL PICTURES

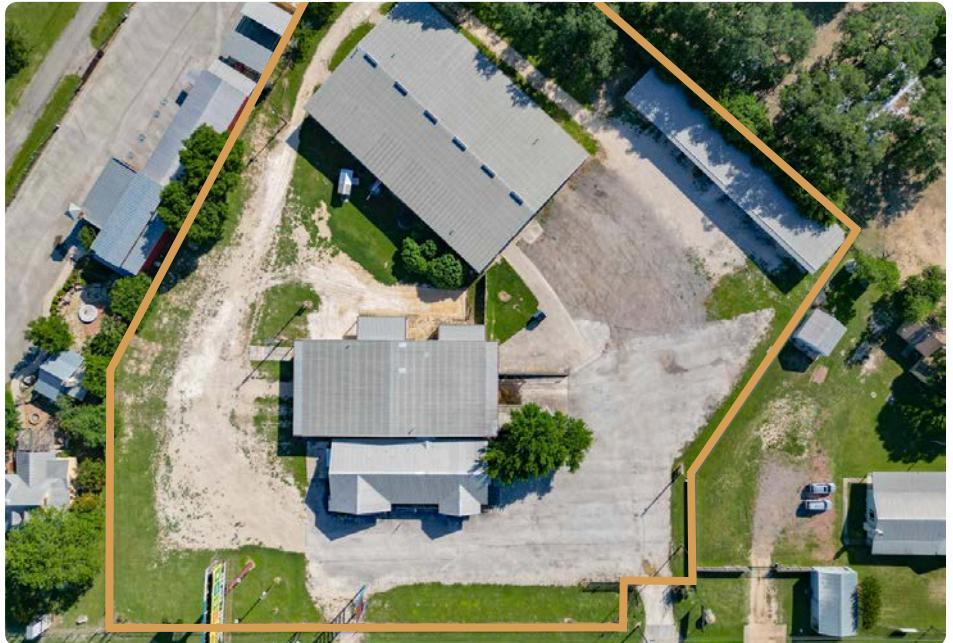


The property features a spacious yard for equipment storage or staging, along with a paved area for employee and customer parking.



The property has two gates providing excellent access to the access road and Interstate I-10.

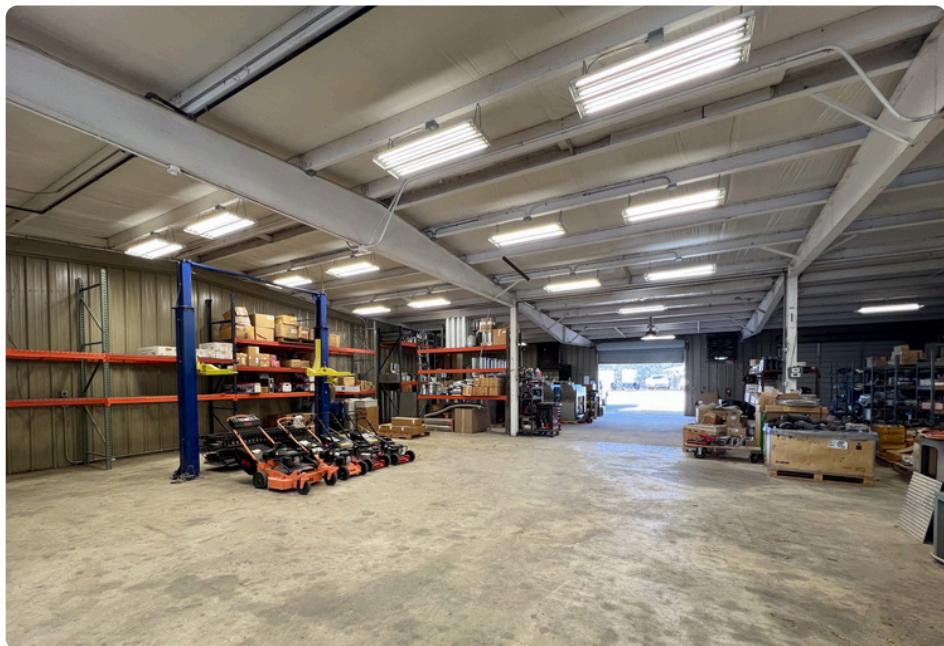
AERIAL PICTURES



WAREHOUSE #1 - 15,000 SF



WAREHOUSE #2 - 7,860 SF



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