

Project Information:

49,000 SF across 5 buildings – 33 units Sizes from 1,000 SF to 2,400 SF, Drive Thru Available Ability to combine units for larger uses Sales Office - Unit A5

Uses:

Work – Store – Play™ Light Industrial Zoning

Features & Options:

Back lot storage and parking, 14x14 OH Doors, Mezzanines, Private Restrooms, LED Lights, HVAC, Balconies, 3-Phase Power, Custom Floors, 65+FT Drive Aisles, 24-Hour Access

Retail, Office, Flex, Warehouse, Man Caves

Tours:

By appointment only - Unit C4 Sales Office

Summary:

No matter your needs – business, storage, or fun – we have the solution for you. This location includes customizable interiors and standard amenities such as HVAC, power, and unlimited access. 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™! The only limit is your imagination!



www.PersonalWarehouse.com info@PersonalWarehouse.com

OVERVIEW

FINAL CLOSEOUT FOR SALE / LEASE

529 SH 46 E BOERNE, TX 78006 WORK | STORE | PLAY™

Page 2

YEAR BUILT:

Summer 2022 - Now Available

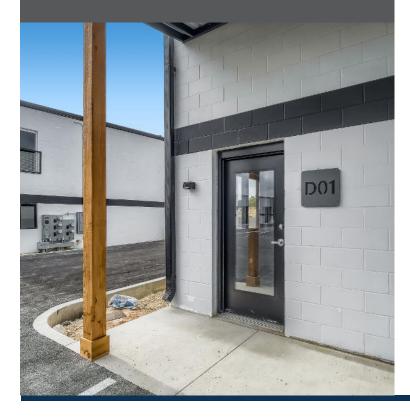
SCAN FOR UNIT SIZING & PRICING:



OCCUPANY:

Retail, Office, Flex, Warehouse, Man Caves Ideal for Work – Store – Play™.

FOR SALE / FOR LEASE





PROPERTY INFO:

- For Sale / Lease
- · Ideal for Small Business, RV / Boat / Car Storage
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles & 14 x 14
 OH Doors
- · Balconies (mezzanine level) on Select Units
- · 33 Units /49,000 Approx. Total SF

Situated in the heart of the hill country, the Boerne Personal Warehouses are located 7 miles East of Boerne on HWY 46. With easy access to Cordillera Ranch, Fair Oaks Ranch, and many other neighboring communities, the project offers a unique location to Work-Store-PlayTM.



www.PersonalWarehouse.com info@PersonalWarehouse.com

EXTERIOR PHOTOS

FINAL CLOSEOUT FOR SALE / LEASE

529 SH 46 E BOERNE, TX 78006 WORK | STORE | PLAY™

Page 3















www.PersonalWarehouse.com info@PersonalWarehouse.com

INTERIOR PHOTOS

FINAL CLOSEOUT FOR SALE / LEASE

529 SH 46 E BOERNE, TX 78006 WORK | STORE | PLAY™

Page 4















www.PersonalWarehouse.com info@PersonalWarehouse.com

CONCEPT - SAMPLE USES

FINAL CLOSEOUT FOR SALE / LEASE

529 SH 46 E BOERNE, TX 78006 WORK | STORE | PLAY™

age 5















www.PersonalWarehouse.com info@PersonalWarehouse.com

AERIAL MAP Hwy 46 & Brandt Rd

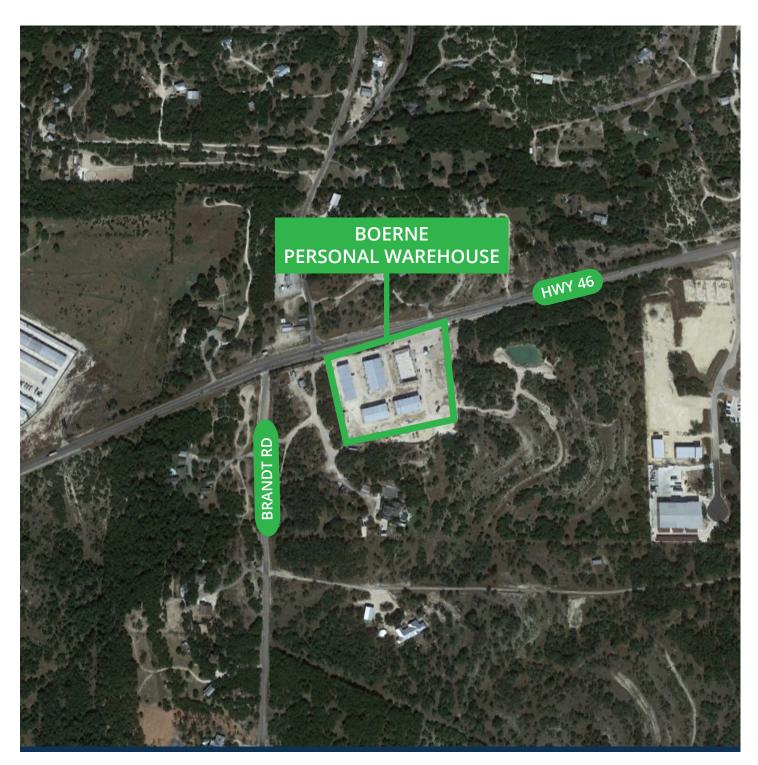


Scan for Directions

FINAL CLOSEOUT FOR SALE / LEASE

529 SH 46 E BOERNE, TX 78006 WORK | STORE | PLAY™

Page 6





www.PersonalWarehouse.com info@PersonalWarehouse.com

SITE PLAN

FINAL CLOSEOUT FOR SALE / LEASE

529 SH 46 E BOERNE, TX 78006 WORK | STORE | PLAY™

Page :





www.PersonalWarehouse.com info@PersonalWarehouse.com