

# \$10,792 - 176 Enterprise Pkwy C, Boerne

MLS® #1572474

## \$10,792

Bedroom, Bathroom, 7,000 sqft  
Commercial on 2.00 Acres

N/A, Boerne, TX

FOR LEASE. COMING SOON! Industrial For Lease - Build to Suit Office/Warehouse Flex Space in Boerne, Texas - From 7,000 - 14,000 SF. Unit C = 7,000 SF. Unit D = 7,000 SF. Unit C&D = 14,000 SF. Lease Rate - \$15.50 PSF + \$3.00 NNN. All utilities to site. 100% Sprinklered. Clearance - Door = 14' & Inside Clear = 16' - 18' Easy access to IH-10 West, Boerne, San Antonio, Hill Country. Household Average Income is \$123,824 (Boerne Trade Area). Average Net Worth is \$1.4 million (Boerne Trade Area). Population Growth 2018 - +21.1% by 2023. Household Growth 2018 - +20.3% by 2023.

Built in 2022

## Essential Information

MLS® #	1572474
Price	\$10,792
Square Footage	7,000
Acres	2.00
Year Built	2022
Type	Commercial
Status	Active

## Community Information

Address	176 Enterprise Pkwy C
Area	2501
Subdivision	N/A
City	Boerne



County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Utilities	Cable TV, Electricity, Water
Parking Spaces	10

### **Interior**

Heating	Central
Cooling	Central
# of Stories	1.0
Stories	1

### **Exterior**

Roof	Flat
Construction	Tilt Wall
Foundation	Slab

### **School Information**

District	Not Applicable
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### **Additional Information**

Date Listed	November 17th, 2021
Days on Market	904
Zoning	INDUSTRIAL

### **Listing Details**

Listing Office	Keller Williams Boerne
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