

FOR LEASE

Rust Business Park 38 Rust Lane Boerne, TX 78006



- 11 Flex/Industrial buildings totaling 58,750 sf, built in 2024
- Suitable for a wide range of tenant uses
- Ample Parking
- 1 12' x 12' rollup door & 1 pedestrian door per 1,000 sf
- 16' clear height
- 40'-45' building depth
- Private, secluded setting
- Asking Base Rate Per/SF: \$14
- Estimated OPEX Per/SF: \$2.50
- Available Sizes:
 - 2,000 sf
 - 2,250 sf
 - 3,000 sf
 - 3,375 sf
 - 5,000 sf
 - 6,750 sf

Bartlett Real Estate, LLC

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Location Analysis



- Easy access to Hwy 46, IH-10 & US-281
- ~¾ miles north of Hwy 46
- ~4.5 miles east of Boerne
- Directly across from George's Ranch, a luxury single family development spanning 1,100 acres with plans for 800 homes
- ~4 miles from Esperanza, a 1,700-acre master planned community with 400-500 existing homes & 2,400 total homesites
- ~5.5 miles from Cordillera Ranch, an 8,700-acre master planned community with 800-900 existing homes & 2,200 total homesites

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