



**180 SPRING MOUNTAIN**  
CANYON LAKE, TX 78133



\$1,299,900



8,440 sqft

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## DESCRIPTION

Exceptional commercial property strategically located in the thriving New Braunfels area-ideal for distribution, logistics, or industrial operations. Situated on 1.579 acres, this property features an 8,440 sq. ft. metal building thoughtfully designed to support both administrative and operational needs. Inside, you'll find six versatile office spaces perfectly suited for management and support teams, along with nine high-clearance overhead doors offering seamless access for loading, unloading, and warehouse functionality. Outside, the expansive yard space and generous employee parking provide room for fleet operations and future expansion. The property also includes on-site shipping container storage, adding even more flexibility for inventory and equipment. Whether you're expanding or relocating, this property delivers the infrastructure and location to help your business grow.

**PROPERTY TYPE:** Commercial - Multi-Use

**MLS STATUS:** Active

**MLS:** 1858949

**YEAR BUILT:** 2008

**COUNTY:** Comal

**TRACT OR SUBDIVIION:**

**LIST DATE:** 04/17/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 2618

**SQUARE FEET:** 8,440

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.58

**LOT SIZE (SQFT):** 68,781

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Matthew Pierce

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**BROKERED BY:** Anders Pierce Realty