

CENTURY 21

Judge Fite Company



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2812 COBBLER LANE

KERRVILLE, TX 78028



\$1,900,000



0 sqft

DESCRIPTION

FOR SALE OR LEASE!!! NEED SPACE??? This Office/Warehouse offers approx. 20,276 total sq. ft (per KCAD) on approx 2.91 acres (per KCAD) in Village West Industrial Park. Great location off Hwy. 27/Junction Hwy. in west Kerrville, outside of city limits. Approx. 8,500 sq. ft. is climate controlled with 16-ft. ceilings, & remainder is non climate controlled with 20-ft. ceilings. Offices in various convenient locations thruout building. Front offices are in place, with offices in warehouse sections, & a 2-story office in the back of the building which is currently built out as offices on 1st floor & unfinished on 2nd floor for storage or additional office space. Front parking lot for customers. Separate entrance off Cotton Gin Lane to back loading dock & 2-story office. Approx 2 acres behind building for addl parking or addl storage. A new owner could potentially utilize office/warehouse on one end of building, & lease office/warehouse on the opposite end to another company for income. Many possibilities! Owner offering entire building & property for lease at \$15,000/mo triple net, but may consider negotiation with term over 3 years with well financed & established tenant.

PROPERTY TYPE: Commercial - Warehouse/Storage

MLS STATUS: Active

MLS: 1910068

YEAR BUILT: 1994

COUNTY: Kerr

TRACT OR SUBDIVIION:

LIST DATE: 09/26/2025

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Judge Fite Company

Rod Owen

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AREA: 3100

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES:

LOT SIZE (SQFT):

ADDITIONAL PROPERTY DETAILS

LISTED BY: Guy Hamilton

PHONE: 210.289.1102

BROKERED BY: Hamilton Realty

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