

# \$895 - 1419 Fleming Drive Warehouse 5 Or 6, Seguin

MLS® #4678190

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## \$895

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 1.91 Acres

Kamreijo Sub, Seguin, TX

The perfect 1,250 sq ft storage, warehouse, workshop, man cave, or office space is ready for you! Located in a 10 unit warehouse park near I-10 & Hwy 90. Warehouse 6 features a reception area, large open warehouse space, 14-foot roll-up garage door with chain hoist & private bathroom. It is a blank canvas to customize for your business or can be used for an oversized storage unit for your RV, boat, project cars, man cave, ect. Direct access off Fleming Drive with 4 parking spots in front.

The owner pays property tax, building insurance, and public area maintenance.

Tenant pays rent plus metered electric, divided water, and liability/personal property insurance. Not climate controlled. Refundable deposit 1 month's rent. Use restrictions "no residential, no automotive, no overnight parking, see property manager for a full list.

Customizations must be approved in advance, work carried out by a licensee contractor & at your own expense. Need more space?

Warehouse 5 is also available for immediate move-in.



Built in 1985

## Essential Information

ListingFeed	abor_vow
MLS® #	4678190
List Price	\$895
Sale Price	\$895

Sale Date	February 22nd, 2022
Bathrooms	0.00
Acres	1.91
Year Built	1985
Type	Commercial Lease
Sub-Type	Warehouse
Status	Closed

### **Community Information**

Address	1419 Fleming Drive Warehouse 5 Or 6
Subdivision	Kamreijo Sub
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Concrete, Off Street
View	Neighborhood, Pasture

### **Interior**

Interior	Concrete
Heating	None
Cooling	None

### **Exterior**

Construction	Concrete, Stone Veneer
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### **Additional Information**

Zoning	C
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