



Industrial / Flex

FOR LEASE FROM $\pm 2,000$ SF UP TO $\pm 89,400$ SF

6445 Green Valley
Cibolo, TX 78108

 Transwestern

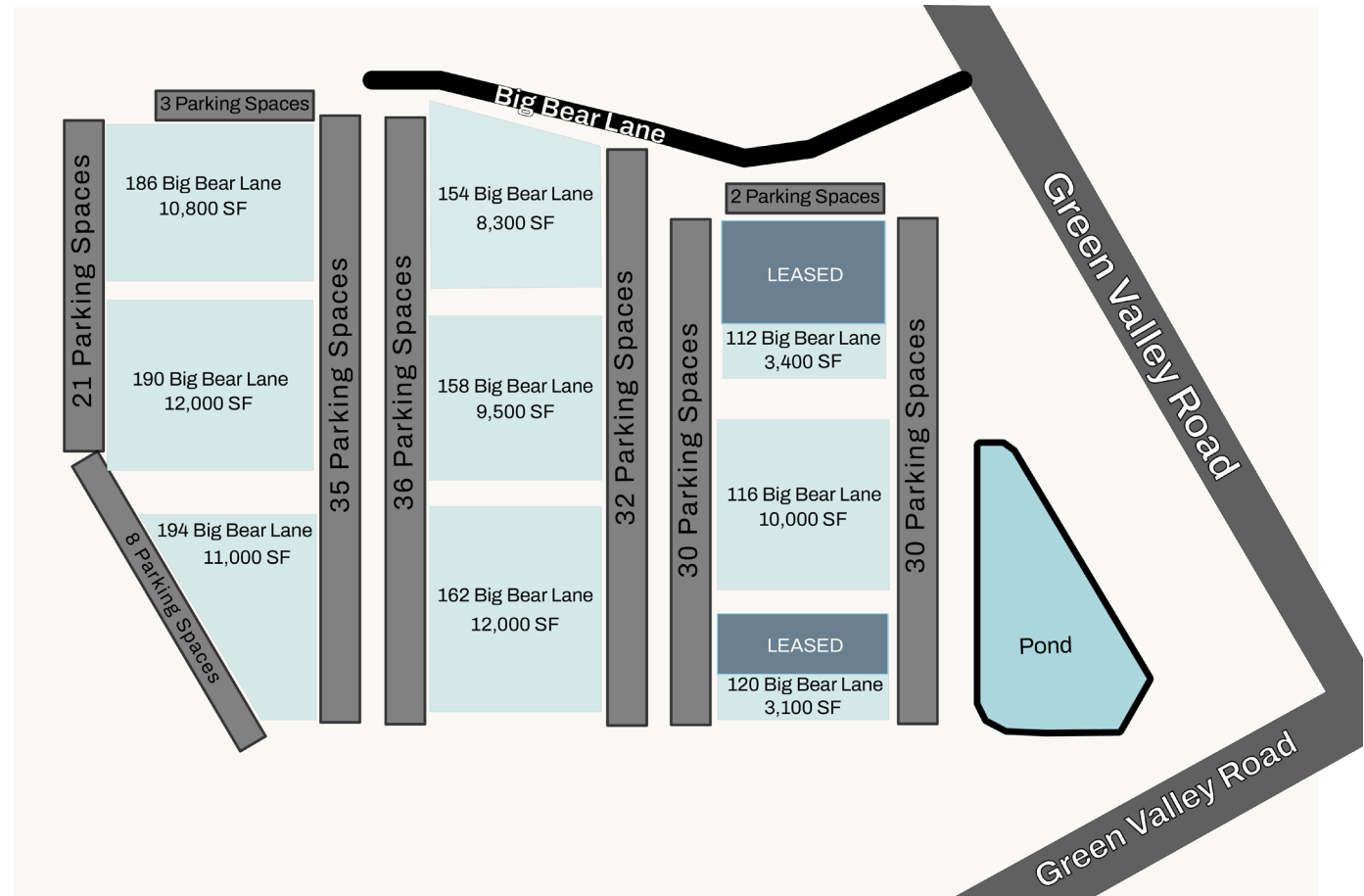
About the Buildings

BUILDING SPECS

- Demisable buildings
- Steel-frame construction
- Customizable suite sizes, layouts, and interior finishes
- Access to FM 1103 and close to I-35
- BTS opportunities
- Ranging clear heights 15' - 24'

LOADING AND ACCESS

- Custom loading configuration with grade-level and dock-high doors
- Flexible business park for variety of business types



Luis Garza, CCIM

Vice President
(210) 253-2947
luis.garza@transwestern.com

Guy Liljenwall

Associate
(210) 202-2677
guy.liljenwall@transwestern.com

Construction Update:
Buildings 1,2, and 3 are ready for occupancy.
Buildings 4,5, and 6 will be available for lease August 2026.



Location Map

Luis Garza, CCIM

Vice President
(210) 253-2947
luis.garza@transwestern.com

Guy Liljenwall

Associate
(210) 202-2677
guy.liljenwall@transwestern.com

Demographics and Survey

	2 Mile	5 Mile	10 Mile
2024 Total Population	16,250	77,557	309,082
2024 Households	5,147	25,721	112,543
2024 Avg Income	\$129,895	\$133,374	\$118,040



Convenient location between San Antonio and New Braunfels



Quick access to Highway I-35/Loop 1604 corridor



1,368,541 total regional workforce



Luis Garza, CCIM

Vice President
(210) 253-2947
luis.garza@transwestern.com

Guy Liljenwall

Associate
(210) 202-2677
guy.liljenwall@transwestern.com



Luis Garza, CCIM

Vice President
(210) 253-2947
luis.garza@transwestern.com

Guy Liljenwall

Associate
(210) 202-2677
guy.liljenwall@transwestern.com





Get in Touch

Luis Garza, CCIM

Vice President
(210) 253-2947
luis.garza@transwestern.com

Guy Liljenwall

Associate
(210) 202-2677
guy.liljenwall@transwestern.com