



**11,773 SF FLEX INDUSTRIAL SPACE AVAILABLE**

**Kathy Bayliss, CPM, CCIM**

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OVERVIEW

|                  |                             |
|------------------|-----------------------------|
| Property Type:   | Flex / Industrial           |
| Available:       | 11,773 SF (January 1, 2025) |
| Lease Rate:      | \$1.25 - \$1.75/SF NNN      |
| NNN (Estimated): | \$0.40/SF                   |

### Features

- Outstanding new flex/industrial business park.
- Park offers flexible sizing.
- Great location off Circle Drive.
- Park offers easy access to both Hwy 290W and Hwy 71.

### Drive Times from the Site

|               |        |                      |        |
|---------------|--------|----------------------|--------|
| Highway 130   | 4 Min  | Austin               | 28 Min |
| Highway 290   | 5 Min  | Austin Airport (AUS) | 31 Min |
| Interstate 35 | 11 Min |                      |        |

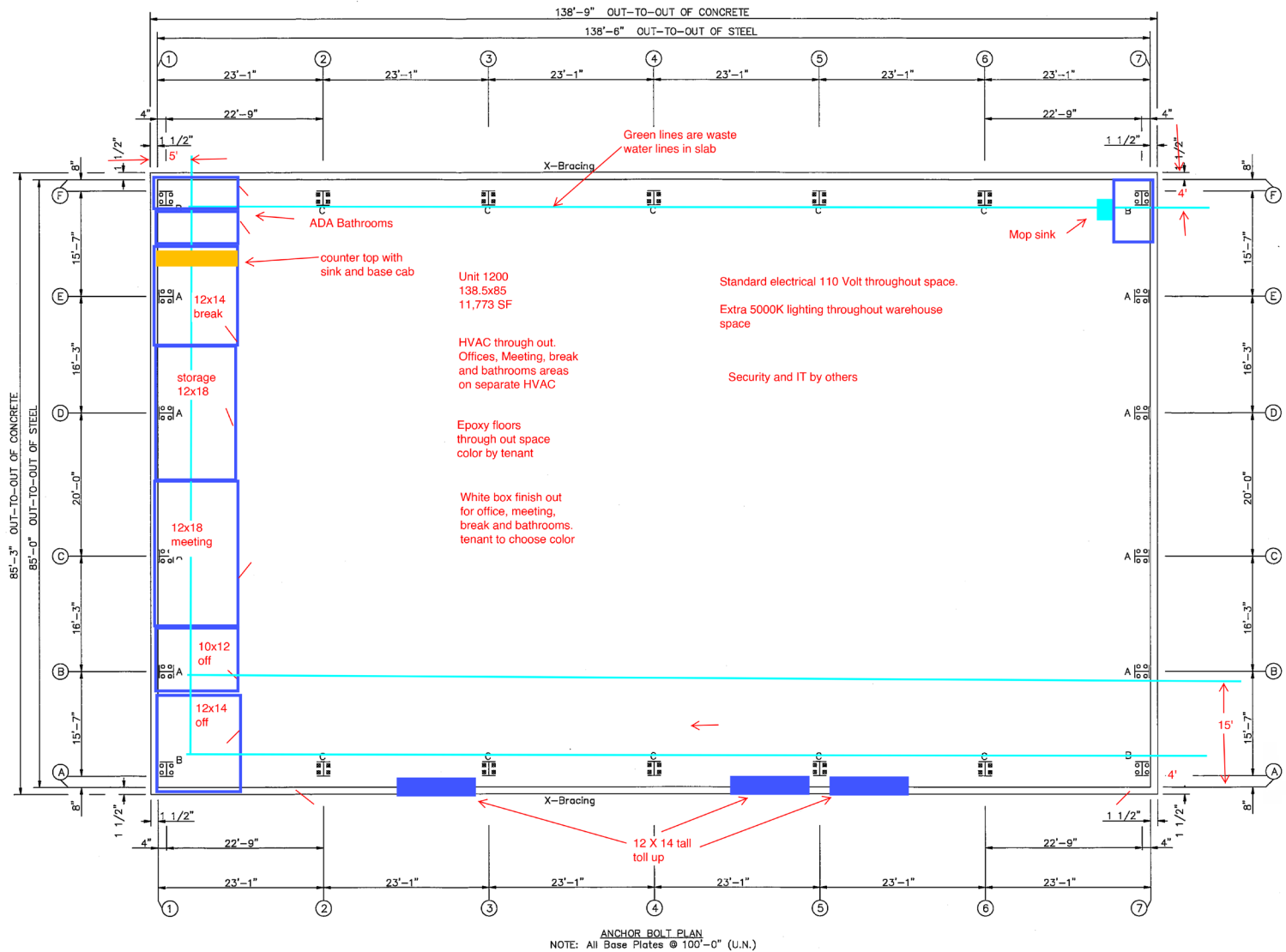


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Available Space



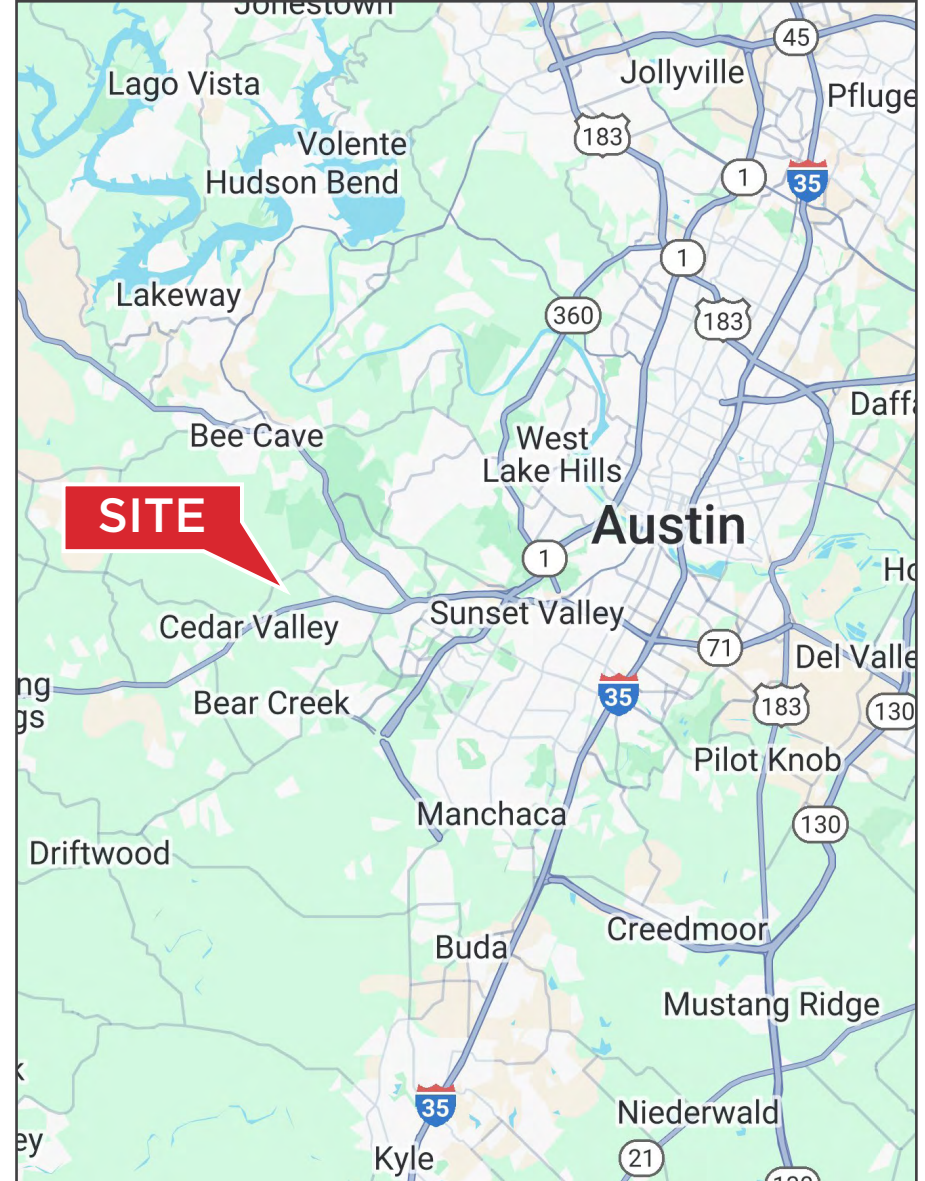
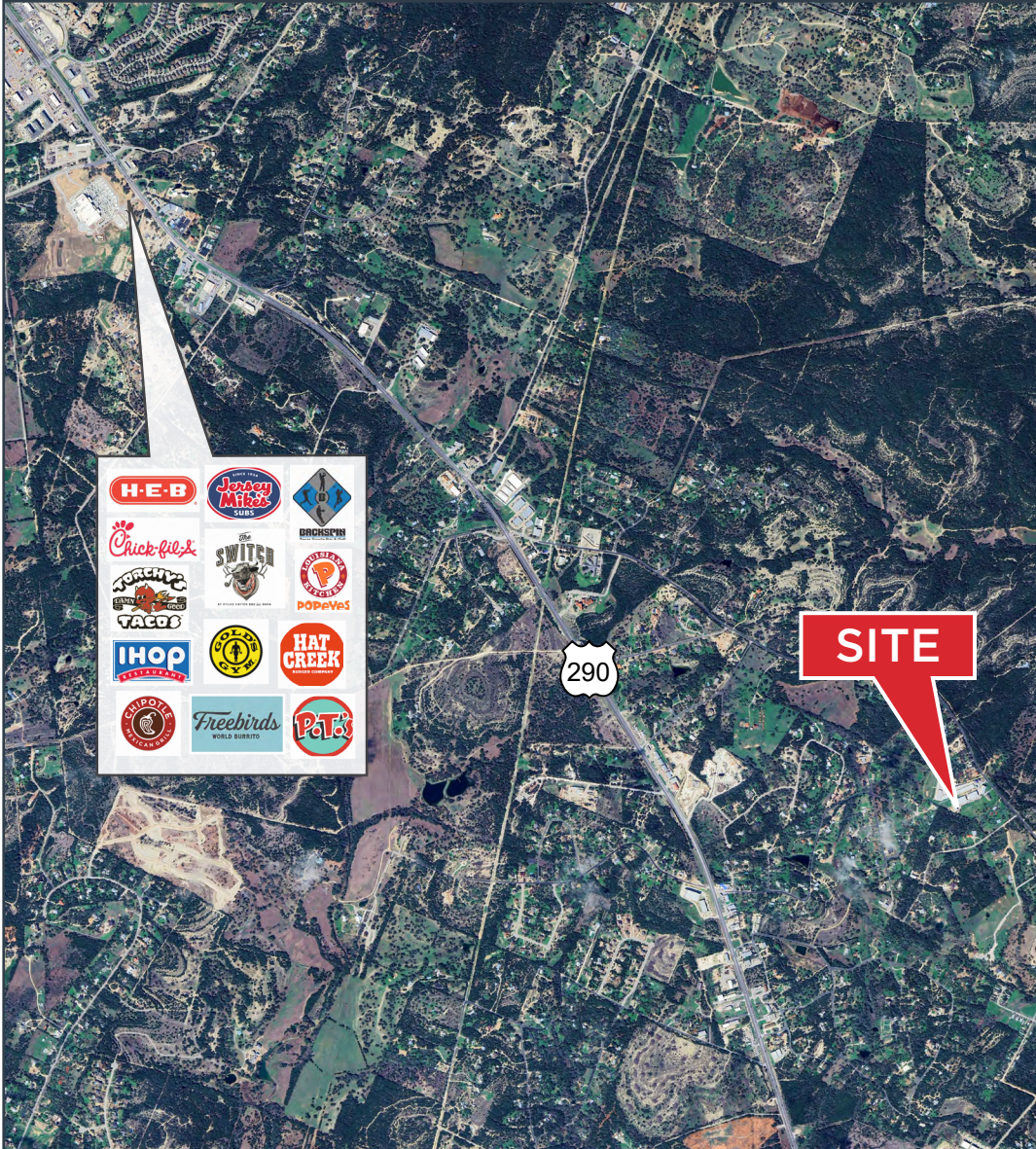
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