



**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):	\$4.92

### 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		

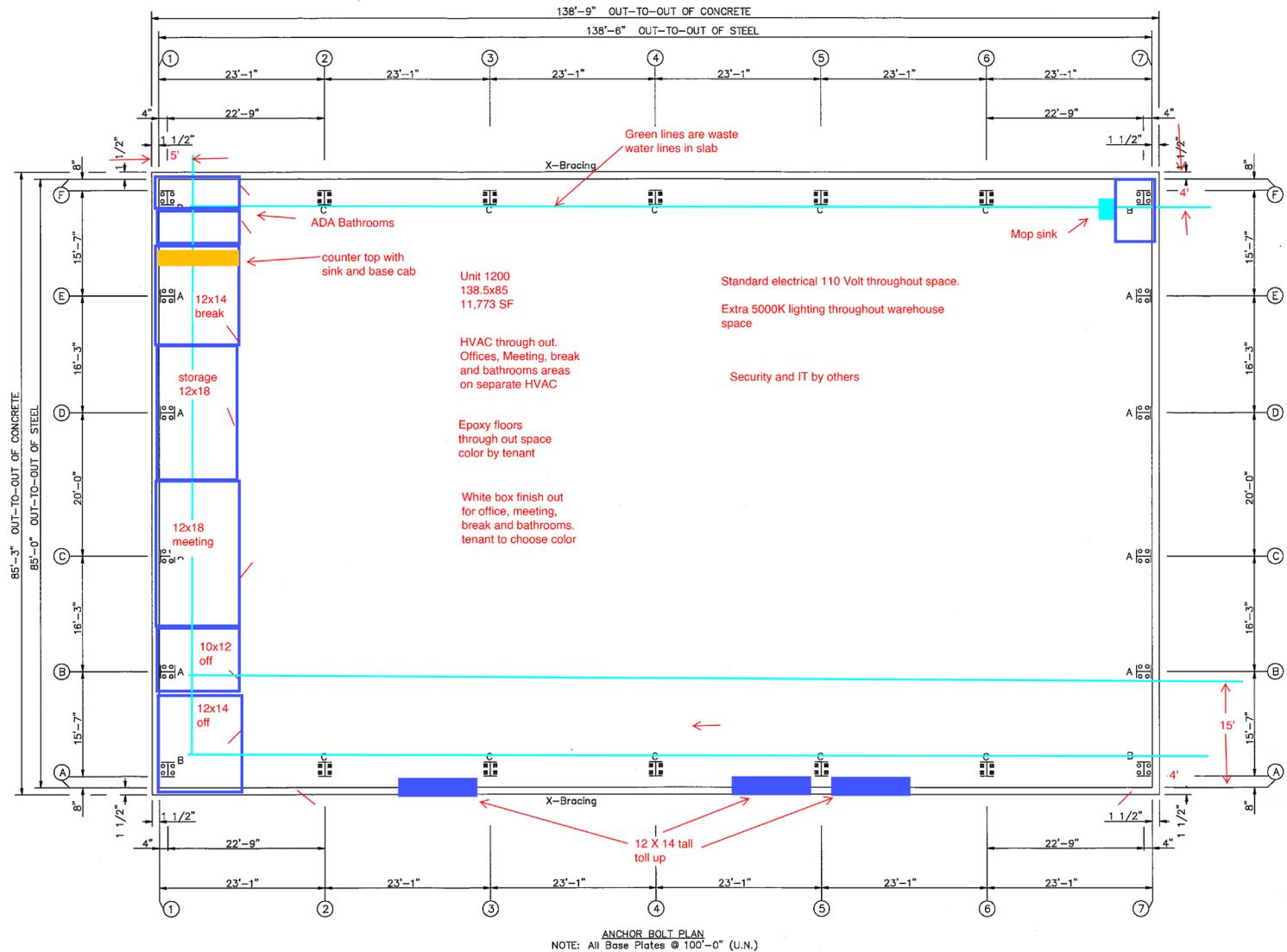


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Available Space



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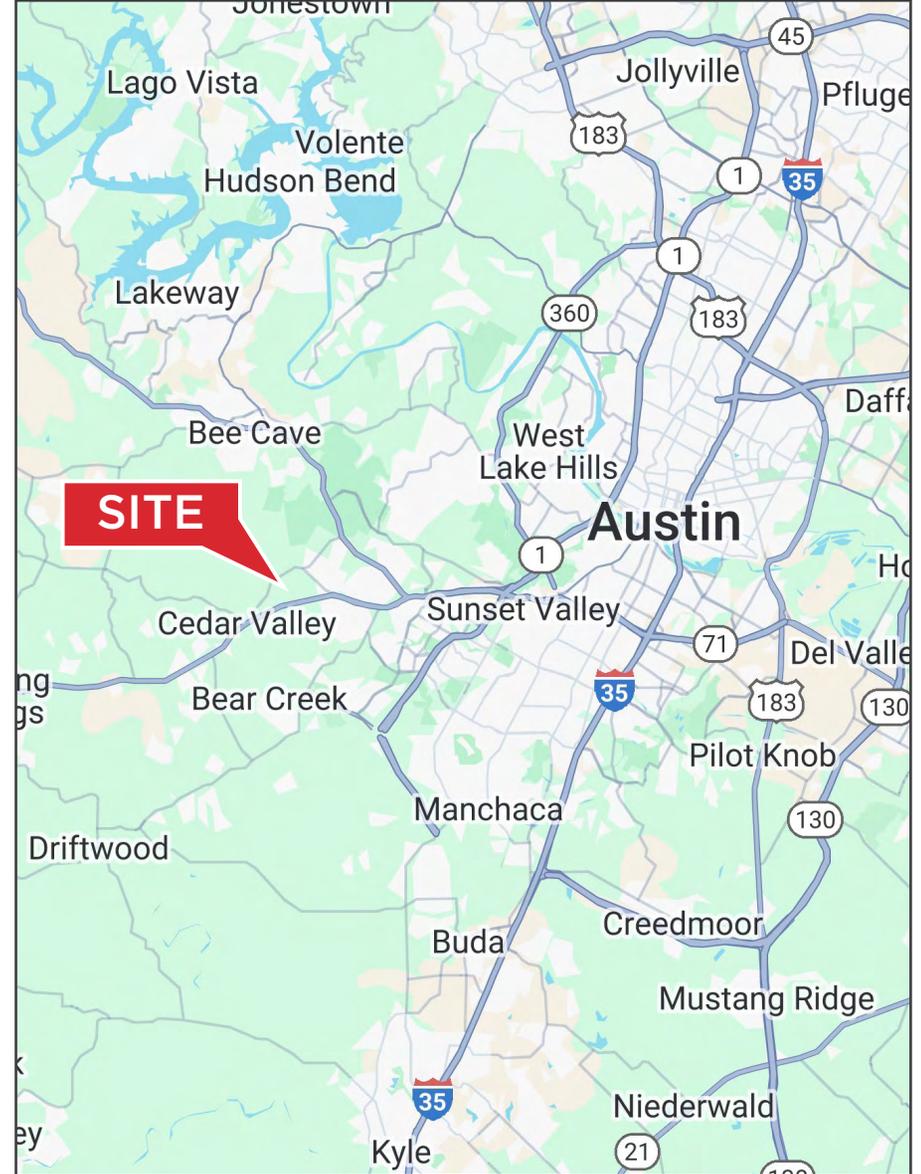
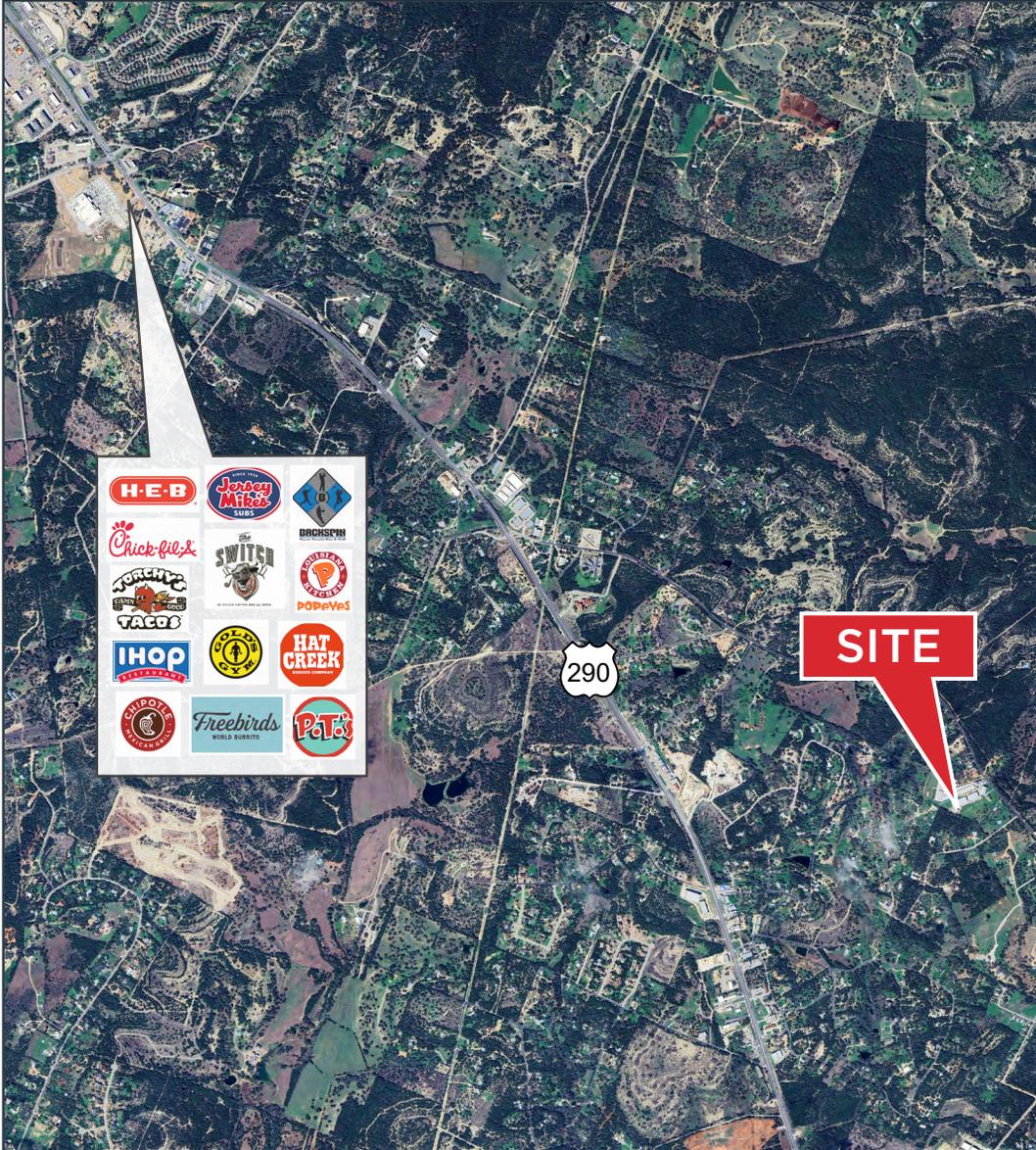
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