



2,040 - 7,860 SF FLEX INDUSTRIAL SPACE AVAILABLE

Kathy Bayliss, CPM, CCIM

210.238.5720 | kathy.bayliss@aaastorage.com



OVERVIEW

Property Type:	Flex / Industrial
Available:	Unit 1410: 2,520 SF (8/1/26) Unit 1412: 2,040 SF (4/1/27) Unit 1440: 3,300 SF (4/1/27) <i>Contiguous Space - can be leased to one user</i>
Lease Rate:	Call for Rates
NNN:	\$4.92/SF (\$\$.41/SF Monthly)

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		

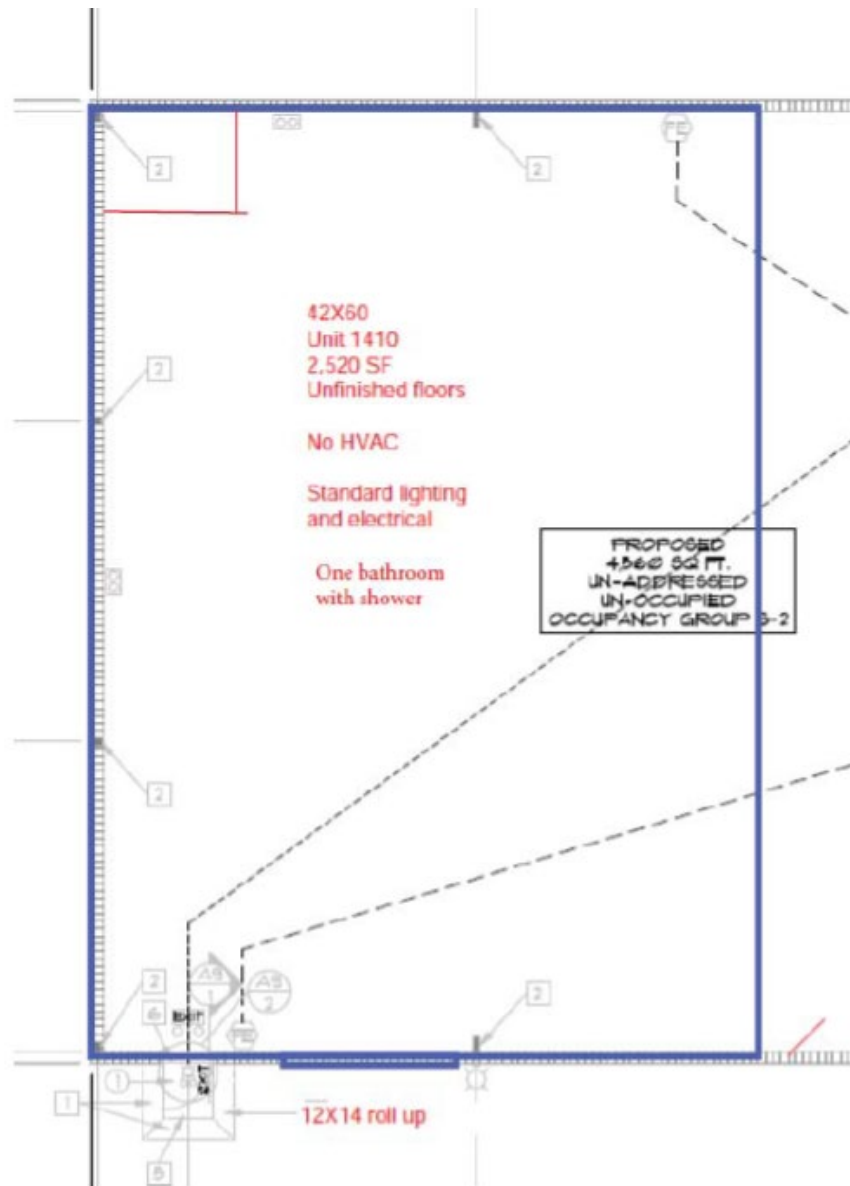


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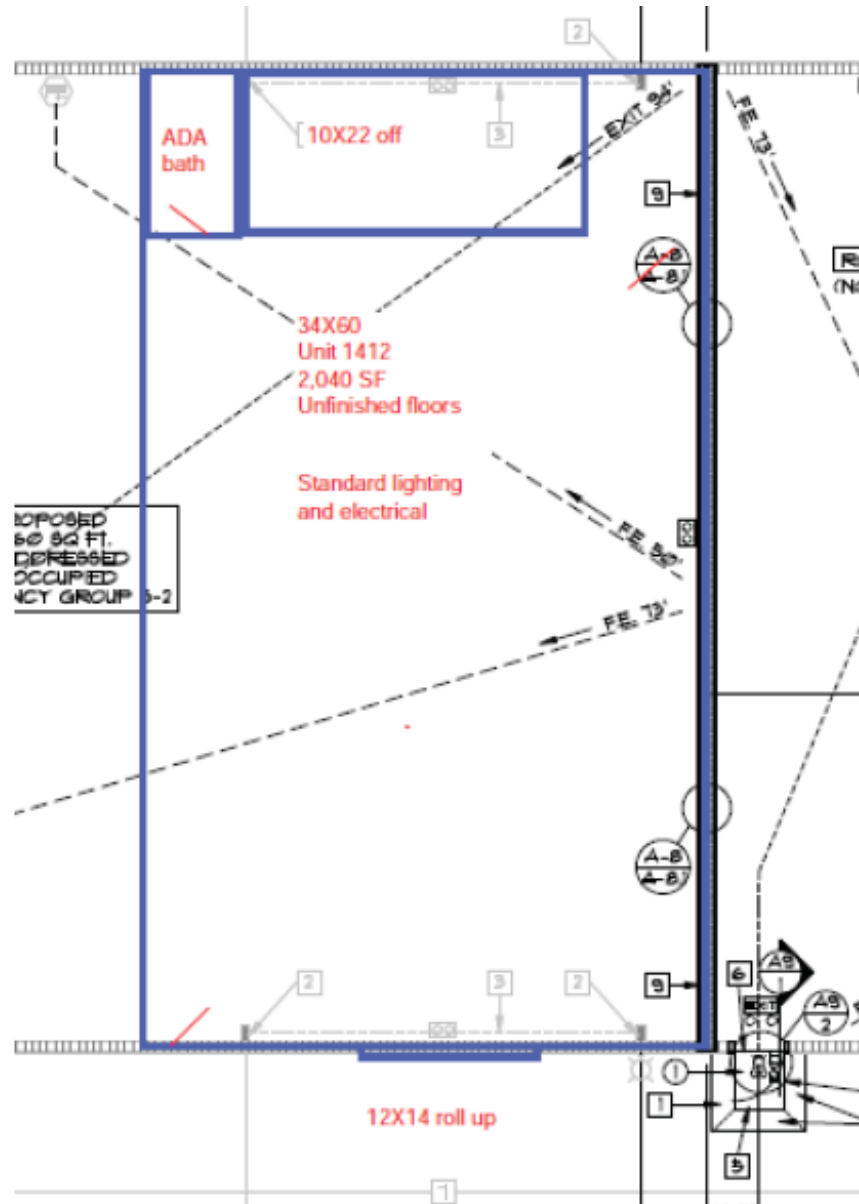
Unit 1410
2,500 SF



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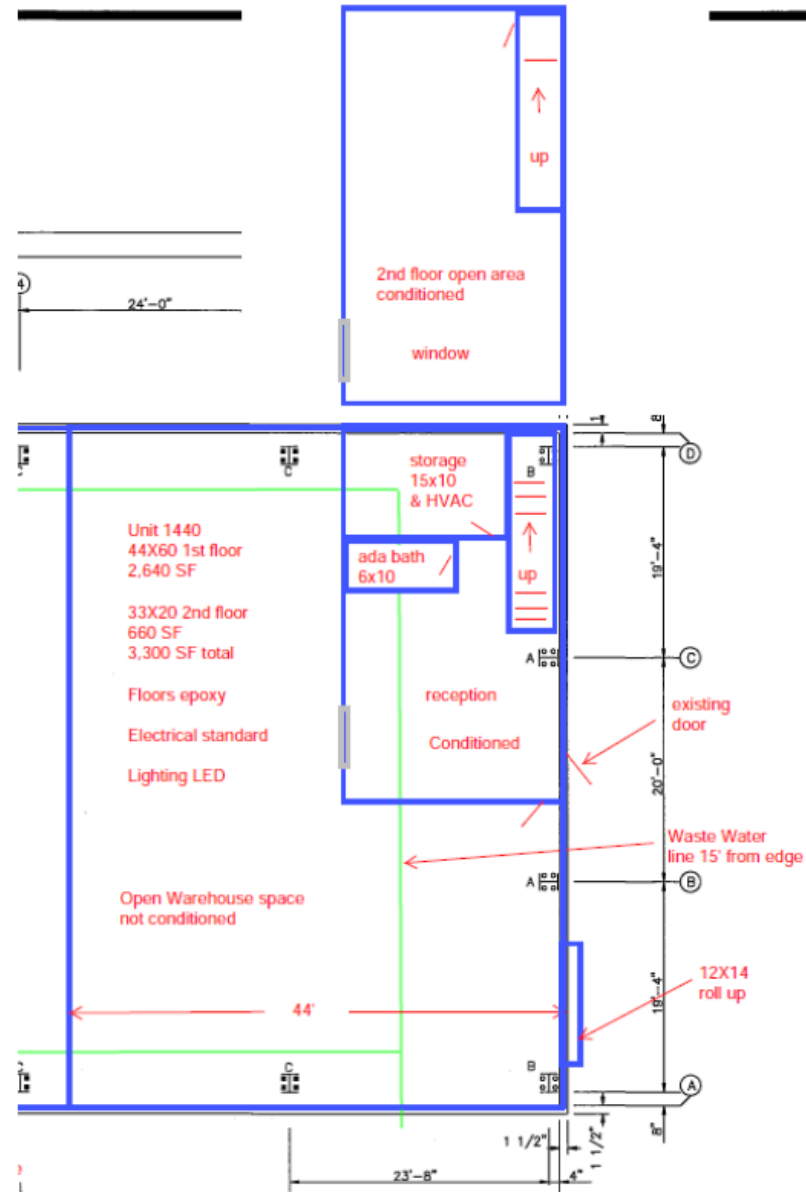
Unit 1412
2,040 SF



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Unit 1440
3,300 SF



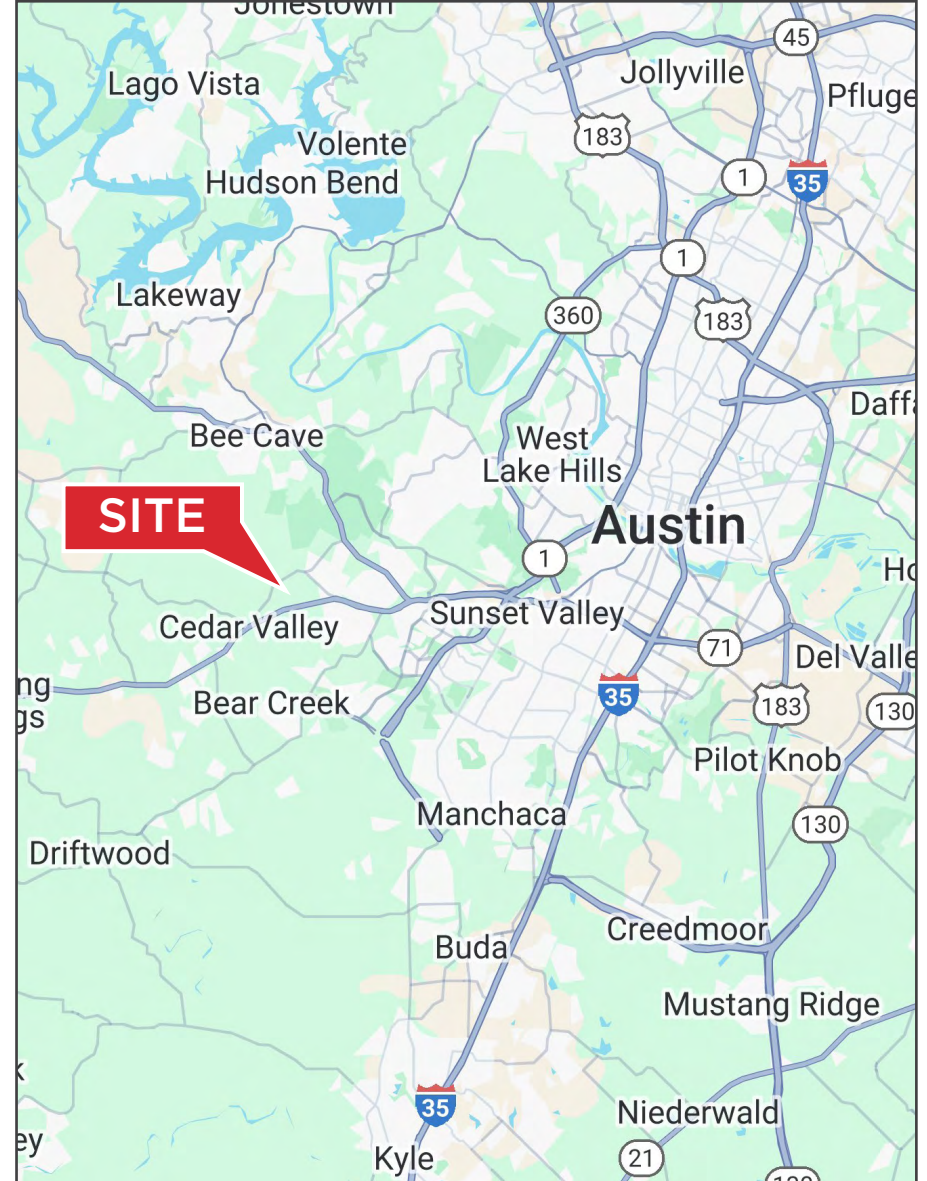
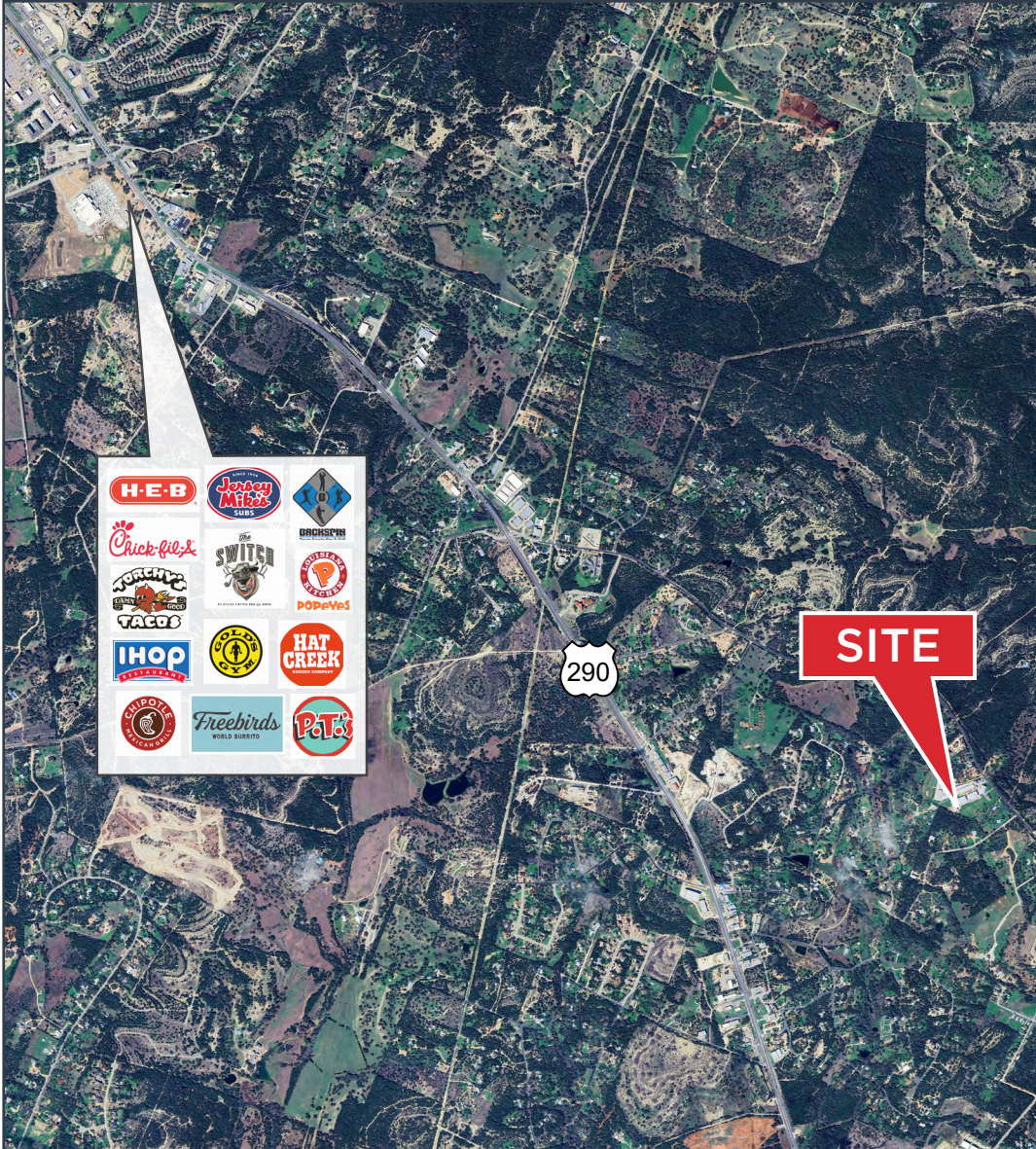
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