



2,000 - 19,800 SF FLEX INDUSTRIAL SPACE AVAILABLE

Kathy Bayliss, CPM, CCIM

210.238.5720 | kathy.bayliss@aaastorage.com

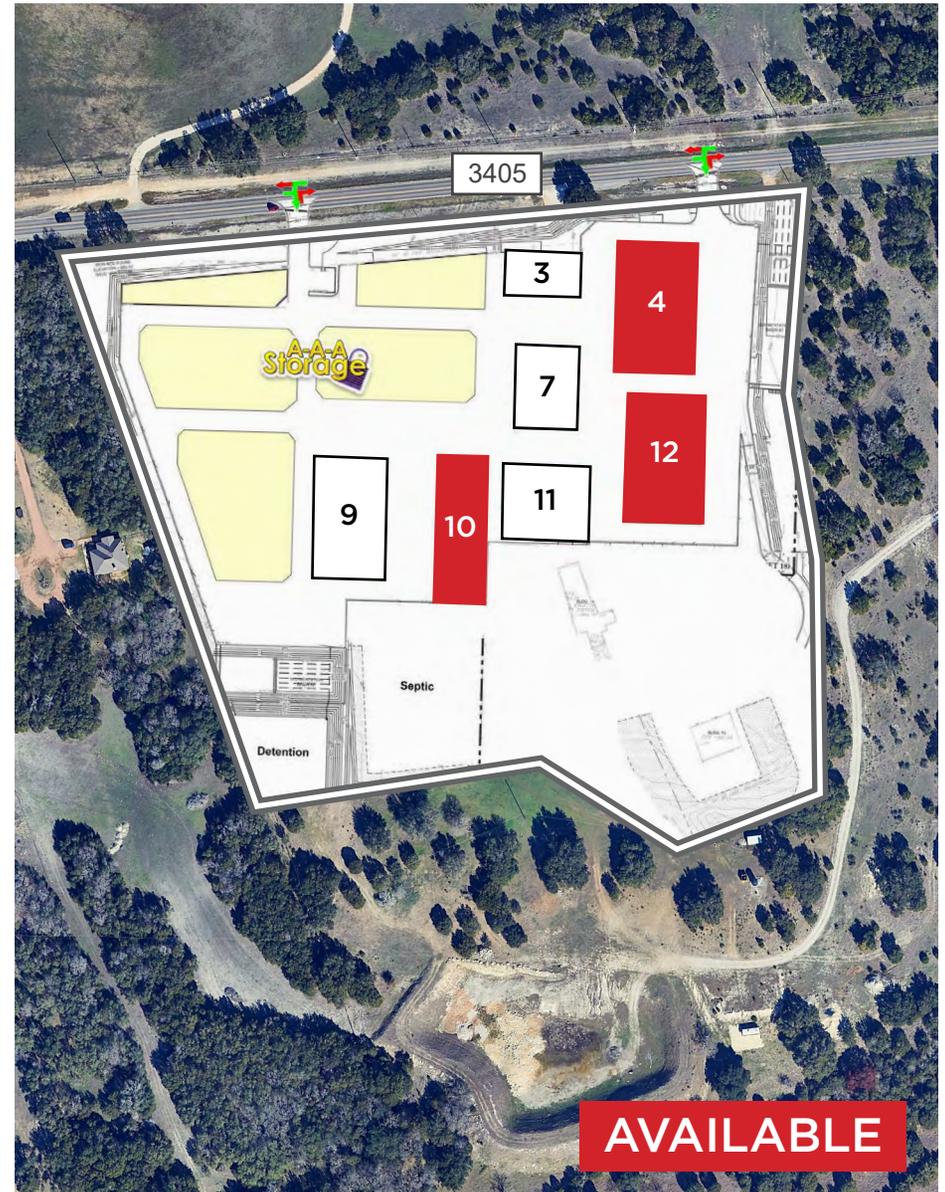


OVERVIEW

Property Type:	Flex / Industrial
Available:	2,000-19,800 SF
Lease Rate:	\$12 - \$18/SF NNN
NNN (Estimated):	\$3.36/SF

Features

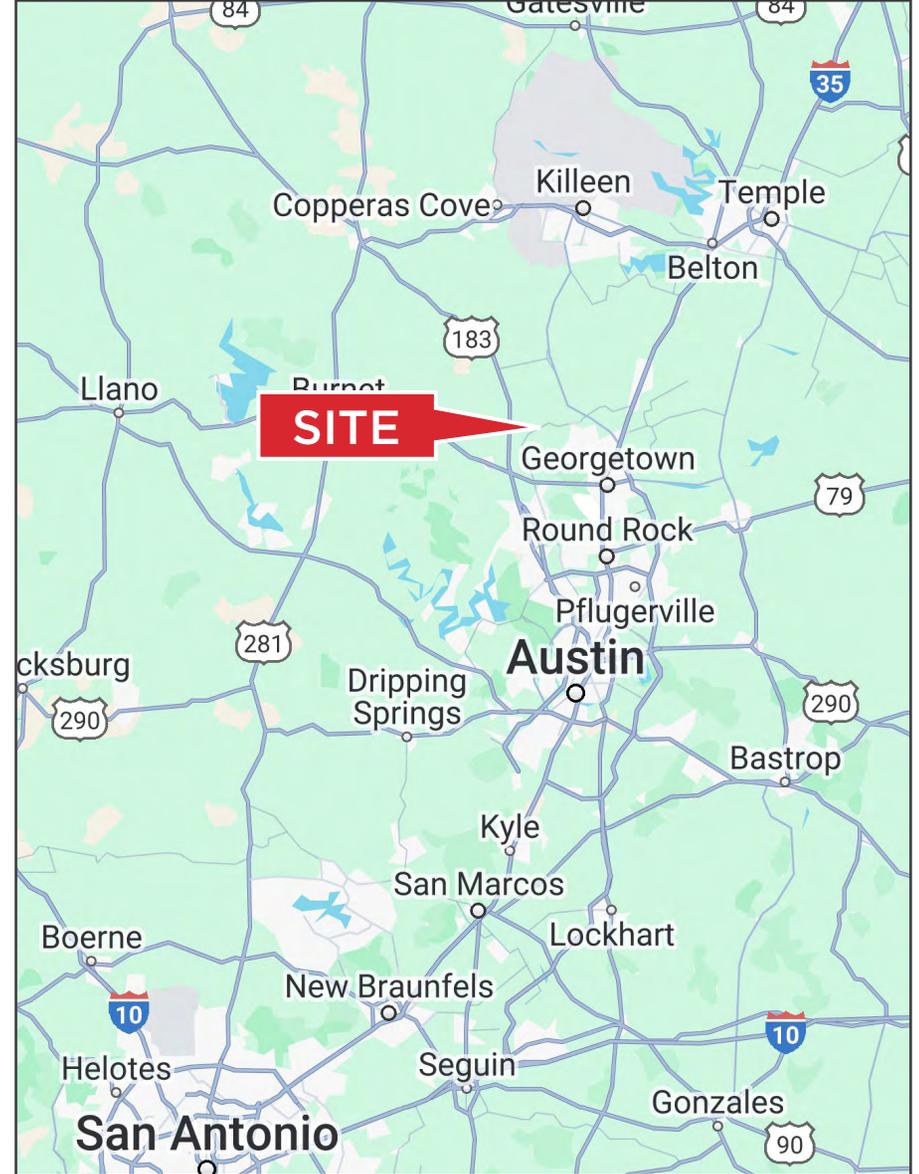
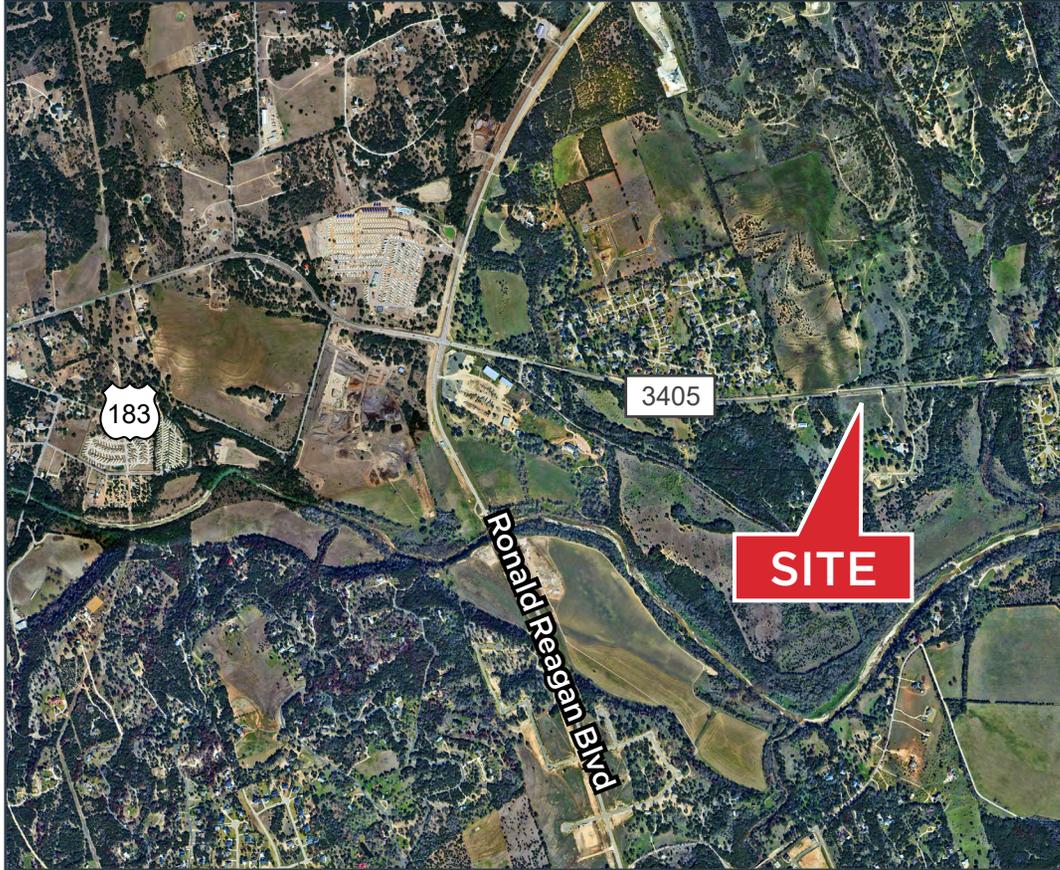
- **AVAILABLE:**
 - Building 4: 2,000 - 6,650 SF
 - Building 10: 2,000 - 14,350 SF
 - Building 12: 2,000 - 19,800 SF
- Single or multi-tenant flex/industrial warehouse space
- Pre-fabricated steel construction (60'-110' deep)
- Project will cater to any storage, distribution, fabrication, or logistics needs
- Free-span buildings with 20+ foot clear heights
- 1:500 SF Parking Ratio
- Landlord has in-house construction for all Tenant Improvement needs



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Drive Times from the Site

Highway 183	4 Min	Georgetown	22 Min
Highway 29	9 Min	Austin	1 Hr 5 Min
Interstate 35	25 Min	Austin Airport	1 Hr 12 Min

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