FM 3405 BIZ PARK | 4701 FM 3405, GEORGETOWN, TX

FOR LEASE



5,133 - 11,000 SF FLEX INDUSTRIAL SPACE AVAILABLE

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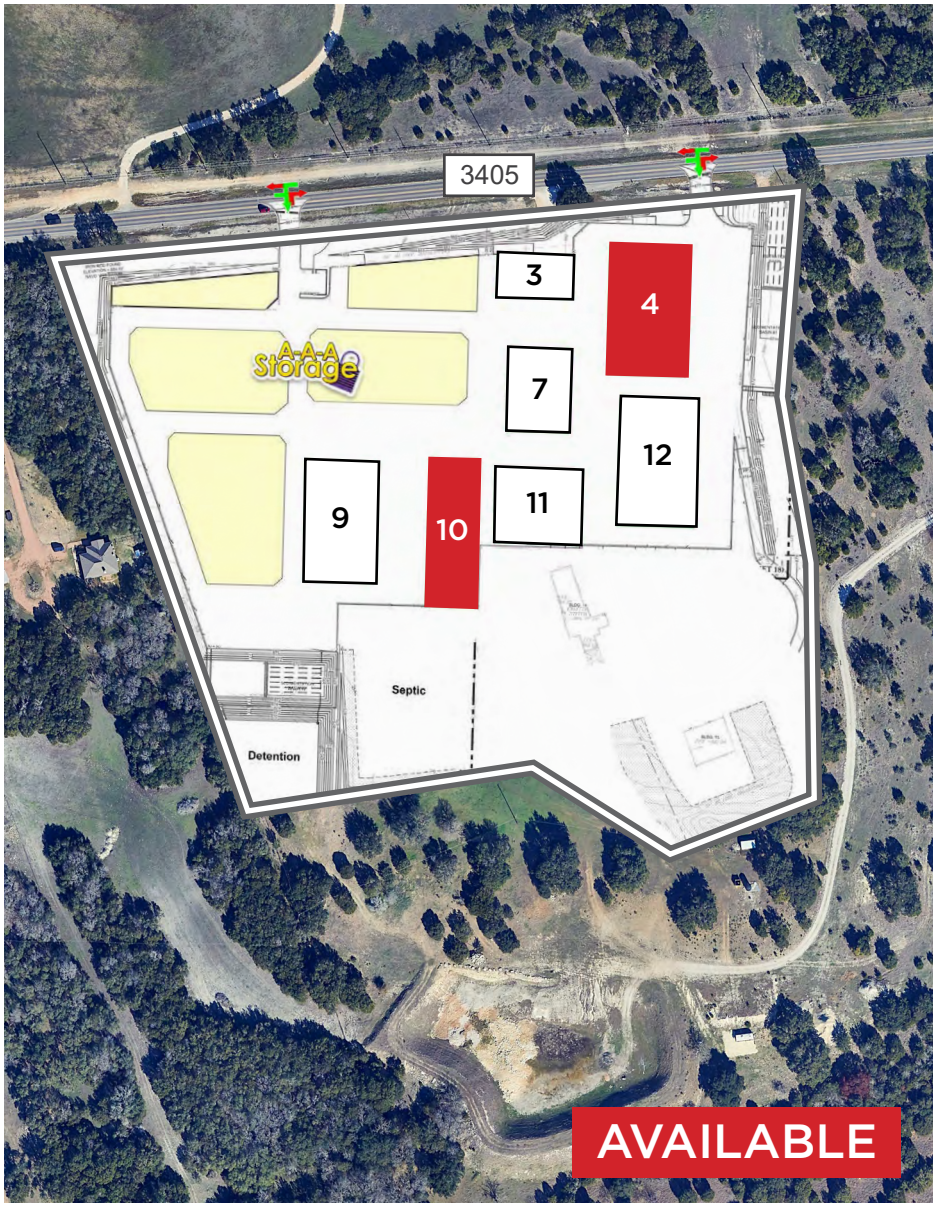
AAA PROPERTIES

OVERVIEW

Property Type:	Flex / Industrial
Available:	5,133 - 11,000 SF
Lease Rate:	$12 - $18/SF NNN
NNN (Estimated):	$3.36/SF

Features

- AVAILABLE:
  - **Building 4: 5,133 SF**
  - **Building 10: 11,000 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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