



4,740 - 18,040 SF FLEX INDUSTRIAL SPACE AVAILABLE

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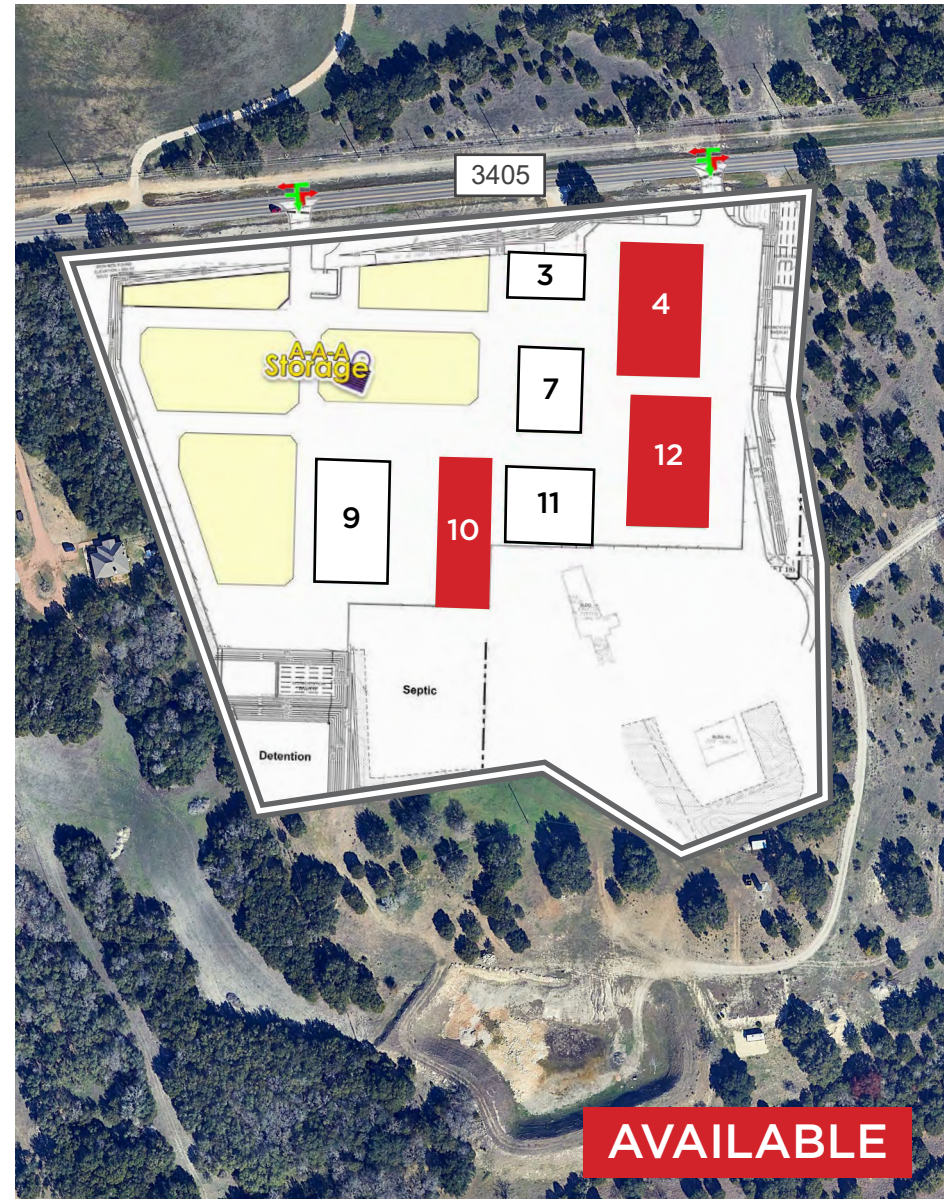


OVERVIEW

Property Type:	Flex / Industrial
Available:	4,730 - 18,040 SF
Lease Rate:	\$12 - \$18/SF NNN
NNN (Estimated):	\$3.36/SF

Features

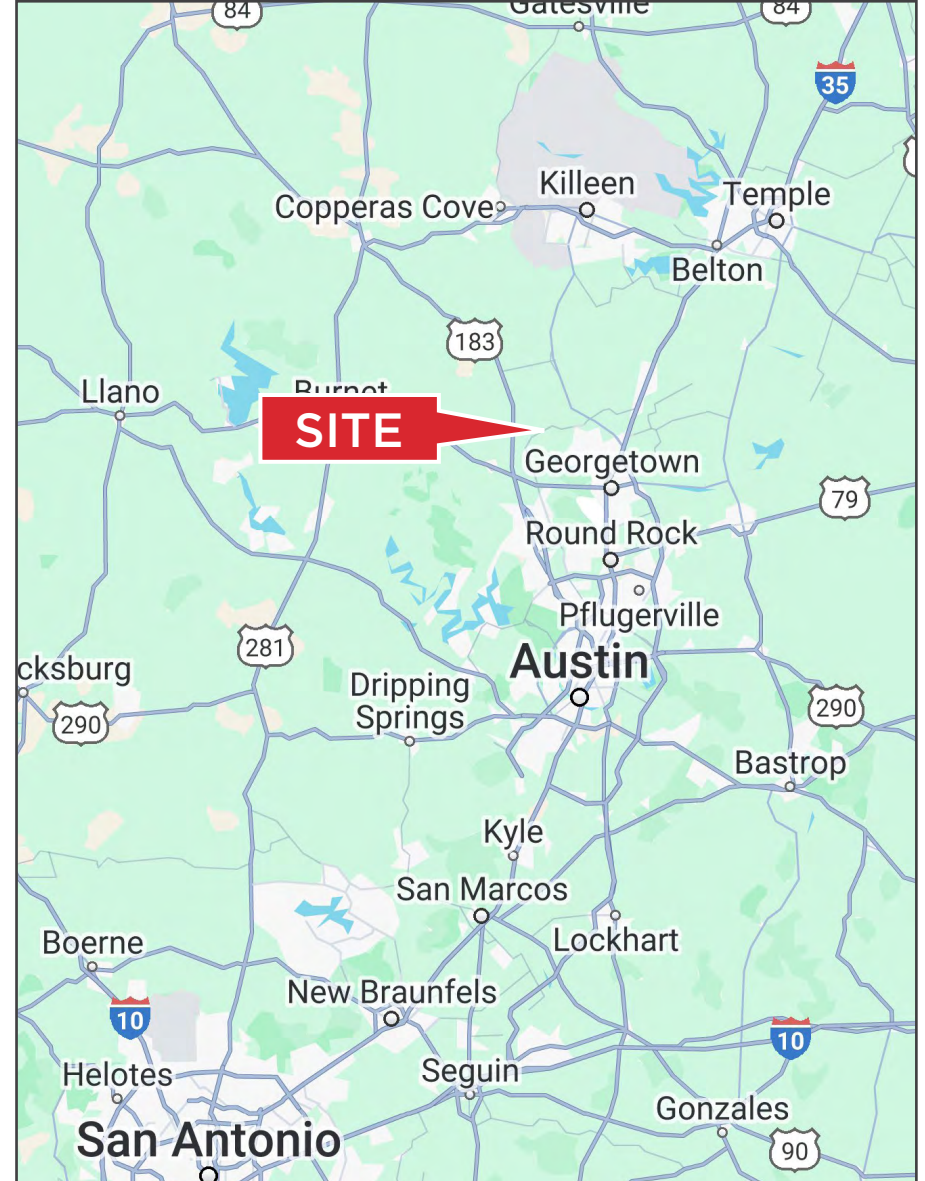
- **AVAILABLE:**
 - Building 4: 6,600 SF
 - Building 10: 18,040 SF
 - Building 12: 4,730 SF
- Single or multi-tenant flex/industrial warehouse space
- Pre-fabricated steel construction (60'-110' deep)
- Project will cater to any storage, distribution, fabrication, or logistics needs
- Free-span buildings 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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