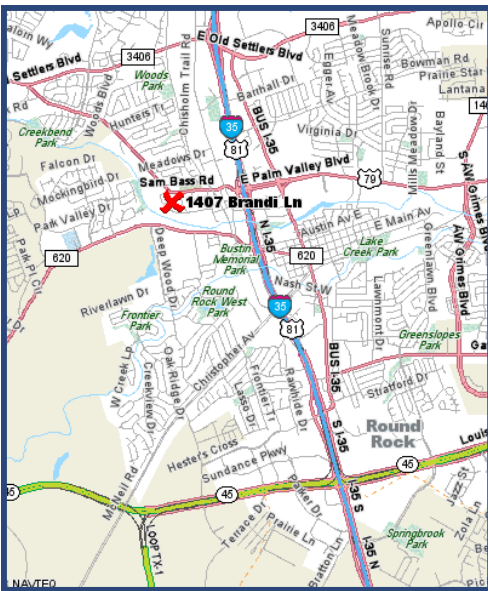


FOR LEASE



1407 Brandi Lane Round Rock | Texas | 78681

- Located West of IH 35, South of Sam bass Rd. on Brandi Lane.
- 4,800 SF metal office/warehouse building.
- Warehouse is 3,345 SF and includes a bathroom and an adjacent room with a window AC unit.
- 360 SF lockable cage area inside warehouse.
- Approximately 1,455 SF of office space.
- Three 10' x 10' grade level doors.
- 5,133 SF of fenced yard area on East side of building.
- Zoned: Industrial.
- Parking in front.
- Tenant pays electric.
- Rate: \$7.20 PSF Gross.

1000 N. IH-35, Suite A | Round Rock | TX | 78681

Phone 512.255.3000

www.DonQuick.com

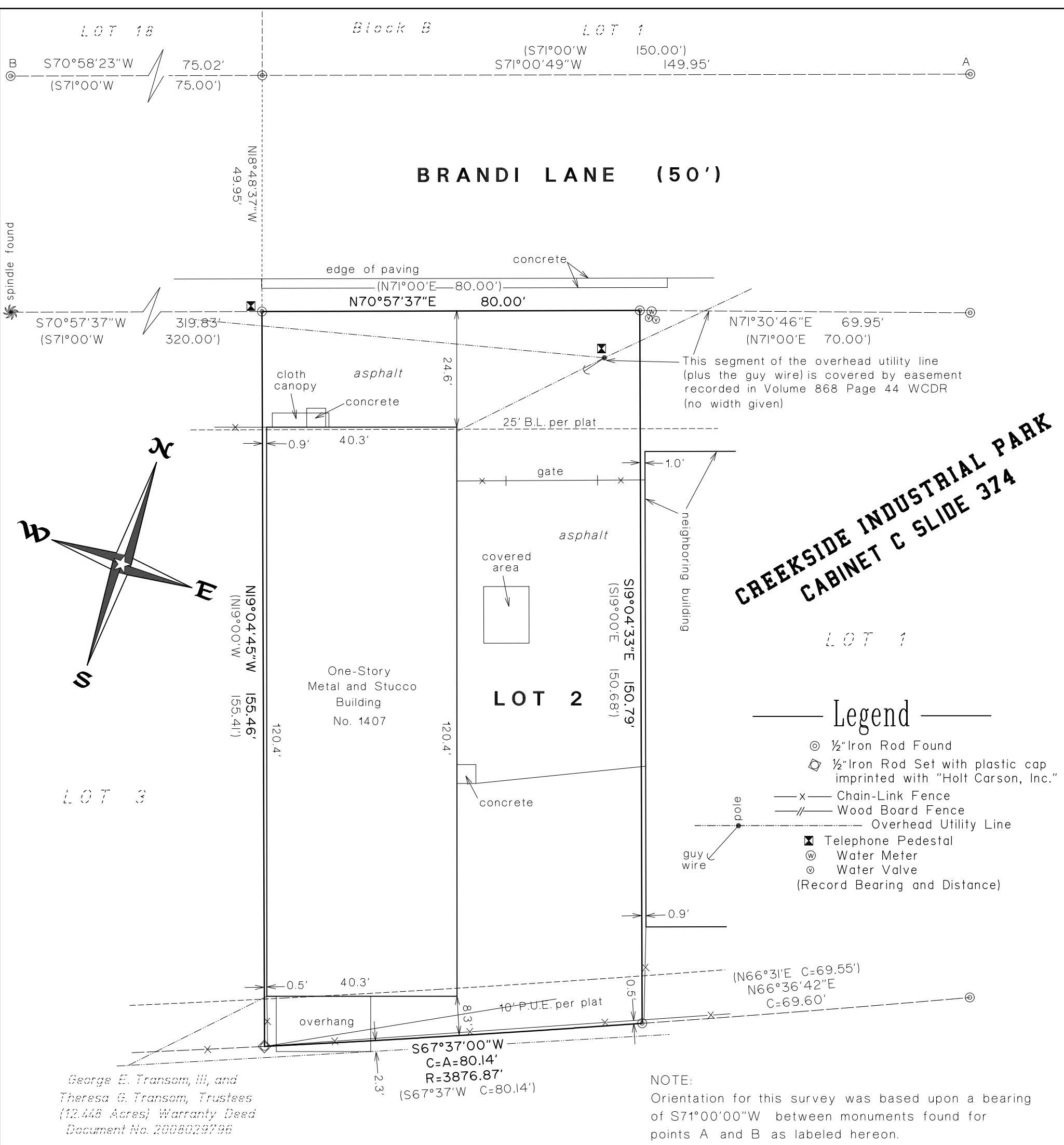
The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

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& associates, inc.

Contact

Brent Campbell, Realtor®
512.255.3000

Brent@donquick.com



**CREEKSIDE INDUSTRIAL PARK
CABINET C SLIDE 374**

GF No. 0810680-RHA TO: Stephen A. Sherrill and Amanda Sherrill
 Independence Title Company
 THE STATE OF TEXAS Lawyers Title Insurance Corporation
 THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway.
 This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 481048 0330 D, dated January 3, 1997.
 THIS the 17th day of JULY, A.D., 2008.

SURVEY MAP OF
 LOT 2, BLOCK A, CREEKSIDE INDUSTRIAL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C SLIDE 374 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. LOCATED AT 1407 BRANDI LANE.

BY:
 Holt Carson
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, INC.
 1904 Fortview Road Austin, Texas 78704
 (512)-442-0990