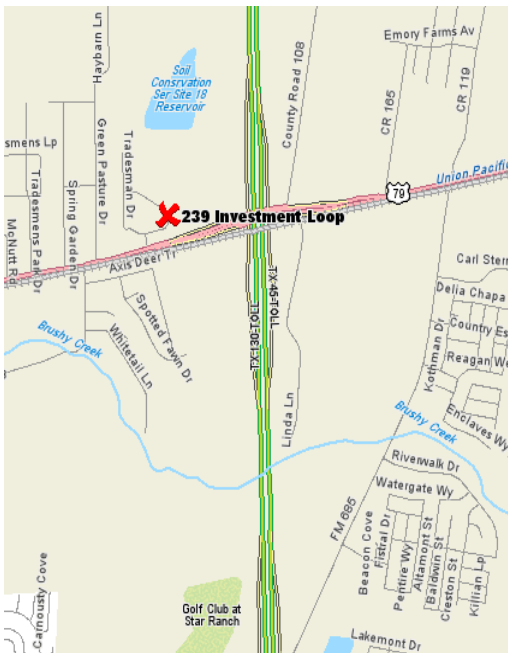


FOR LEASE



239 Investment Loop Hutto | Texas | 78634

- Located between Round Rock and Hutto, 5.5 miles east of Round Rock and 3 miles west of Hutto, just north of US HWY 79 and SH 130.
- 705 SF office including a reception area, two offices, and a restroom. There is an additional area for a second restroom.
- 8,400 SF warehouse could be divided into 4,200 SF units.
- Two 12' grade level doors; 16' clear span.
- Fenced yard available.
- 40' x 145' driveway with 3" rebar on 14" centers, 4,000 p.s.i. concrete 5" thick.
- 200 AMP, 3 phase power.
- Septic system has capacity for a future additional 4,200 SF building.
- Rate: \$.65 PSF



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

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