New Flex Industrial

FOR LEASE / FOR SALE

LEANDER CROSSING

1501 Leander Drive | Leander, Texas 78641

PROPERTY DETAILS

Three building industrial complex in the heart of growing Leander
Each building is 19,500 SF, with four grade-level doors
Each building is clear-span with no columns
Currently in shell condition and ready for tenant improvements

AVAILABLITY

BUILDING	LEASE AVAIL.	LEASE RATE	SALE PRICE
Building A	4,875 SF - 19,500	$0.85 - $1.00 PSF + NNN	$2,450,000
Building B	-	-	-
Building C	6,250 SF	$0.95 - $1.00 PSF + NNN	$2,900,000

DON QUICK & Associates, Inc.

Robert Shore | (512) 814-1812 | robert@donquick.com
Darren Siegel | (512) 814-1816 | dsiegel@donquick.com

BUILDING SPECS

Total Complex SF	58,500 SF
Individual Bldg SF	19,500 SF
Zoning	HC - Heavy Commercial
Clear Height	20’ at eaves
Bay Depth	78’
Grade Doors	Four 14’ x 14’ per bldg
Water/Wastewater	City of Leander/Sewer
Power	3 Phase
Parking	3.5:1000
Miscellaneous	Class IV fire suppression available Natural gas available Signage opportunity available to a full-building user

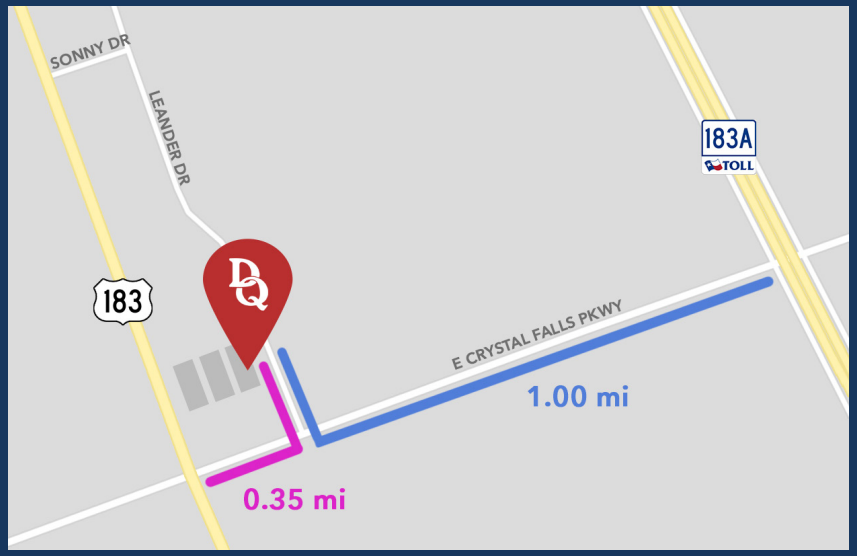
LOCATION

Located one block east of Hwy 183 and approximately

1 mile west 183A in Leander

DRIVE TIMES

183A	3 min
183A / HWY 29	10 min
183A / TX-45	11 min



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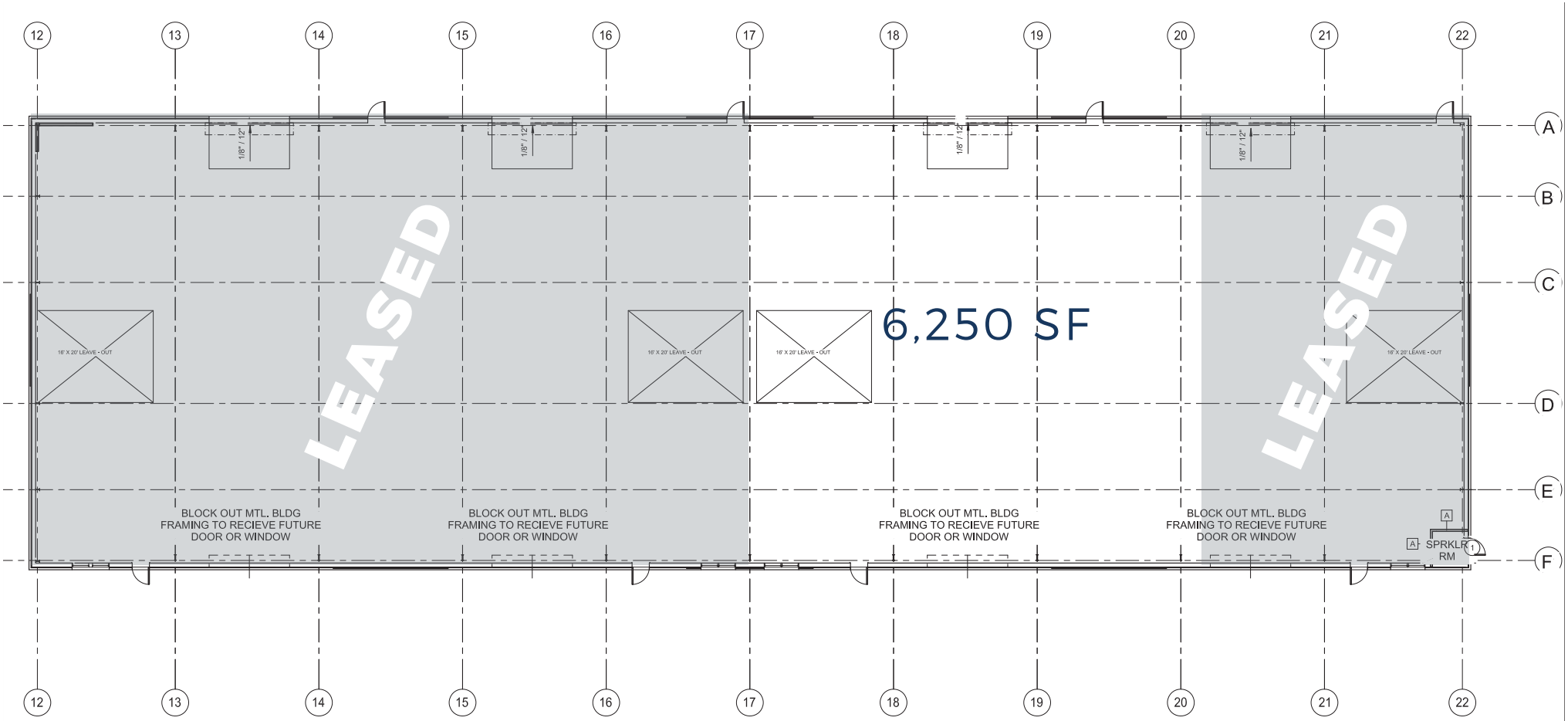
BUILDING C FLOOR PLAN



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FOR MORE INFORMATION, CONTACT

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1000 N Interstate 35, Round Rock, TX 78681 | 512.255.3000 | www.donquick.com

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