

# FOR SALE/LEASE

1,809-3,781 Sq Ft

181 Market St, Georgetown, TX



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# SITE MAP AVAILABILITY

● For Lease or Sale

● Sold or Leased



# PROPERTY DETAILS

## Property Highlights:

- Move-in Ready
- No Zoning Restrictions (ETJ)

## Building Specifications:

- 16' Minimum Clear Height
- Grade-Level Glass Doors
- 3-Phase Power

## Office Space:

- 439 SF Office space with bathroom



## For Lease

## Leased



# BUILDING 1 FOR LEASE

## Unit 101 | 1,809 Sq Ft

# Unit 102 | LEASED

# Unit 103 | LEASED

## Unit 104 | 1,814 Sq Ft

# Unit 105 | LEASED

# Unit 106 | LEASED

## Unit 107 | 1,814 Sq Ft

## Unit 108 | 1,815 Sq Ft

# Unit 109 | LEASED





# BUILDING 3 FOR LEASE

# Unit 301 | 3,761 Sq Ft

# Unit 302 | LEASED

# Unit 303 | 3,780 Sq Ft

# Unit 304 | LEASED



## For Lease

## Leased

DETENTION AND WATER QUALITY POND  
SEE SHEET 18 FOR DETAILS

**SEPTIC  
FIELD**

Architectural floor plan of Building 4 (15,000 SF) with room numbers 401, 402, 403, and 404. Room 401 is highlighted with a yellow border. Room 402 is light blue. Room 403 is dark blue. Room 404 is medium blue. The plan includes dimensions, fire lanes, and cabinet locations.

**Rooms:**

- 401:** Located on the left side, highlighted with a yellow border. Dimensions: 24' x 18.5'.
- 402:** Located in the center, light blue. Dimensions: 15' x 111.75'.
- 403:** Located on the right side, dark blue. Dimensions: 24' x 18.5'.
- 404:** Located on the far right, medium blue. Dimensions: 24' x 111.75'.

**Dimensions:**

- Overall width: 328.05'
- Rooms 401 and 402: 30' width
- Rooms 403 and 404: 30' width
- Rooms 401 and 402: 24' depth
- Rooms 403 and 404: 24' depth
- Rooms 401 and 402: 18.5' width
- Rooms 403 and 404: 18.5' width
- Rooms 401 and 402: 111.75' length
- Rooms 403 and 404: 111.75' length

**Fire Lane:** Fire Lane is located on the left side of the building, with a width of 24' and a length of 111.75'.

**Fire Sprinkler:** Fire Sprinkler coverage is indicated for the entire building.

**Plumbing:** Plumbing fixtures are shown throughout the building.

**Cabinets:** Cabinet locations are marked with 'CABINET O' and 'CABINET P'.

**Notes:**

- 25' DEG CABINET O SLIDES 174-176, P.R.W. 120.58'
- 25' DEG CABINET O SLIDES 174-176, P.R.W. 120.58'

## For Lease or Sale

● **Sold**

LOT 3C  
MINOR REPLAT OF LOT 3 AMENDED  
CONVEYANCE PLAT OF LOTS 1 & 3 DRY  
BERRY SUBDIVISION TO ADD 23.63  
ACRES IN THE JOHN BERRY SURVEY  
INST. # 2012106529  
O.P.R.W.C.T.

LOT 3D  
MINOR REPLAT OF LOT 3 AMENDED  
CONVEYANCE PLAT OF LOTS 1 & 3 DRY  
BERRY SUBDIVISION TO ADD 23.63  
ACRES IN THE JOHN BERRY SURVEY  
INST.# 2012106529  
O.P.R.W.C.T.

# BUILDING 4 FOR LEASE OR SALE

## Unit 401 | 3,761 Sq Ft

## Unit 402 | 3,781 Sq Ft

# Unit 403 | SOLD

**Unit 404 | SOLD**



# LOCATION AND DEMOGRAPHICS



# LOCATION AND PROXIMITY



# FOR SALE

**3,761-3,781 Sq Ft**

181 Market St, Georgetown, TX



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