

FOR LEASE

Office/Warehouse/Showroom

Suites from 4,700 - 10,700 SF



MOVE IN READY APRIL 1ST, 2026

12332 Ranch Road 620 | Cedar Park, TX

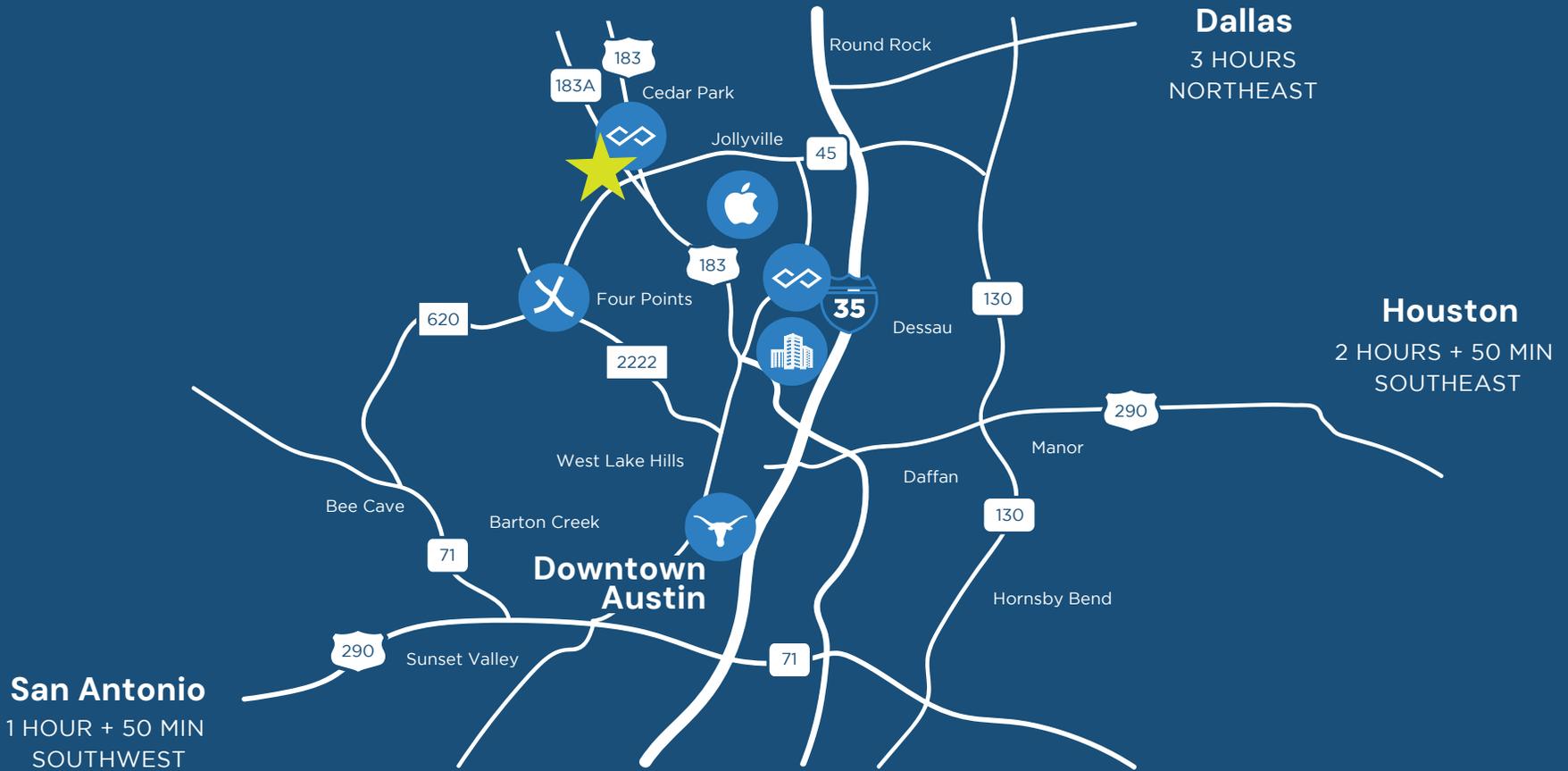
Pierce DeMarco

pierce.demarco@freehillco.com

512.615.0797

FREEHILLCO.COM





POINTS OF INTEREST



Lakeline Mall
3 min | < 1 mile



University of Texas
25 min | 17 miles



Apple Campus
10 min | 5 miles



The Domain
17 min | 13 miles



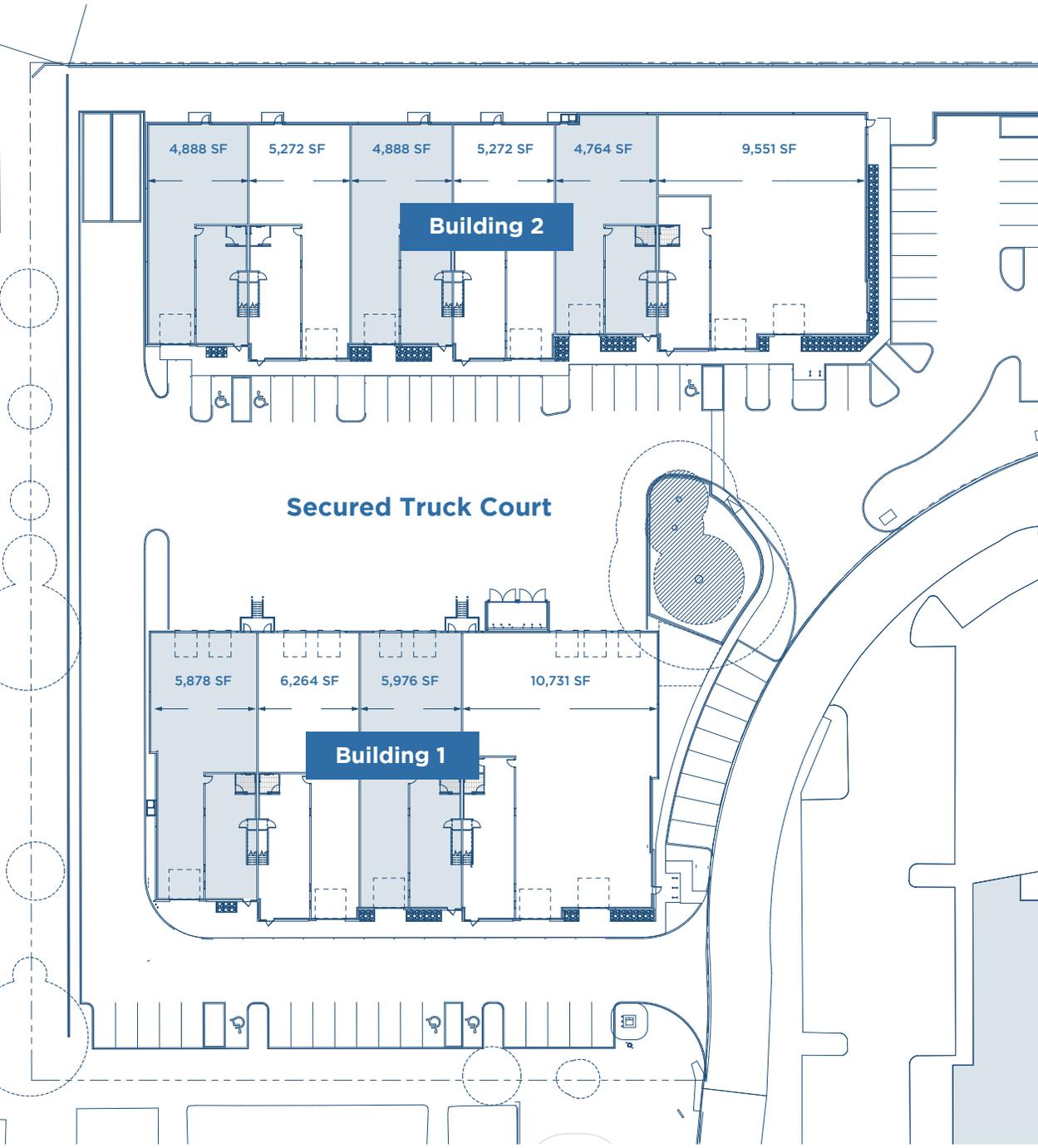
Downtown Austin
17 min | 13 miles



Four Points
10 min | 5 miles



SITE PLAN



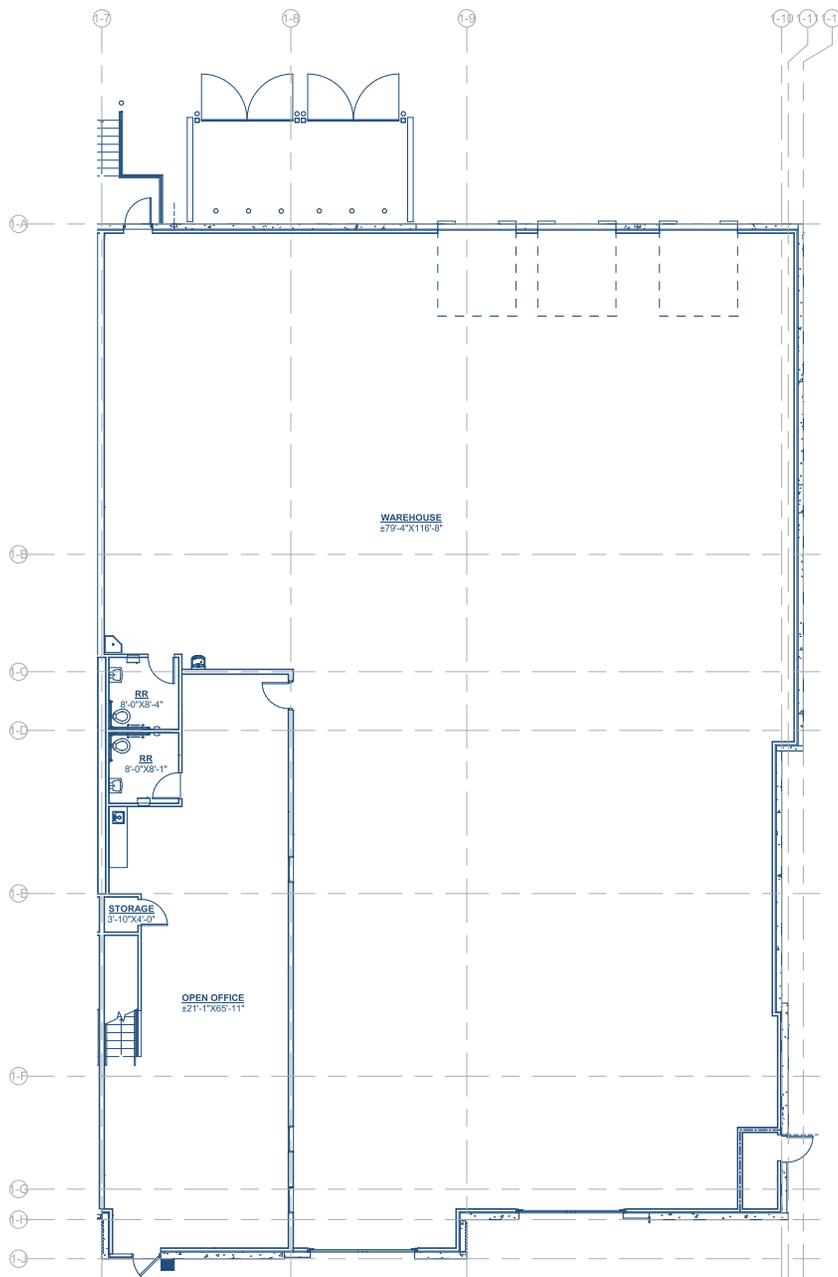
Building 1
28,849 SF

- 2,000 - 3,000 SF Move in Ready Office Suites
- 2-3 dock high doors per suite
- 1-2 grade level oversized glass overhead doors
- 22' Clear Height
- 100% HVAC in Warehouse



Building 2
34,635 SF

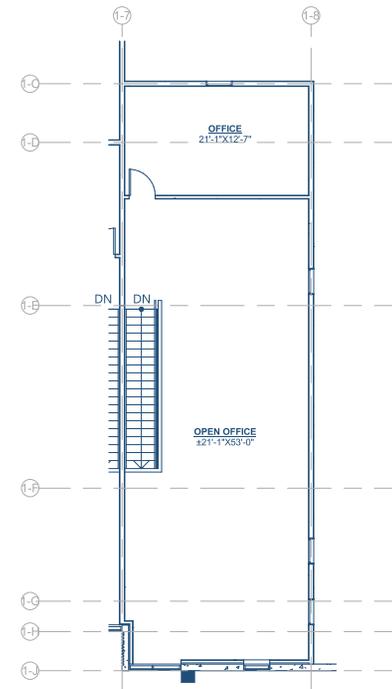
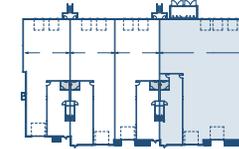
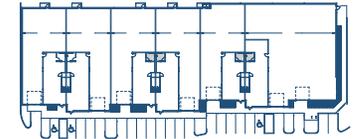
- 2,000 - 3,000 SF Move in Ready Office Suites
- 7 Grade Level Overhead Doors
- 22' Clear Height
- 100% HVAC in Warehouse



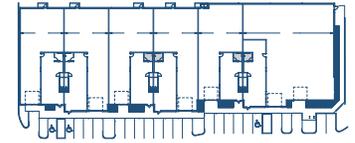
BUILDING 1 Suite 100

SQUARE FOOTAGE

Warehouse	7,901 SF
Office	2,830 SF
Total	10,731 SF

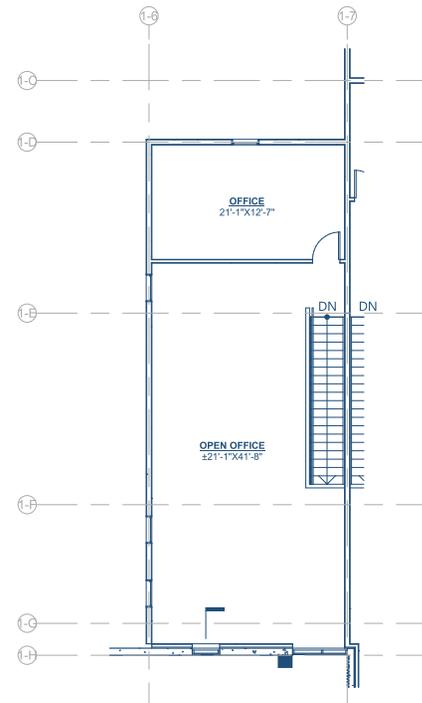
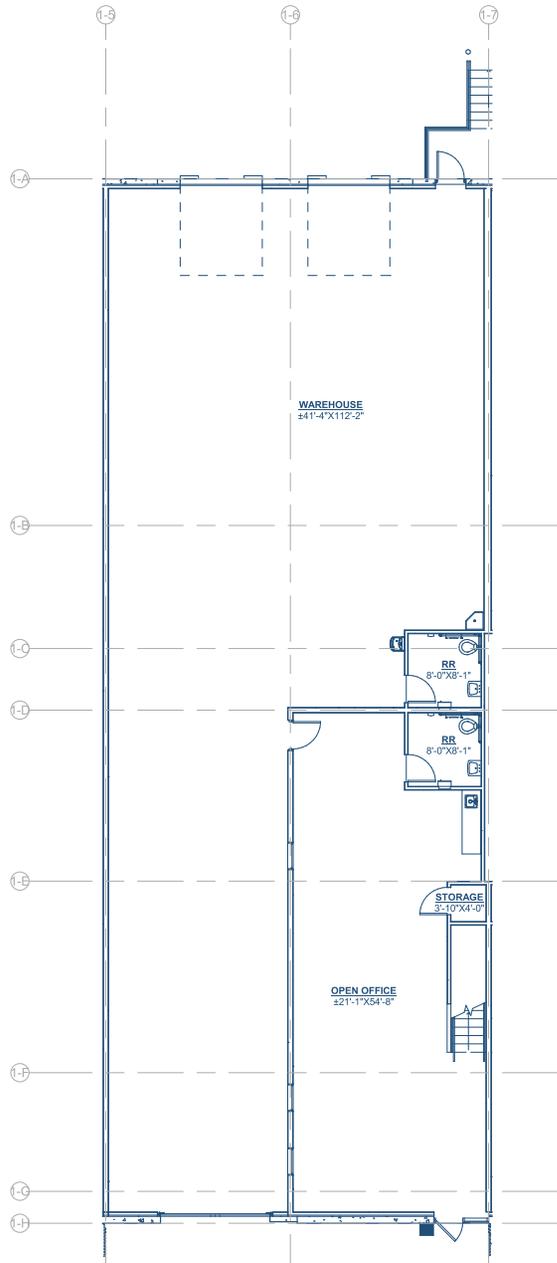
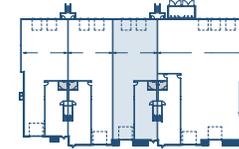


BUILDING 1 Suite 110

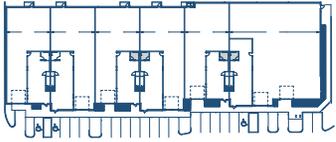


SQUARE FOOTAGE

Warehouse	3,642 SF
Office	2,334 SF
Total	5,976 SF

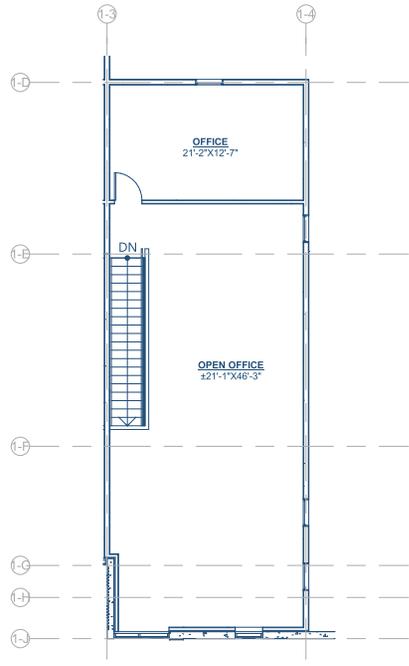
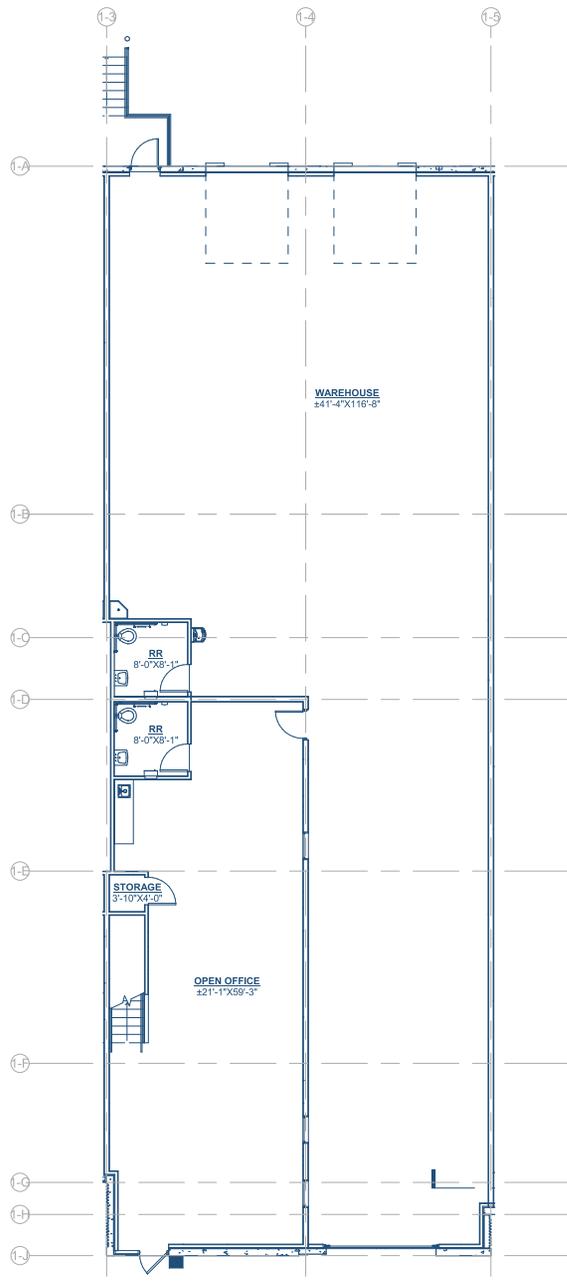
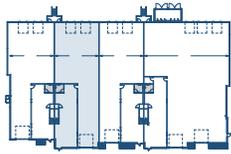


BUILDING 1 Suite 120

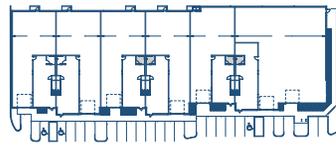


SQUARE FOOTAGE

Warehouse	3,732 SF
Office	2,532 SF
Total	6,264 SF

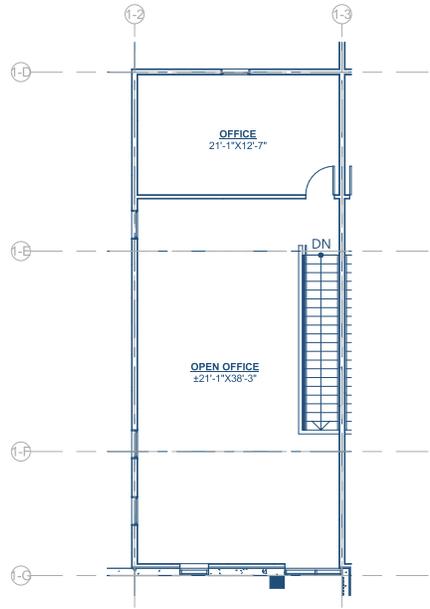
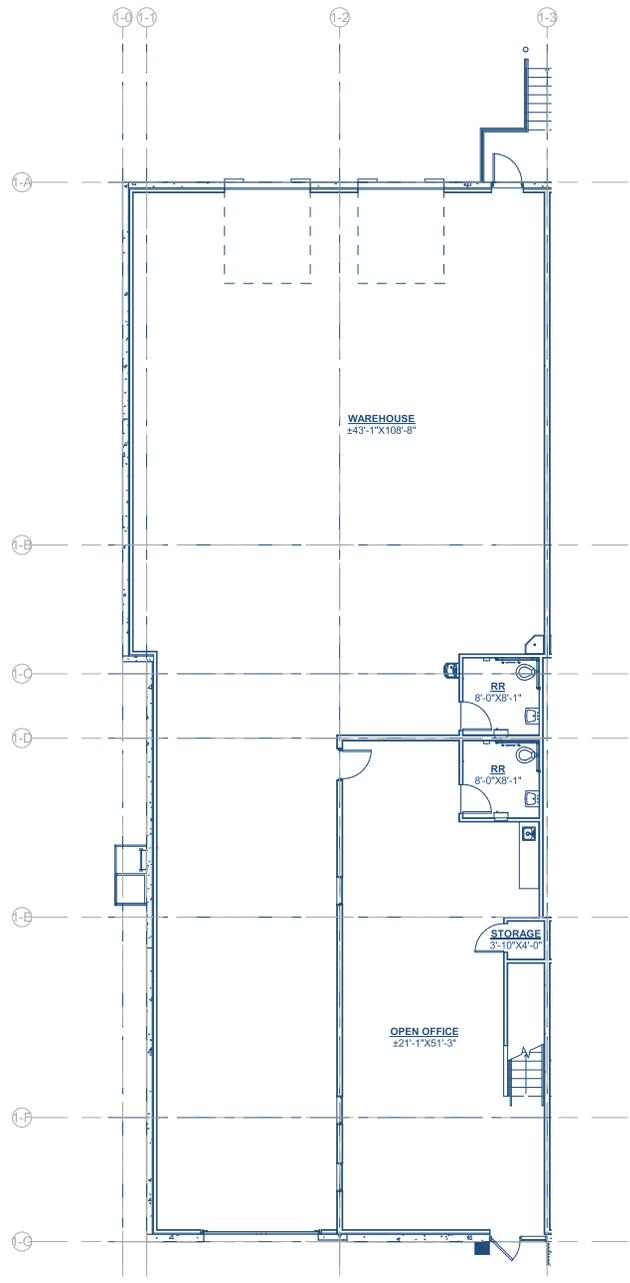
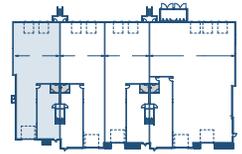


BUILDING 1 Suite 130

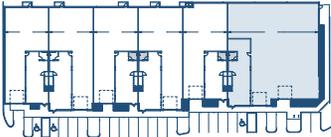


SQUARE FOOTAGE

Warehouse	3,698 SF
Office	2,180 SF
Total	5,878 SF

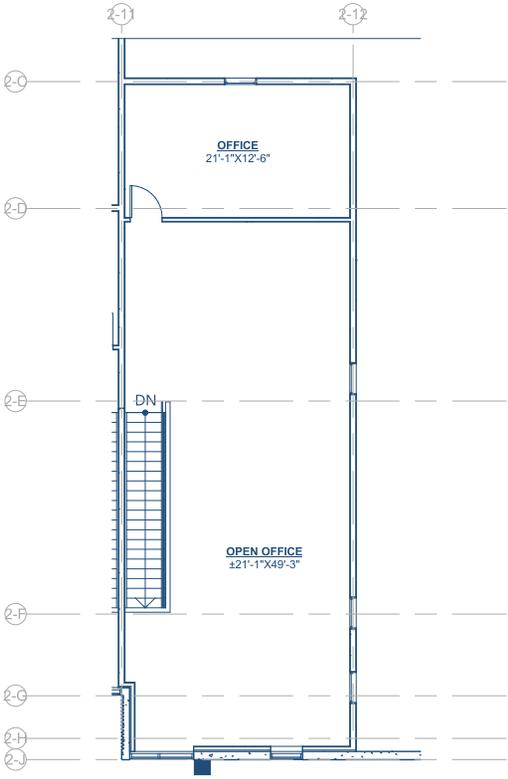
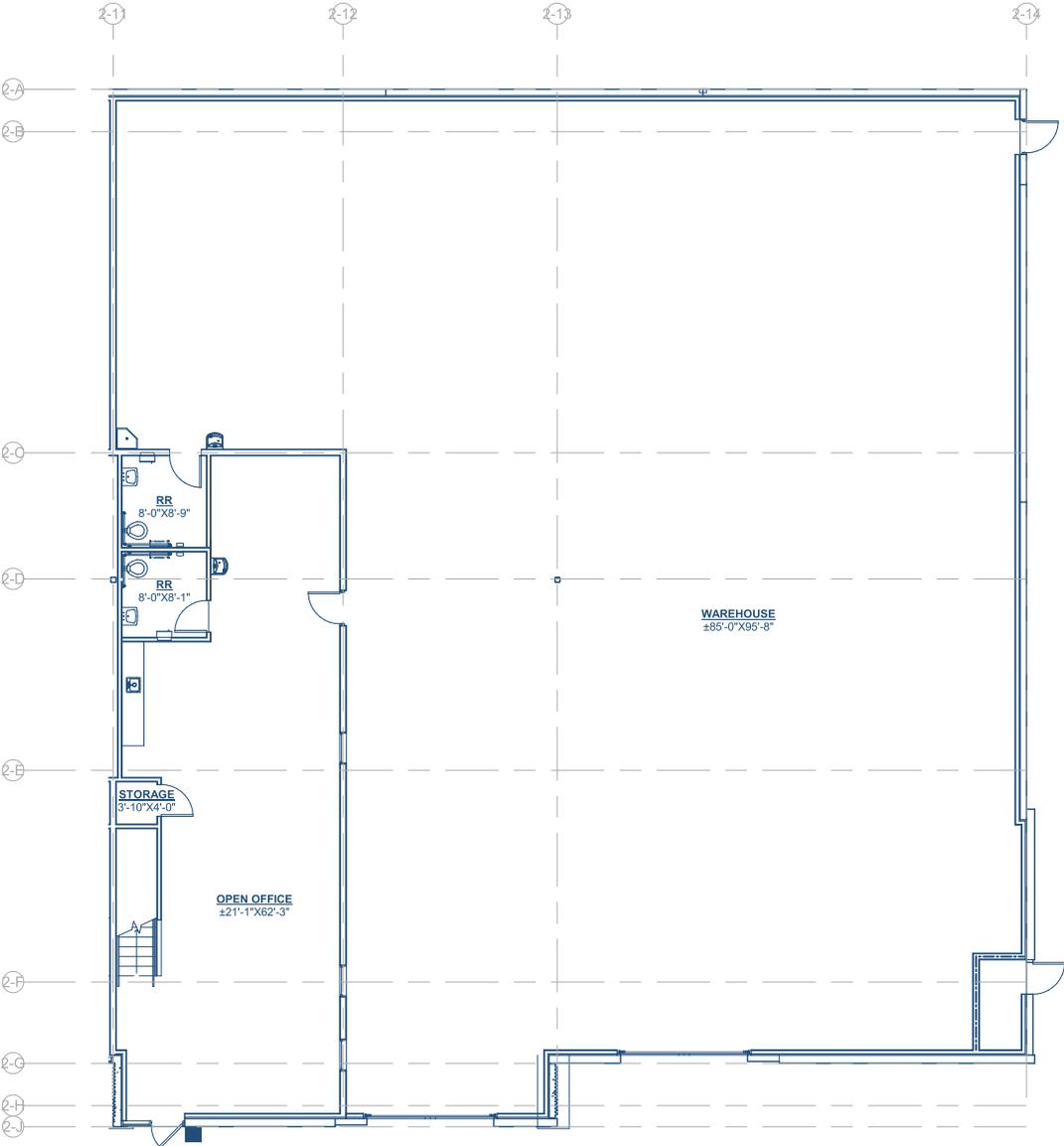
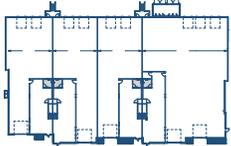


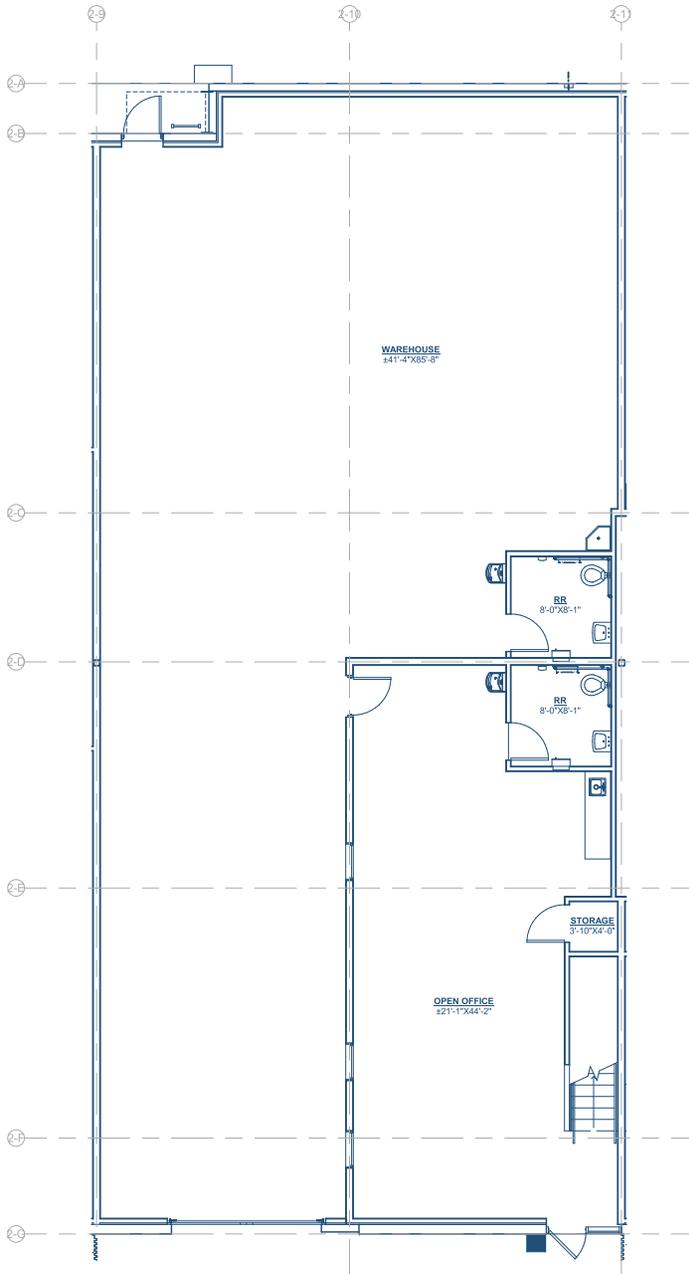
BUILDING 2 Suite 200



SQUARE FOOTAGE

Warehouse	6,887 SF
Office	2,664 SF
Total	9,551 SF

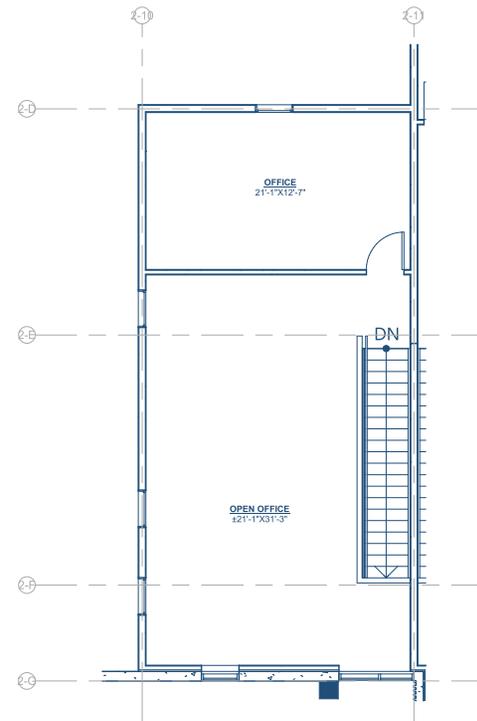
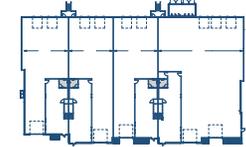
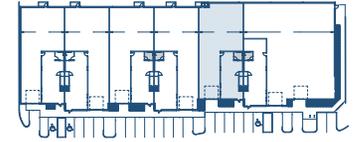


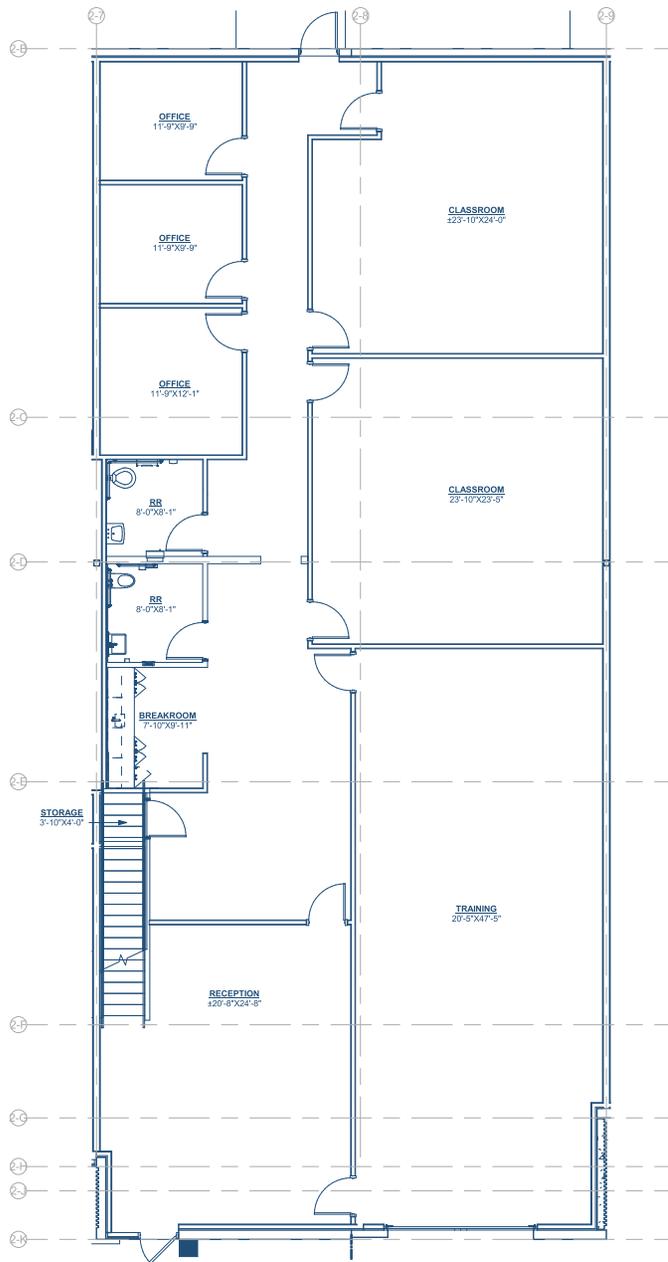


BUILDING 2 Suite 210

SQUARE FOOTAGE

Warehouse	2,892 SF
Office	1,872 SF
Total	4,764 SF

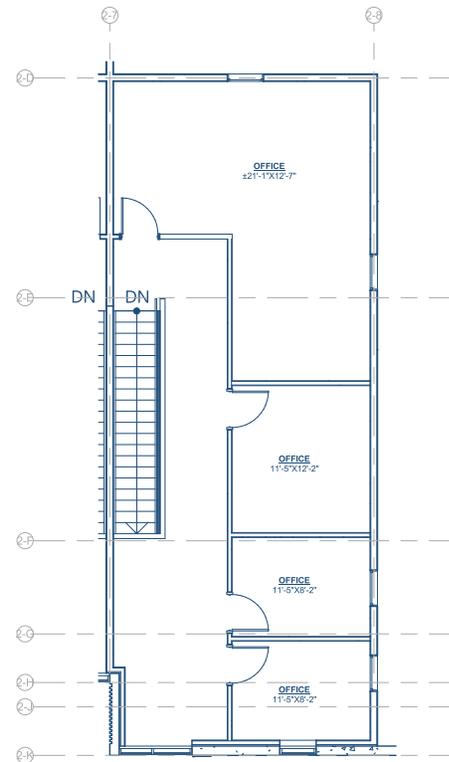
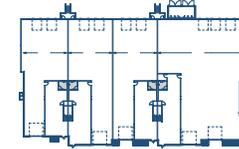
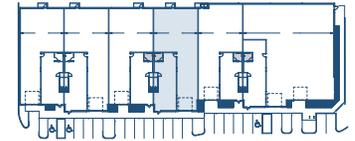


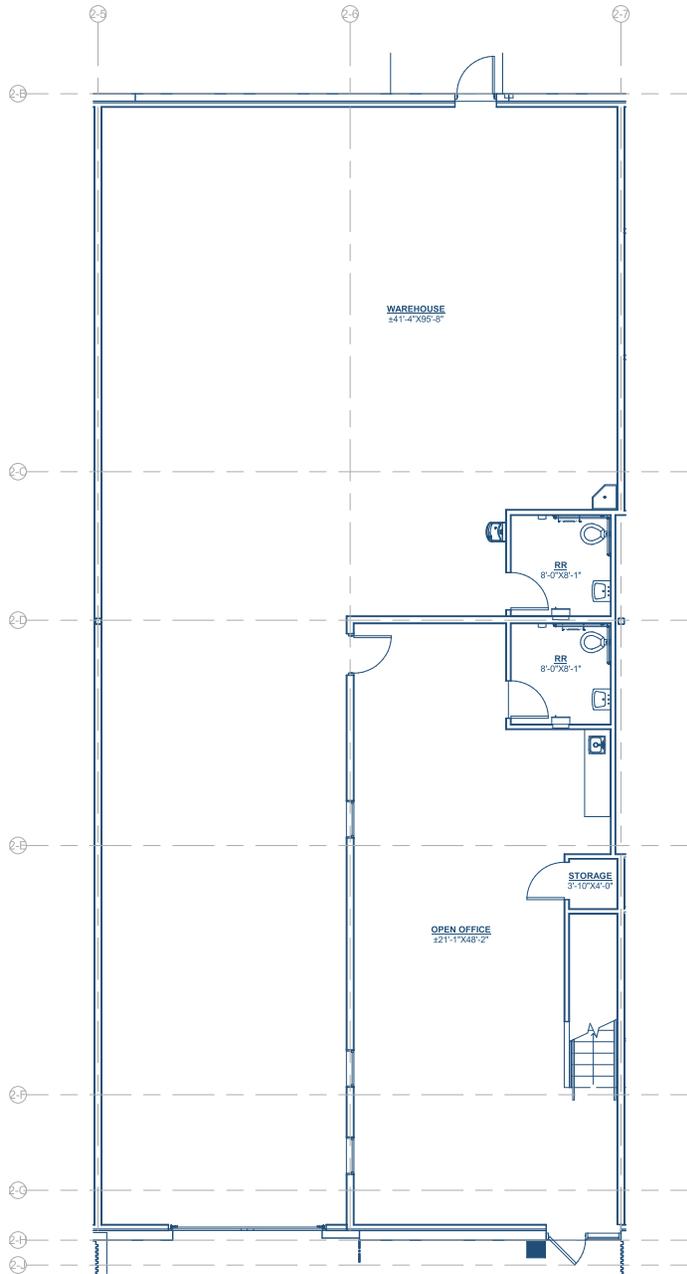


BUILDING 2 Suite 220

SQUARE FOOTAGE

Office 4,111 SF
Total 5,272 SF

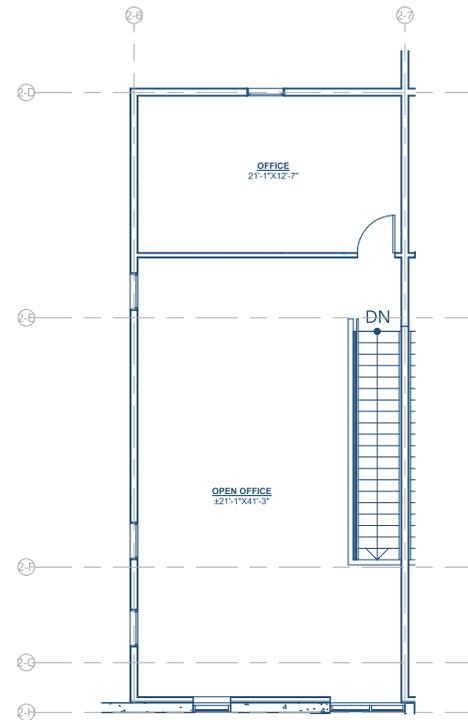
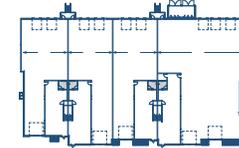
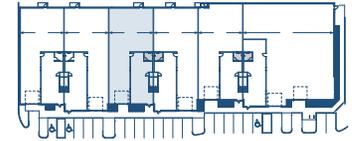




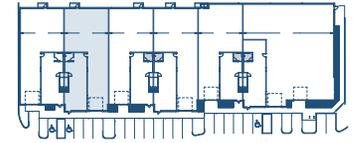
BUILDING 2 Suite 230

SQUARE FOOTAGE

Warehouse	2,840 SF
Office	2,048 SF
Total	4,888 SF

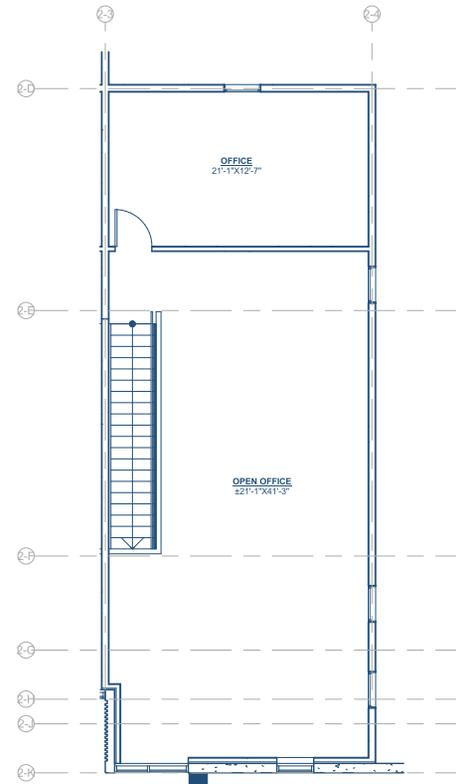
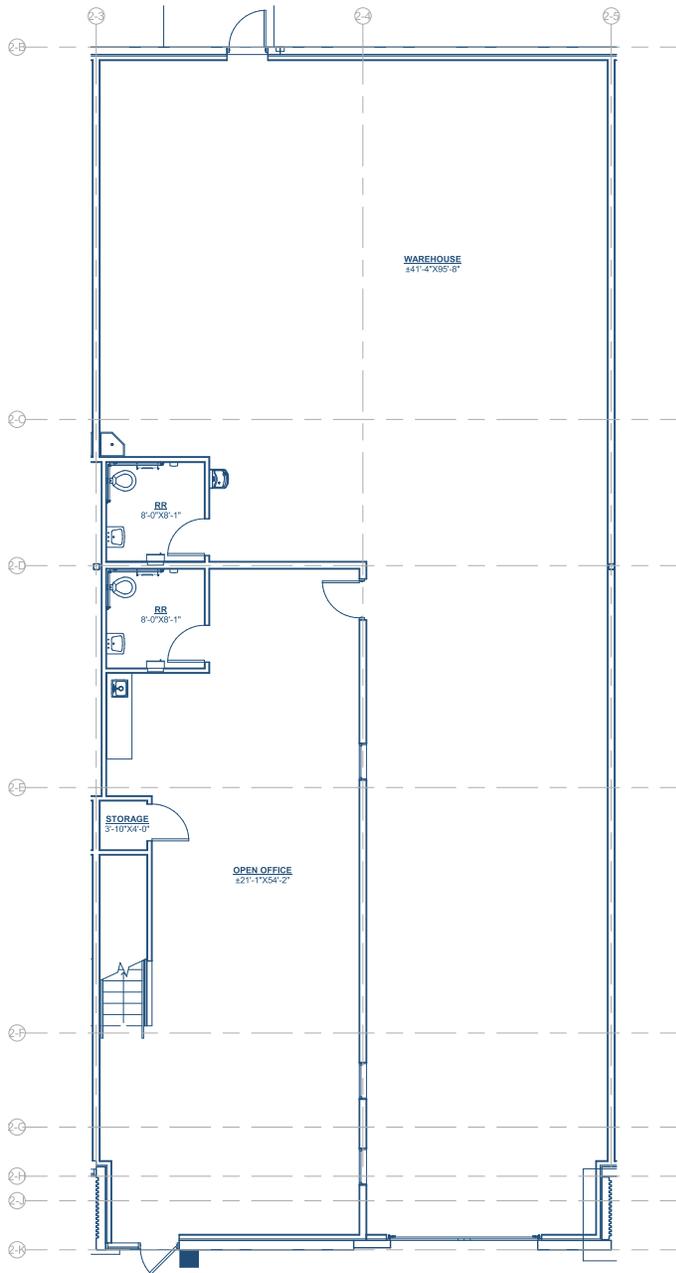
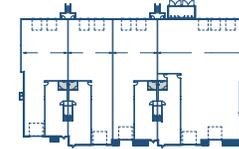


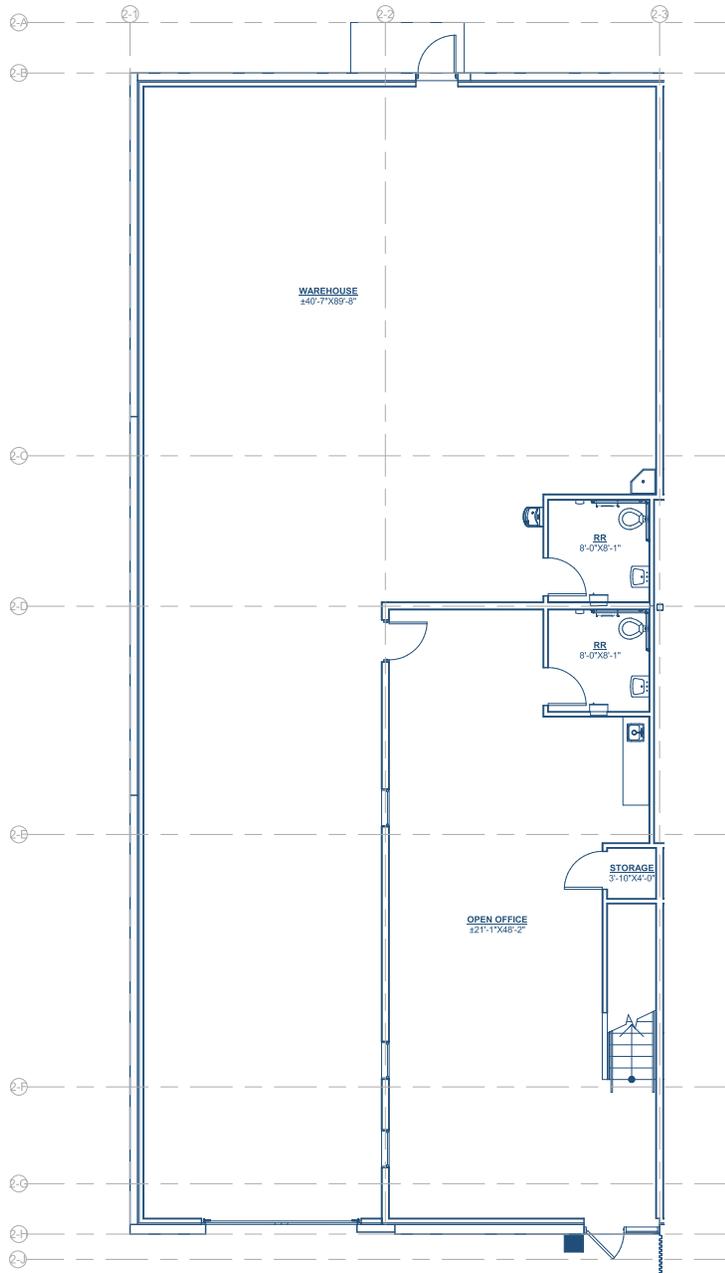
BUILDING 2 Suite 240



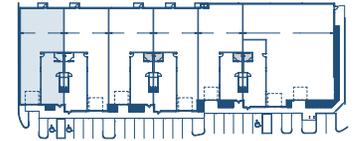
SQUARE FOOTAGE

Warehouse	2,960 SF
Office	2,312 SF
Total	5,272 SF



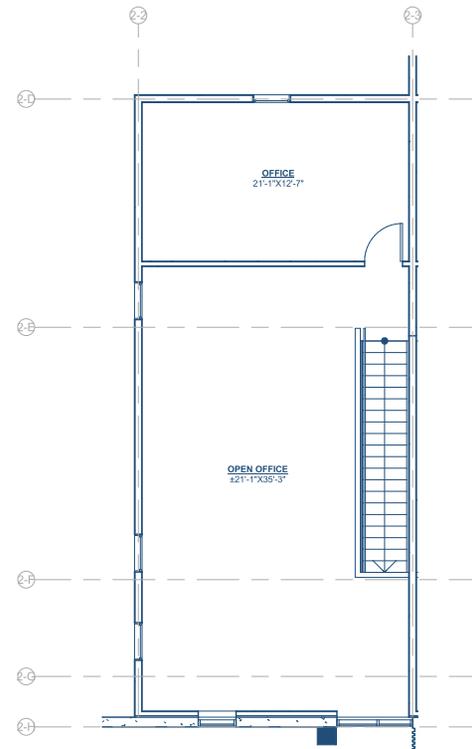
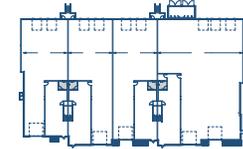


BUILDING 2 Suite 250



SQUARE FOOTAGE

Warehouse	2,840 SF
Office	2,048 SF
Total	4,888 SF



STATE OF THE ART

INTERIORS



WHY LEASE FROM FREEHILL?

UNIT FEATURES & AMENITIES



Owner managed property



All units are Move In ready with solid surface counters, polished concrete floors, LED lighting, 2 closed offices, Conference room, kitchenette with refrigerator and dishwasher, bathroom, & IT closet.



Sealed concrete flooring, carpet, and vinyl wood throughout units



Interior & exterior pest control



Fiber optic Internet access

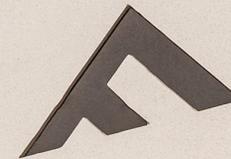


24/7 video recorded facilities



RentManager tenant access software for billing, tenant service requests, and Landlord communication.

CONTACT US



LEASING CONTACT INFORMATION

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