

Property Highlights :

- Fully Customizable Space
- New Buildings
- 1 Hour From Austin
- 45 Minutes From Leander
- Minutes From Marble Falls CBD

Spec Unit Delivery Includes :

- 60' Depths
- 18' Clear Height
- Finish Out Allowance
- Insulated Warehouse Space
- Oversized Overhead Doors
- Dedicated Ample Parking



FOR SALE/LEASE

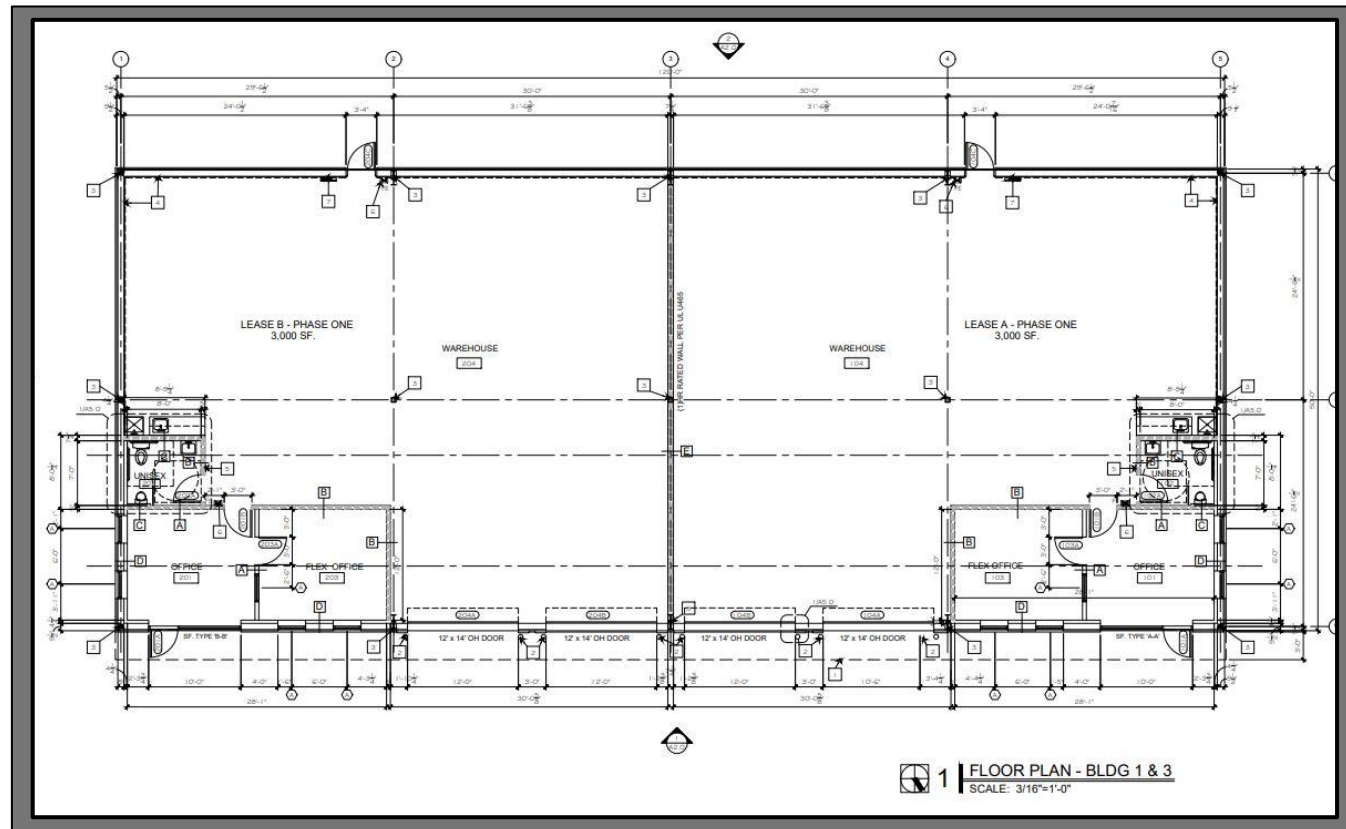
6,000 SF Office/Warehouse
3,000 SF Divisible Condos Available
Innovation Loop, Marble Falls, TX, 78654



The information was obtained from sources deemed reliable; however, Stuart Commercial Partners LLC has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

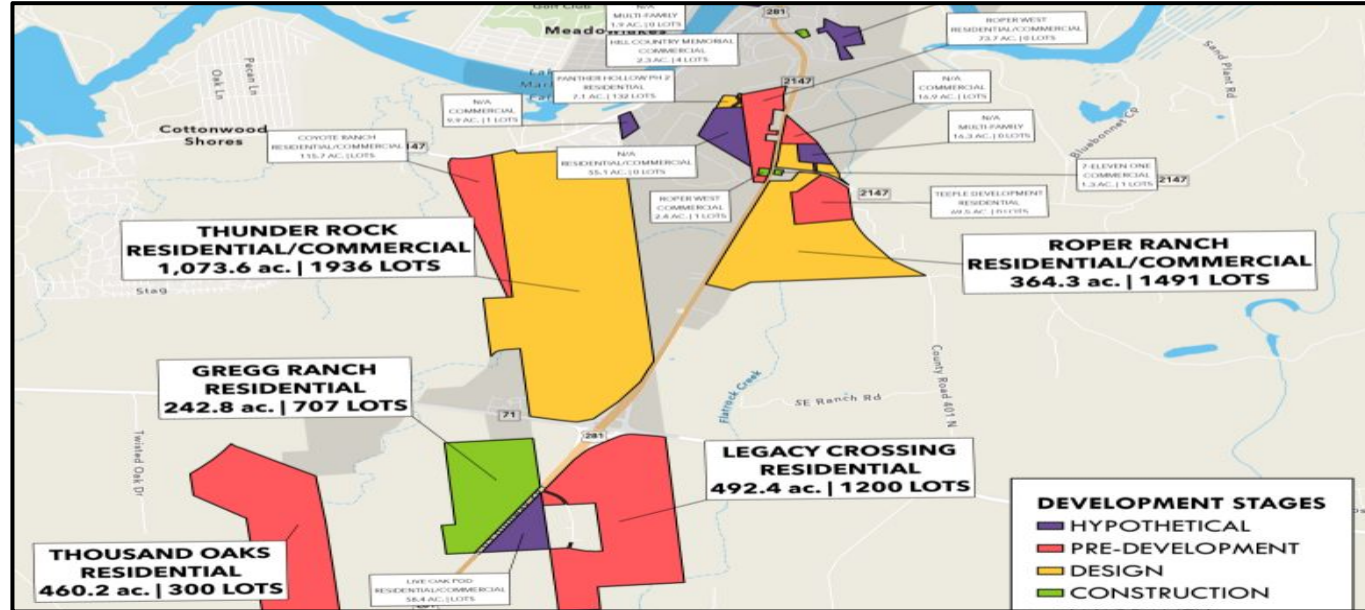
Building Highlights :

- Fully Customizable Space
- Duplex-Style Building
- Own Half Now, Expand Into the Full Building Later
- Lease Extra Space for Potential Income
- Fully Customizable Finish-Out
- Overhead Door Access and Functional Shop Space
- Designed for SBA-Financed
- Owner-Users
- Rare New-Build Ownership Opportunity in Marble Falls



Centered at the Heart of the Highland Lakes Economy

- Big Changes are Coming Soon
- [Steady Expansion of Business](#)
- [Marble Falls Development Activity](#)



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