

FOR LEASE



Building 8 Suite #860

401 S Chitalpa St, Leander, TX 78641



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Building 8

Showing Appointments Upon Request Only

Perfect blend of professional office space and high-capacity industrial utility in this 2026 built 2000 Sq. Ft. commercial warehouse. Designed for efficiency and comfort, Suite 860 is fully air-conditioned (both, office and warehouse space) and optimized for modern business operations.

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Year Built:	2026
Property Type:	Warehouse
Property Use:	Distribution/Light Manufacturing/Flex
Rental rate:	\$18/Sq Ft/Yr + NNN
NNN:	\$7
Parking Spaces:	2
Clear height:	21 ft.
Docks:	Grade Level Drive-in Door
Date Available:	June 1, 2026
Lease Term:	2-10 yrs (2 yrs minimum)
Total Space::	2000 Sq Ft
Office Space:	Approx. 500 Sq Ft
Warehouse Space:	Approx. 1500 Sq Ft "HVAC Ready Warehouse"





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401 S Chitalpa St. #860 3D Floor Plan



