

Warehouse FOR Lease

5821 Limmer Loop,
Hutto Texas, 78634

ASKING PRICE: \$1.25/SQFT
ACRES/SQFT: 1 Acre - 6980 SQFT



COMPASS

Lease Package



LEASE SUMMARY

Located at 5821 Limmer Loop, this expansive 1-acre property offers an unbeatable opportunity for businesses seeking a turnkey solution in a rapidly growing area. Best suited for owner-users, the property boasts excellent visibility from Highway 79, with major companies like Samsung nearby, ensuring you're strategically positioned in a thriving business corridor.

The newly built 5,000 sqft warehouse is a versatile space, perfect for a variety of industrial or business uses. Whether you're looking for manufacturing, distribution, or storage capabilities, the expansive layout provides ample room to configure your operations. In addition to the warehouse, a fully renovated 1,980 sqft detached office offers modern, functional workspaces designed to accommodate your growing team. Updated finishes, natural light, and flexible office configurations make this a highly desirable work environment for any business.

The property is fully fenced and gated, offering security and privacy, while the open 1-acre lot provides abundant parking and room for future growth or additional development. With no deed restrictions and no zoning, you have complete freedom to expand your business or explore investment opportunities.

PROPERTY SUMMARY

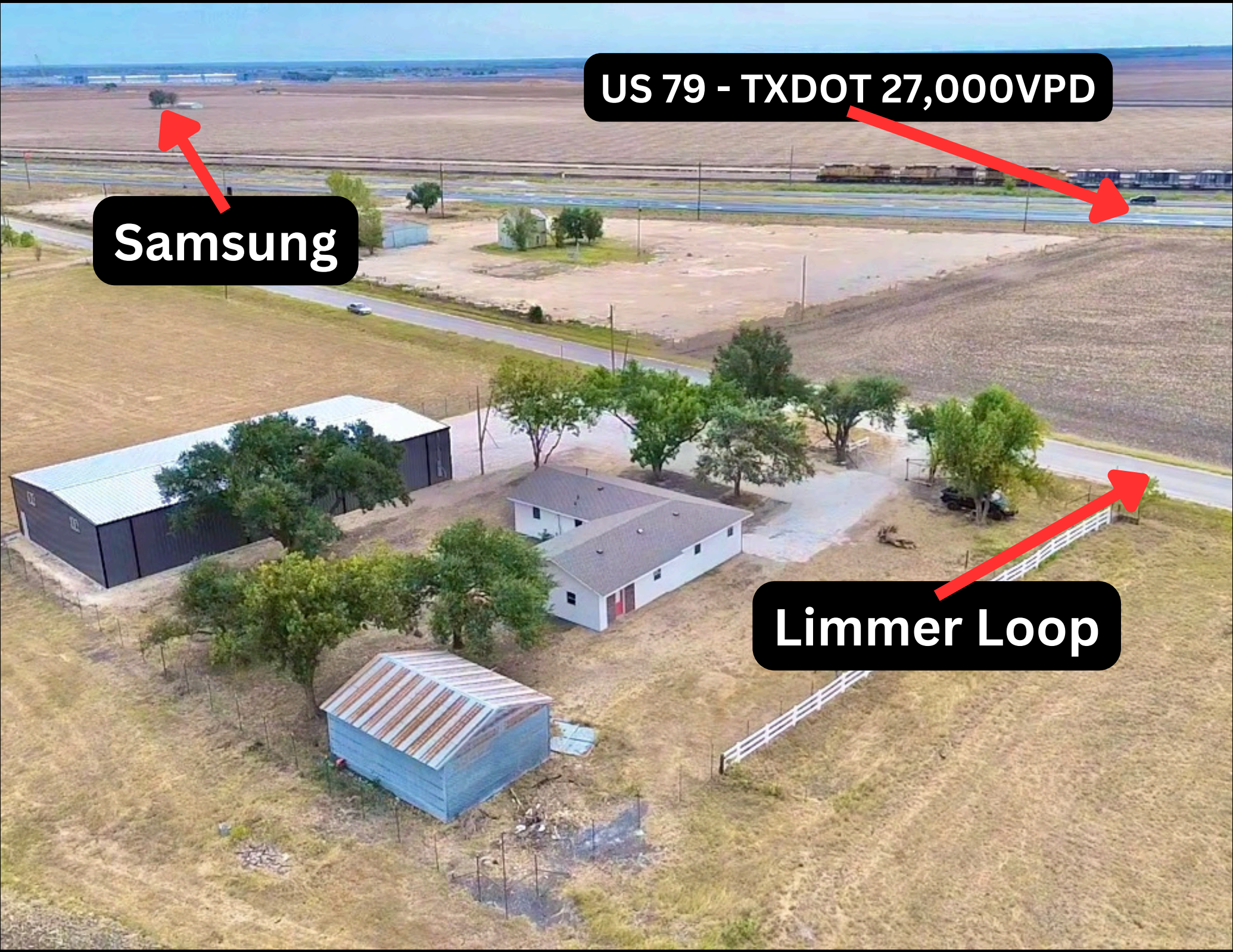
Offering Price	\$1,400,000
Land/SqFt	1 Acre, 5000sqft Warehouse, 1980sqft Office
Year Built	2024
Zoning Type	None
Restrictions	None



US 79 - TXDOT 27,000VPD

Samsung

Limmer Loop









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PLEASE CONTACT THE COMPASS ADVISOR FOR MORE DETAILS.

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