

# FOR SALE OR LEASE

(14,000sqft @ \$0.83-1.00+NNN)

## Industrial/Flex Space (Unit A)

133 Glosson Ranch RD

DRIPPING SPRINGS, TX 78620



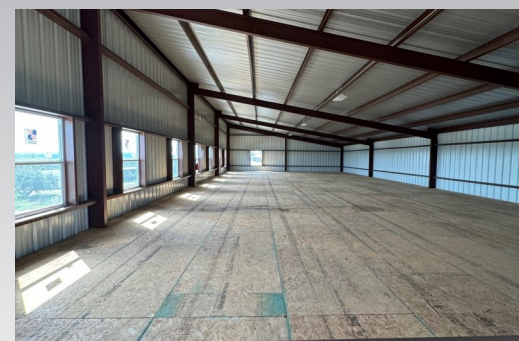
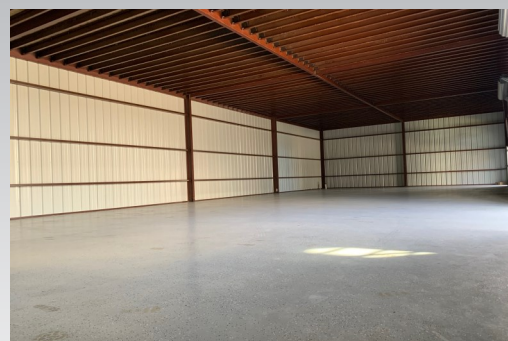
Scott Daves | Realtor®

Commercial | Leasing | Farm and Ranch

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STANBERRY  
COMMERCIAL



**\*\*BOTH BUILDINGS FOR SALE AT \$1,799,000 OR FOR LEASE AT \$1.00psf + NNN FOR 6,000sqft BUILDING A-1 AND \$0.83psf + NNN FOR 8,000sqft BUILDING A-2\*\***

**Offering 14,000 square feet across two versatile buildings with no zoning restrictions. The first building boasts a 5,000 square foot footprint, including 1,000 square feet of climate-controlled office space on the second floor, complete with bathrooms on both levels. The second building offers a spacious layout with 4,000 square feet on both the first and second floors, totaling 8,000 square feet. The property features six grade-level bay doors for easy access and efficient operations. Utilities are in place, with power, septic, and water connected, making this site move-in ready. With visibility from Hwy 290, this location is ideal for a wide range of commercial uses. Don't miss out on this exceptional investment opportunity.**