

FOR LEASE

2700 Louis Henna Blvd | Round Rock, TX 78664



45 Crossing
26,120 SF Available

AVAILABILITY HIGHLIGHTS

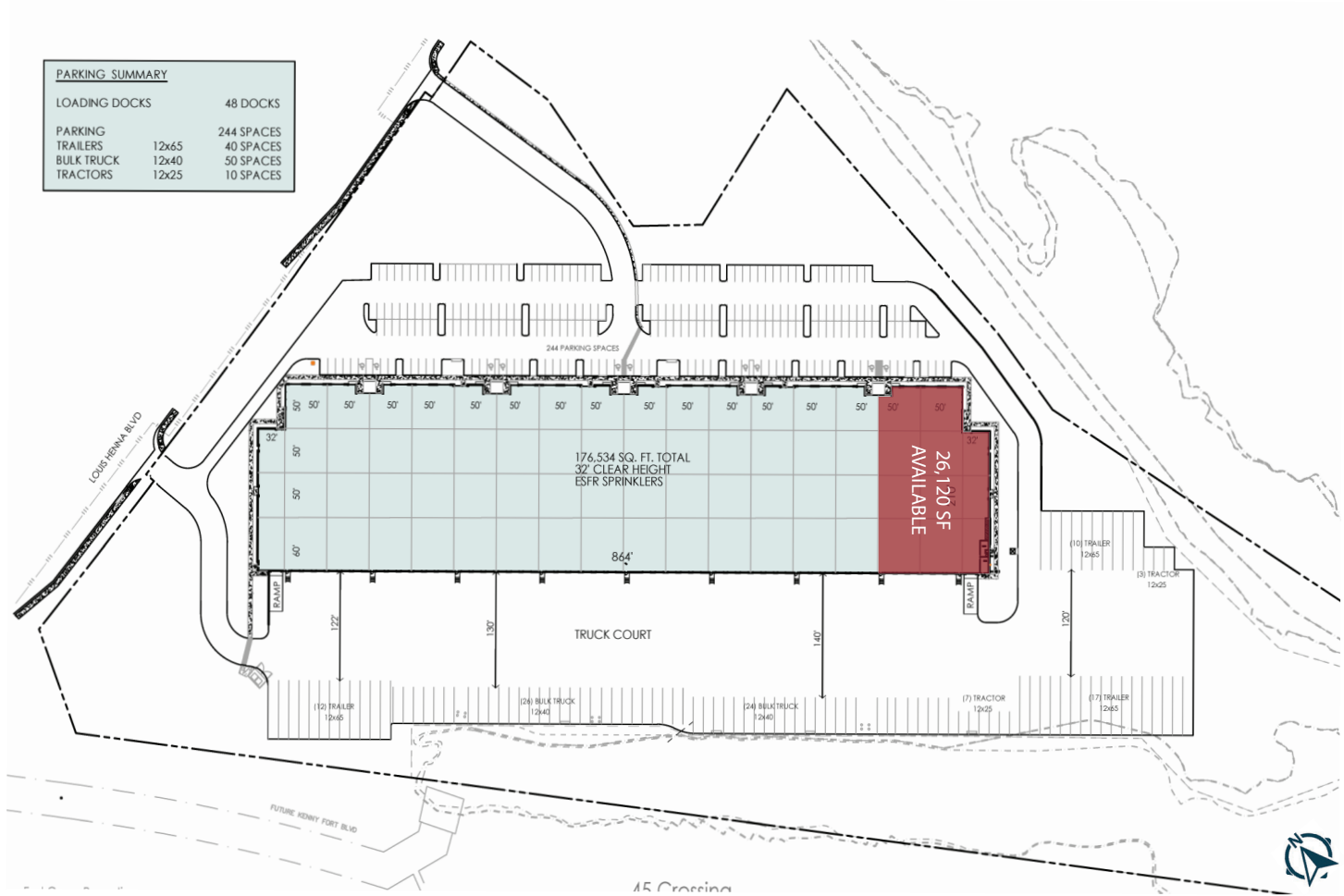
- Class A Tilt-Wall Construction Consisting of Ample Storefront Entries Allowing for Flexible Suite Sizes and an Abundance of Natural Light
- Property Tax Abatement Provided by the City of Round Rock
- Triple Freeport and Foreign Trade Zone Tax Exemption
- Dock-High and Grade-Level Loading
- +/- 32' Clear Height
- ESFR Sprinklers
- Direct Access to Hwy 45, I-35, & Toll 130
- Excellent Highway Visibility
- Charging Stations Available On-Site



FOR MORE INFORMATION:

ADAM GREEN
512.699.1103
agreen@lee-associates.com

SITE PLAN - 26,120 SF Available



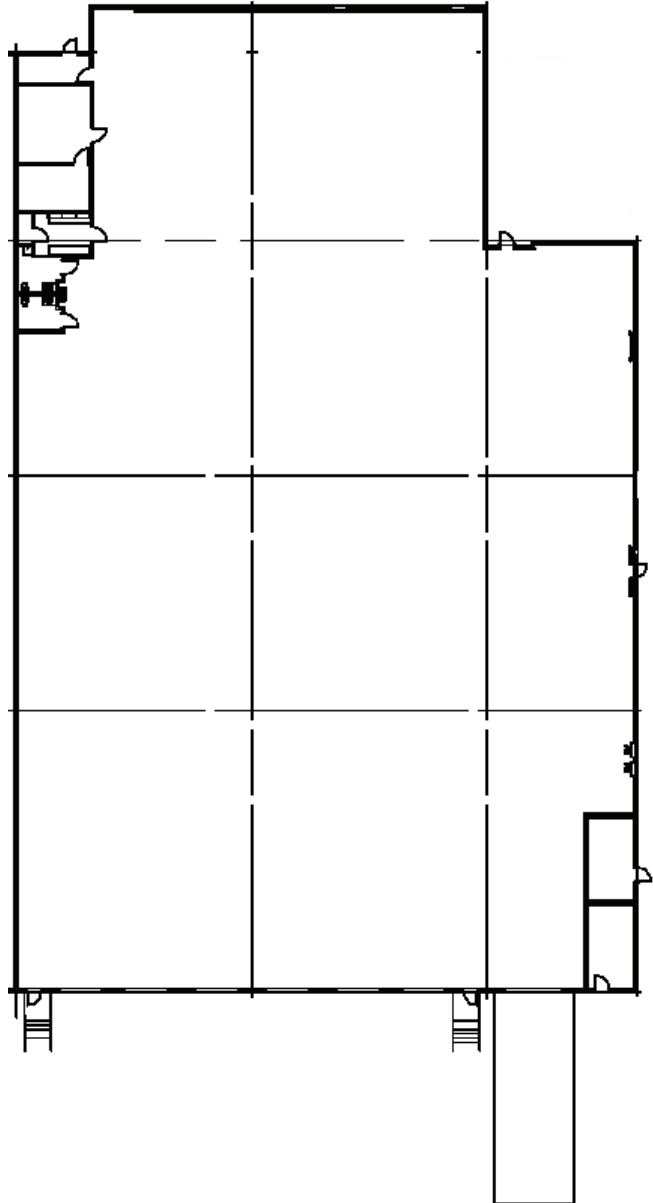
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SUITE OVERVIEW - 26,120 SF Available

CLEAR HEIGHT	+/- 32'
CONFIGURATION	Rear-load
% OFFICE/ WAREHOUSE	5% Office
DOCK DOORS	6
BUILDING DEPTH	+/- 210'
TRUCK CT DEPTH	+/- 130'
SPRINKLER SYSTEM	ESFR

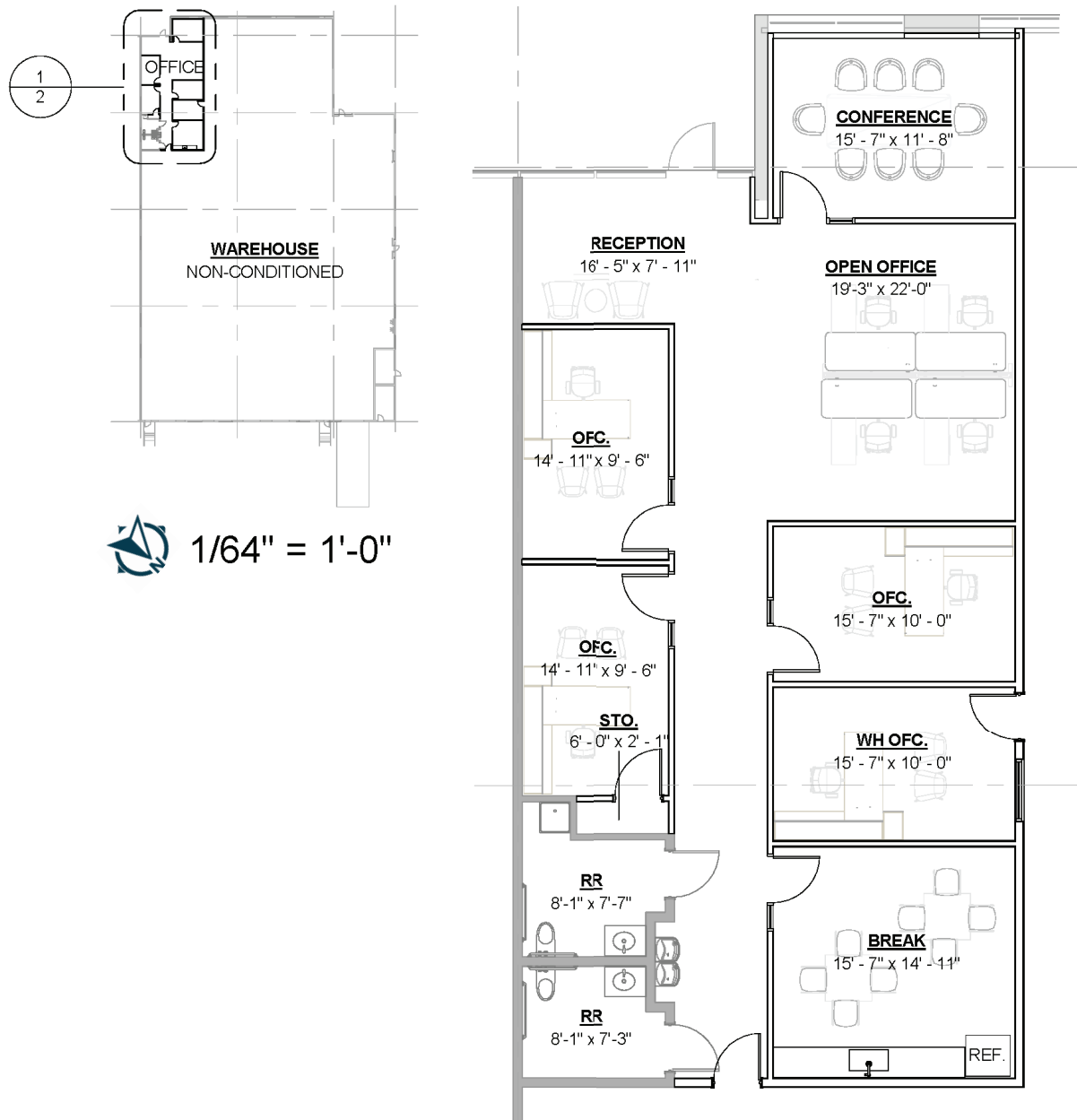


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PROPOSED OFFICE CONFIGURATION 1

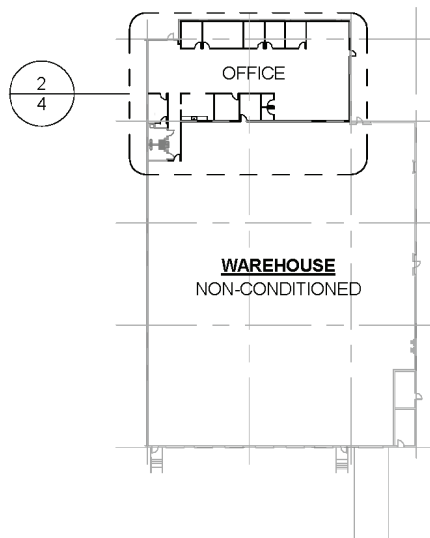



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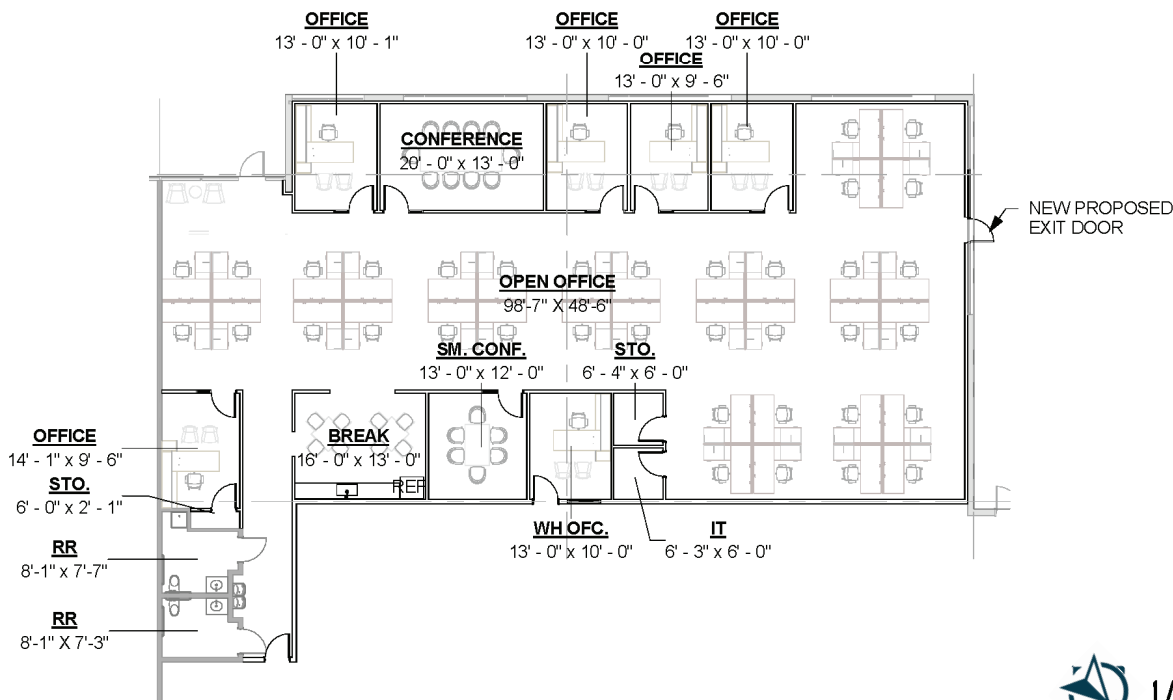
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PROPOSED OFFICE CONFIGURATION 2



 1/64" = 1'-0"



 1/16" = 1'-0"

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LOCATION HIGHLIGHTS



- Business Friendly Round Rock Municipality:
 - Tax Abatement Programs for Real or Personal Property
 - Chapter 380 Financing
 - Cash Grants
 - Fast Tracking of Permits
 - Job Training Funds
 - Texas Enterprise Fund
 - Direct access to Toll Road 45
 - Minutes from I-35 & State Highway 130
- Williamson County is the fastest growing large county in the U.S. according to the Bureau of Economic Analysis (2020)
- Round Rock is Third "Best-Performing City" in America by Milken Institute (2020)

THE FUTURE OF
ROUND ROCK

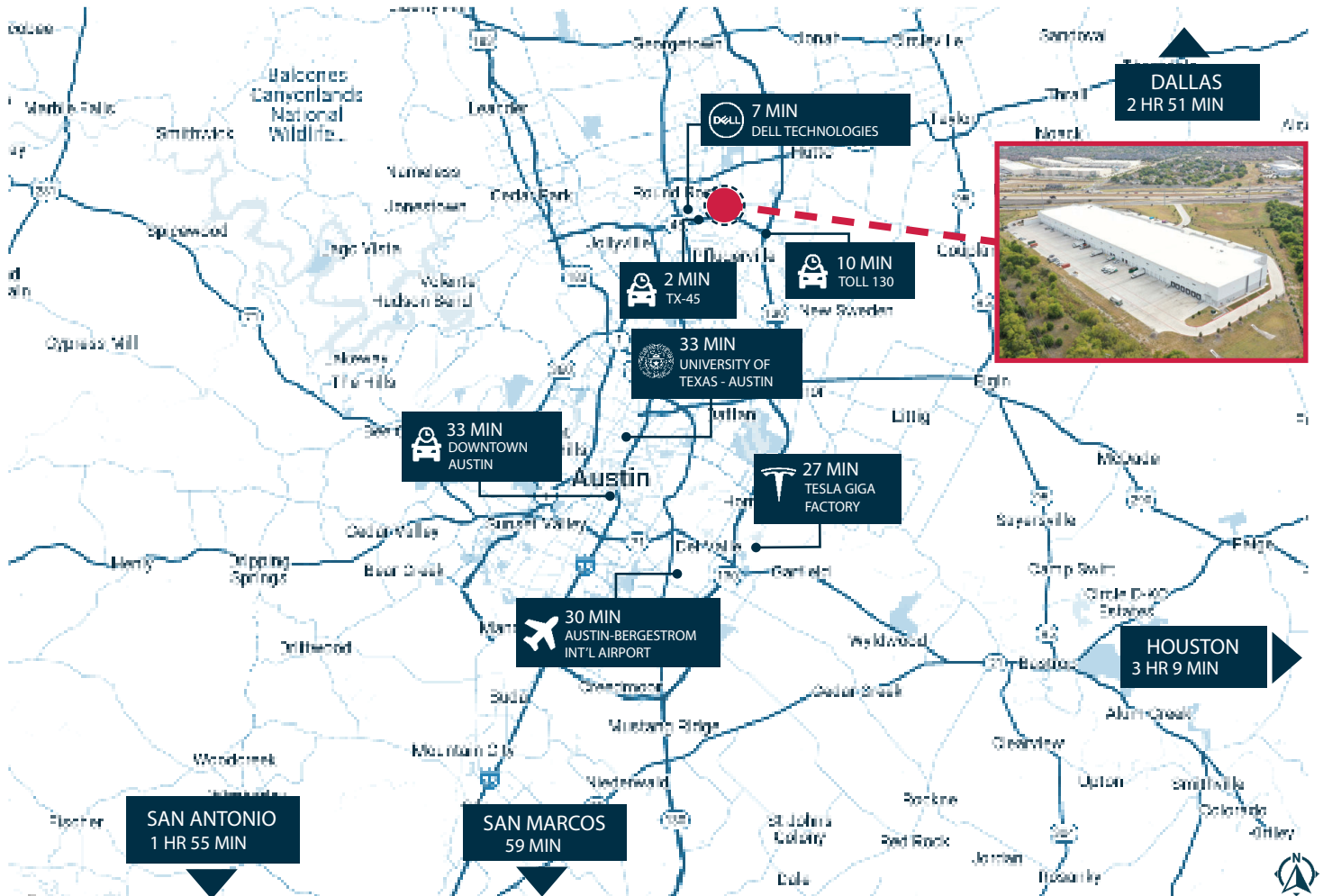
45 Crossing, a Class A 176,534 SF industrial development situated with immediate access and visibility to SH 45. 45 Crossing is located in the thriving city of Round Rock. This award winning town has become a major center for economic development in Central Texas. Major nearby employers in the Northeast submarket include Dell, Samsung, Amazon, Applied Materials and much more!

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DRIVE TIMES



Drive Times:

Toll 130 10 MIN	Austin-Bergstrom International Airport 30 MIN	Downtown Austin 33 MIN	Tesla Giga Factory 27 MIN
TX-45 2 MIN	University of Texas - Austin 33 MIN	Dell Technologies 7 MIN	San Marcos 62 MIN

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FOR LEASE

45 Crossing

EASTGROUP
PROPERTIES

SITE IMAGES



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE IMAGES



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ADAM GREEN

512.699.1103

agreen@lee-associates.com

EAST GROUP

P R O P E R T I E S

FOR LEASING INFORMATION, CONTACT:

Adam Green
President & Managing Principal
512.699.1103
agreen@lee-associates.com

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