

FLEX Warehouse For LEASE w/ 1.5 ACRES Yard Space

300 Carmel Creekside,
Hutto Texas

ASKING RENT: \$1.00/SQFT + NNN
SQFT: 8786 SQFT



COMPASS

Lease Package



LEASE SUMMARY

HUTTO ETJ - NO ZONING.

Presenting a unique live/work property combining a fully renovated residence with a brand-new steel-frame shop on 1.52 acres in the Hutto ETJ.

Main Residence:

- 2,786 SF total
- Fully renovated
- 3 bedrooms / 2 bathrooms

Shop / Warehouse:

- 6,000 SF total
- 60' x 100' steel-frame building
- Brand-new construction
- Insulated
- Slab-on-grade foundation
- Ideal for business, storage, equipment, or personal use

Property:

- 1.52 acres
- Approximately 8,786 SF total improvements under roof

PROPERTY SUMMARY

Asking Rent	\$1.00/sqft + NNN
SqFt	8786
Avialability	Now
Zoning Type	None (ETJ)
Restrictions	None





*LINES ARE APPROXIMATE



*Driveway & Parking to be finished





SITE LOCATION



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COMPASS ADVISOR FOR MORE DETAILS.

Photos may be modified using artificial intelligence.

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