

# FOR LEASE

397 NORTHRIDGE RD, MARBLE FALLS, TX 78654



**1,800 - 9,000 SF Fully Insulated Warehouse Spaces**

## ABOUT THE PROPERTY:

The Falls Business Park is a five-building, newly developed, multi-tenant industrial business park spanning 44,100 SF, located in the Hays County submarket. Flexible suite sizes are available, featuring 12'x14' grade-level doors and 20'-25' clear height. With high visibility and access from Hwy-281, this property is ideal for small businesses, light industrial operations, and storage needs.

## FEATURES:

- 1,800 - 9,000 SF fully insulated warehouse spaces available
- 12'x14' grade-level doors
- 20' - 25' clear height
- Flexible suite sizes
- Landlord to build out brand new offices for tenant
- High visibility and access from Hwy 281

# PROPERTY OVERVIEW

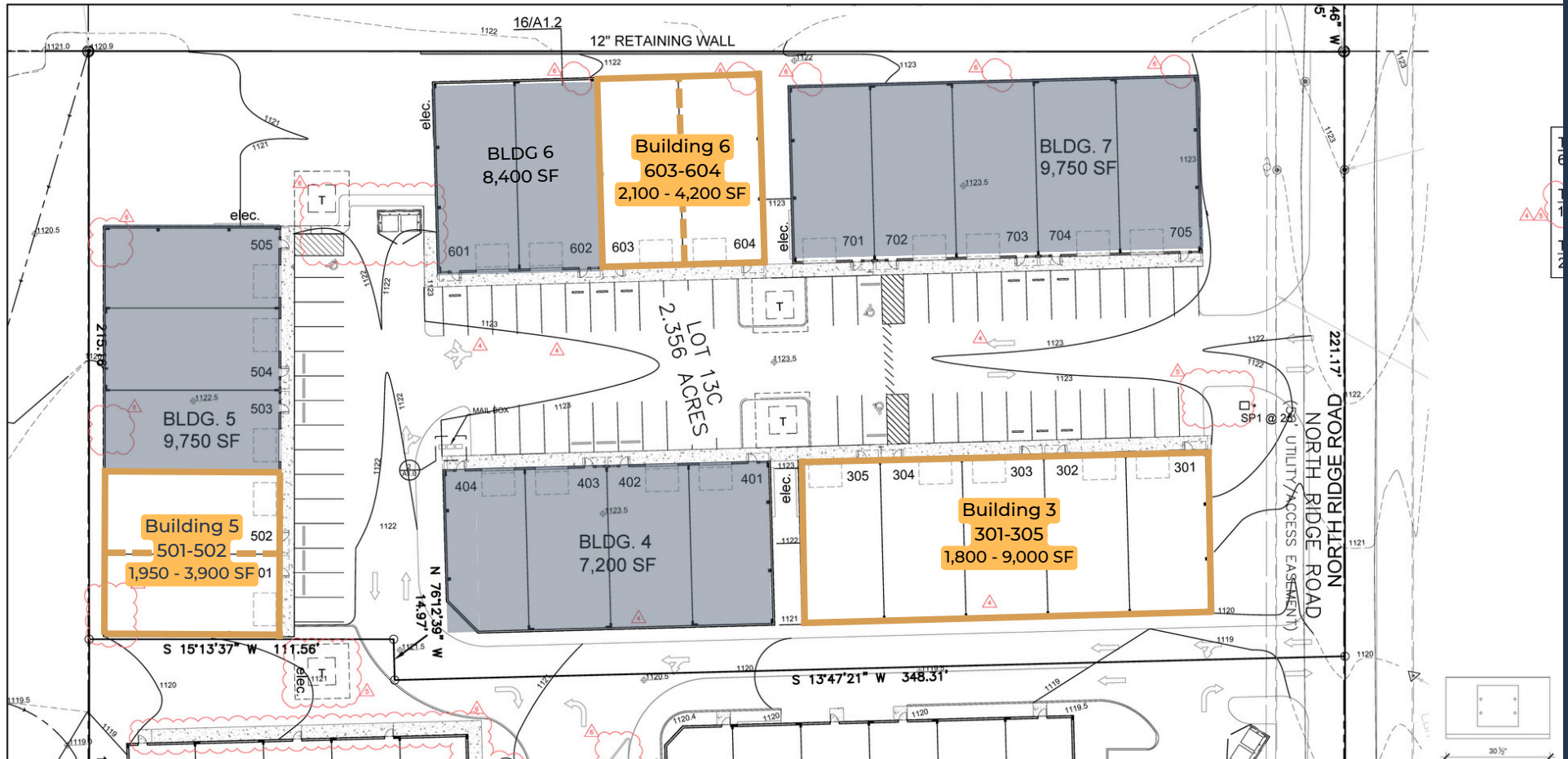


# PARK LAYOUT

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# AVAILABILITY



## Building 3

Entire building  
1,800 - 9,000 SF  
Available Now

## Building 5

Suite 501  
1,950 SF  
Available Now

## Building 5

Suite 502  
1,950 SF  
Available Now

## Building 6

Suite 603  
2,100 SF  
Available Now

## Building 6

Suite 604  
2,100 SF  
Available Now

# AREA DETAILS & OVERVIEW





# CONTACT OUR TEAM



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