

NXNE Business Park

109 Nxne Dr, Hutto, TX 78634



Presented by
Hellmann Properties



Price: \$22.80 /SF/YR

Large 1 acre, fenced in lot offers plenty of parking and equipment storage space. The 5,000 sf building has 1,500 sf of office space and 3,500 sf of shop space, with large roll up doors. Ideally situated between Georgetown and Hutto, close to HWY 79, Toll 130 and SH 29.

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Ext Bay

Listing space

1st Floor

Space Available	5,000 SF
Rental Rate	\$22.80 /SF/YR
Date Available	October 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

The property consists of 5,000 sq.ft. of gross leasable space on 1 acre of land featuring new offices and a fenced yard. The buildout consists of a nice entry area, 4 offices, , a large kitchenette and restrooms. The property is fully fenced, secured and features ample parking. There is an unfinished 2nd floor space (not included in over-all square footage) that is available based on tenant need.

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Property Photos



Shop



Int Bay

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Property Photos



Office



Kitchenette

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Property Photos



Ext Front



Main Office

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Property Photos



Office 2

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Location